

REAL ESTATE BUILDERS' GUIDE.
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 DEVOTED TO REAL ESTATE, BUILDING ARCHITECTURE, HOUSEHOLD DECORATION,
 BUSINESS AND THEMES OF GENERAL INTEREST.

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VERY little that is new can be said of the world of money. There are failures here, there and everywhere now as there were a week ago; the latest ones so far have only lengthened the list, they have not relieved the situation. The same distrust and suspicion that have been in the very air for so long prevail and create an indisposition to trade in securities, consequently the stock market is very dull, rising only on professional manipulation, but rapidly declining again on realization. No better indication of the dullness in business in this line could be received than the intimation that some recent offerings of very good bonds have been only partly taken and that the underwriters will have to carry a large balance for some time before they can hope to see it absorbed by investors. This condition of things means a further period of stagnation, with a sagging away of prices in many directions highly probable. The Richmond Terminal plan of Drexel, Morgan & Co., which it was hoped would help the situation very materially by finding a satisfactory solution for a problem that has done much harm, has so far only been injurious. In fact this plan seems to find its only support among the people who have none of the securities treated; the holders are either throwing over their stocks and bonds or raising protests against the treatment it is proposed to give them. That the Foster failure had so little influence on prices was due to the narrowness of the market, and in this can be found a reason for believing that until the situation has worked into a more satisfactory condition any attempt to put up prices will be discountenanced by the conservative element which is now the controlling element.

THE totals of English foreign trade for the month of April do not sustain any slight hopes of a revival of prosperity that may have been excited by the figures of the previous month. The imports show a decrease of about two and three-quarter million pounds in value as compared with the corresponding month of last year, which is mainly attributable to the same causes that have been in operation during the previous three months, viz.: low prices of cereals, the decline in the receipts of textile materials, chiefly raw cotton. The total decrease in imports for the month is about 7 per cent, while for the four months it amounts to 11 per cent. In the exports there is a decrease of a million pounds and a quarter, chiefly in textile fabrics and metals, while machinery also shows a heavy falling off. The decline shown is 7 per cent as compared with April last year, which is about the same ratio as that shown by the figures for the four months, but as last year's returns also showed heavy decreases it is difficult to perceive any features of encouragement on the face of the present situation. Of all the industries of Great Britain it is generally admitted that the iron industry is in the most unsatisfactory condition. The cotton trade is also very much depressed, but this depression is of less general importance because the ramifications of the industry are not so wide. If there is stagnation in iron manufacturing, the industries which supply iron ores, coal, coke and limestone suffer equally with those who use those products in the process of manufacture. No recent economic change affecting the iron industry has been more notable and pronounced than the decline in the English production of iron ores, and none is more calculated to arouse apprehensions as to the future. The British furnaces are becoming more and more dependent upon imports from other countries, not because there is any scarcity of domestic ores, but because the purer and richer ores of Spain meet more exactly the present needs of the iron manufacturers. The outlook for any immediate improvement in the prices of stocks is considered to be extremely poor. Money has become comparatively stringent, and the uncertainty of our own currency position is a menace to dealings which look very far ahead. One conservative authority predicts that speculation for the present will be confined to South African and American properties. Although the boom in the former securities has been

checked there is no doubt that they possess many elements of promise. The Randt gold industry is being steadily developed and the estates of the great land companies are likely to be rapidly opened up by railway lines. Still the fact remains that present prices are mainly or entirely based upon what the future may possibly contain. In spite of the recent collapse a great many securities which yield either small dividends or none at all still sell at premiums of from 100 to 500 per cent.

APPLICATION was recently made to the Department of Buildings for permission to alter the five-story buildings at the southwest corner of Broadway and 35th street for hotel uses. The Superintendent of Buildings refused to issue a permit on the ground that hotel buildings, whether new or altered structures, should be fire-proof according to his construction of the requirements of the building law. The lessee of the property applied to Chief Judge Daly, of the Court of Common Pleas, for a mandamus to compel Superintendent Brady to issue a permit, maintaining that it was necessary for him to make only the first floor fire-proof to comply with the law. Section 484 of the building law requires that every building hereafter erected, to be used as a hotel, the height of which exceeds 35 feet, shall be built fire-proof. Section 480 provides that every building hereafter altered, to be occupied as a hotel, five stories in height, or having a basement and four stories in height above a cellar, shall have the first floor above the cellar, or lowest story, constructed fire-proof. This is exactly what the framers of the building law intended—that new hotel buildings should be constructed fire-proof, and that buildings altered to be occupied as hotels should conform to the requirements of the law for new tenement houses by having one lower floor made fire-proof. It may appear inconsistent for the law to require that a new building for hotel uses must be constructed fire-proof while an old building can be converted into a hotel provided one floor only is made fire-proof. Nevertheless, the distinction was knowingly made in the law. Following the fatal Hotel Royal fire the Committee who were engaged in revising the building law were requested by the Fire Commissioners to insert in the law requirements that all hotels and lodging houses thereafter erected should be constructed fire-proof. At a conference of the Committee and Commissioners the latter waived their request for fire-proof lodging houses, and the requirement for hotel buildings thereafter erected to be constructed fire-proof was adopted. The Committee well knew, however, that the law also provided for alterations to buildings for hotel purposes which would only have to be made fire-proof in part, and they so intended. So much for the intent of the law as far as stated.

IF sections 480 and 484 were the two sections of the law only in controversy, the applicant for a mandamus against the Superintendent would have won easily. But the attorney to the Building Department brought in section 471, which says that no building already erected shall be altered in such a manner that were such building wholly built or constructed after the passage of the act, it would be in violation of any of the provisions of the law. The wording in this section 471 has remained without alteration for the past fifteen years or more. When the present Department of Buildings was for many years a Bureau in the Fire Department, the attorney to the Fire Department construed the language of this section to apply to the new portions added to a building, if raised, altered or built upon, the law giving to the Superintendent ample discretionary powers to decide as to the safety of a building for alterations. Under this construction, the building law was administered during the twelve years that the Bureau of Buildings was in the Fire Department. A literal interpretation that the whole building must be constructed according to law, as amended from time to time, would have prevented thousands of alterations to buildings, which have been made in the past. It would prevent, for example, the owner of a four-story dwelling house from building a butler's pantry extension, unless the old building, as regards thickness of walls, etc., was fully up to the full requirements of the new law, as in most instances they are not.

THE attorney to the new Department of Buildings insisted on the language used in section 471 being construed to mean just what it says, and the Judge leaning, as Judges are quite apt to do, to the side of a city Department, denied the application for a mandamus. Notwithstanding Judge Daly's decision, which is by no means final, the proposed alteration of building for a hotel is in accordance with law, as the law provides for alterations as well as for new hotel buildings. The act itself declares that the law is to be construed liberally, and the public was led to expect by the persistent advocates of a separate Department of Buildings that the building, plumbing, light and ventilation regulations would be administered in a more liberal and just spirit than was formerly the practice in the Fire and Health Departments, but if the decision in this hotel alteration case is to stand, it would appear that owners

of buildings are to be losers by the change, for it renders alterations to a great majority of existing buildings practically impossible until the law is once more changed and liberalized.

The State's Disgrace.

GOVERNMENT BY "POLITICS" AT ALBANY.

IS it known that the State of New York has two Legislatures, one which holds a session under the eye of the public from the first week in January to the latter part of April, and one which without public observation passes laws from the latter part of April until the latter part of May?

The first of these bodies the present year passed 444 laws and then left Albany. Legislature No. 2 promptly met in the Executive Chamber, began holding secret sessions, and now has just adjourned, leaving behind it 282 laws additional, or 726 in all.

Some description of Legislature No. 2 may be interesting. First, as to the reason of its being. The Legislature between January 3d, when it met, and May 20th, when it adjourned, had passed, as stated, 444 laws. But the last two weeks of its session it passed bills with such lightning velocity and with such utter disregard of their character that the Governor could not act upon them, and indeed it would have been unsafe for him to have done so. The State Constitution, with a prophetic insight into the nature of bills passed by a Legislature in its last hours of life, provided that a Governor need not act upon bills passed within ten days of an adjournment, and says also that he shall have thirty days after that final adjournment in which to inspect them—and that then they shall not become laws without his signature.

The Legislature of 1893 left 403 bills in the Governor's hands. What was Roswell P. Flower, bred a farmer, jeweler and Wall Street banker, to do with this mass of legislation suddenly thrust upon him? Could he trust to his own judgment to decide upon the merits of these intricate measures, with many an "African" concealed behind a legislative wood pile? Added to this, could he thoroughly examine 403 legislative acts in thirty days, Sundays included? Mr. Flower properly decided that he could not do this work, and summoned Legislature No. 2 to meet in the Executive Chamber. Its members were Professor Charles A. Collins, of the Cornell University Law School, ex-Senator John J. Linson, of Kingston, and Daniel Magone, of Ogdensburgh, composing the Statutory Revision Commission, Attorney-General Rosendale, Controllor Campbell, Senator David B. Hill, Senator Edward Murphy, Jr., Lieutenant-Governor Sheehan, James Hanney, Superintendent of Public Works, Alfred C. Chapin, Samuel Beardstey and James Rickard, Railroad Commissioners, State Engineer Schenck, Adjutant-General Porter, Austin Lathrop, the Superintendent of Prisons, T. S. Williams, the Governor's Private Secretary, and James S. Crother, Superintendent of Private Instruction.

All of these gentlemen received scores of legislative bills and were asked to critically examine them and make a report on them to the Governor. They, in effect, were the Committees of Legislature No. 2. Then there were other committees. Mayor Gilroy and Corporation Counsel Clark, of New York, came to Albany and practically passed or vetoed, as members of Legislature No. 2, all bills relating to the metropolis. Corporation Counsel Jenks, of Brooklyn, acted as a committee of one upon all bills touching Brooklyn. All political measures were considered by a committee consisting of Senators Hill and Murphy, and Lieutenant-Governor Sheehan. Then there was a large staff of volunteer assistants in the shape of the attorneys of the city railway, telegraph, manufacturers' and insurance corporations, who filed briefs with the Governor favoring or opposing measures in which these corporations were concerned. Practically, Attorney General Rosendale passed or vetoed all such bills as the claims of the Western Union Telegraph Company to have returned to it \$300,000 in taxes which it believed it had been compelled illegally to pay the State. State Engineer Schenck and the Superintendent of Public Works passed or vetoed all appropriation bills relating to public works. Controllor Campbell acted upon all taxation bills. The Railroad Commissioners passed or vetoed all bills changing the railroad laws of the State. The members of the Statutory Revision Commission passed or vetoed all bills relating to the various codes. The Superintendent of the Insurance Department passed or vetoed all bills relating to insurance. The Superintendent of the Banking Department passed or vetoed all bills relating to banking. The phrase "passed or vetoed bills" is properly used regarding the acts of these assistants of Mr. Flower; for the number of bills was so great that he had to accept their judgment on the bills he sent to them. In most cases also it is obvious they wrote the veto messages or memorandums in approval attached to bills which bore the Governor's signature.

Why does the Governor need this great staff of assistants? Why should he not accept what is done by the Legislature as supremely good, passed for the benefit of the people, well-drawn legislation, pure legislation untingered with personal and pecuniary aims?

The answer must be that the Legislature is filled with incompetent legislators and tricky, dishonest, reckless and careless men,

and that, in addition, a large proportion of the members of the Legislature, when personally honest and able, do not represent themselves, but serve prominent politicians or some great corporation, and that, being dummies, their action upon any measure must be regarded with suspicion. Indeed, the Legislature as at present constituted must be considered as a piano upon which leading politicians and the chief men of the corporations play—and the Governor and the people hear the music. The Governor must have able and well-informed assistants to inspect the work turned out by a body so constituted, or the statutes of New York would become a record of theft, of oppression of the people, of contradictory statutes, of legislation solely in the interest of the corporations and of demagogery.

The number of able men of incorruptible character was visibly less in the Legislature of 1893 than in previous Legislatures, and their numbers will be less in the Legislature of 1894. The reason for this is that under the Legislative Apportionment Act of 1892 the number of the Assemblymen from the cities was largely increased and the number of the rural Assemblymen decreased. The Senate retained its rural character the present year, but the coming year under the operation of the Apportionment Act it also will have a larger proportion of city members. We believe with ex-Governor Cornell that "while some of the most unprincipled men in the Legislature come from the rural counties of the State yet considered as a whole the Senators and Assemblymen from the rural counties are abler men and men with better character than those from the cities." The reason for this difference is that the countryman is known to his neighbors, while the average city member is not known to his neighbors. The election in a city is a lottery; men blindly vote for certain other men for Senator or for Assemblymen. Moreover, men are nominated for Senator and Assemblymen in cities without regard to their character or their ability, but solely because they have been faithful servants of some Assembly District or Senate District "leader."

The Assembly delegation from New York City in the last Assembly, composed of thirty members, had only three able men among its number, namely, Mr. Ellison, Mr. Butts and Mr. Webster. From Brooklyn there did not come one man of first-rate ability, although one member of the delegation, Mr. Quigley, for factional reasons, was chosen the leader of the Assembly. The great mass of the Assemblymen from New York and Brooklyn were men who exhibited no ability, except that of blindly obeying the orders of their political chieftains in those cities. There were five Assemblymen from Buffalo and they were of the same character—a lack of character. But it would not matter greatly if these dummies of Assemblymen merely obeyed strictly orders upon political measures. That the public could bear. But the men standing back of them had them introduce measures detrimental to the public welfare, of a non-political nature. Moreover, the political chiefs put their dummies upon important committees of the Assembly, where their ignorance and utter lack of moral character worked injuriously to the State's interests.

People who had not been in Albany in years when they came to look upon the Assembly expressed their amazement at its manner of doing business. It resembled astonishingly the New York Board of Aldermen. There was the same breed of men evidently in charge. Ostensibly the leader of the city Assemblymen was Daniel F. Martin, but the man who controlled the most votes among them was Timothy D. Sullivan, a product of the Five Points. Sullivan now aspires to be a member of the Senate as the successor of Martin F. McMahon, a man of honor and ability. This is another sign of the decadence which the State Senate is about to suffer.

Another token of the change in character of the Assembly was the conduct of William Sulzer, the Speaker. There have been Speakers like Husted and Sheehan who would go very far to stretch the rules of the Assembly in order to aid their political or personal friends, but there was no Speaker until Sulzer was elected who dared to deny what may be considered the constitutional right of the Assemblymen, namely: the right to an aye and nay vote on motions made regarding bills. It is only by an aye and nay vote that any true record can be kept of action of the Assemblymen upon bills before the Assembly. But the Speaker habitually, plainly for the purpose of concealing the action of Assemblymen, permitted only a *viva voce* vote upon motions to recommit bills to committees, motions which were intended to kill bills before that body. The most extraordinary instance of this action by Speaker Sulzer was his attributing a motion to Assemblyman Cooney, the chairman of the Judiciary Committee (who sat silent), recommitting to that committee a bill of Controllor Campbell taxing all the receipts of [the race course associations. Sulzer put his own motion and declared it carried in the same breath and disregarded a demand for the ayes and nays. Richard Croker was a part owner of a race track and therefore did not desire the bill passed. It had been passed by the State Senate and it would have brought a large sum of money into the State treasury but Sulzer killed it, undoubtedly acting under orders.

The presiding officers of the Legislature, Lieutenant-Governor

Sheehan and Speaker Sulzer, feeling confident that the Legislature would not rebuke them, extended their powers unscrupulously by refraining from signing bills and thus certifying to the fact that they had passed either House of the Legislature. Sheehan and Sulzer thus held back bills to which they were opposed and exerted pressure upon Senators and Assemblymen to vote for bills in which they were personally interested. One of the most remarkable instances of this was Mr. Sheehan's and Mr. Sulzer's delay in acting upon Senator Saxton's bill to suppress the city pool rooms. The bill was passed by the Senate upon one Thursday, but it was not delivered to the Assembly until the succeeding Tuesday. In the meantime, Senator Saxton had been to Mr. Sheehan five times, and had requested him on each occasion to sign the bill in order that he might get it over to the Assembly. When the bill reached the Assembly every one will suppose that Sulzer at once announced it. Not at all. He held it on his desk from Tuesday until Thursday, and then only announced it owing to Senator Saxton's threat made to him personally that he would have the Speaker's course exposed upon the floor of the Assembly. It thus took a week for the bill to go from the Senate Chamber to the Assembly Chamber, a distance of 50 feet. Such a holding back of bills by the presiding officers of the Legislature in the final month of its session, ordinarily defeats them; for there are several hundred measures before both the Senate and the Assembly, and the members can only pass their bills by securing prompt action upon them.

But the worst feature of the Legislature's record was the concealment by its members and clerks of the character of bills and of amendments made to them. Permission to see the journals of the Senate and Assembly from day to day bearing the record of amendments made to bills was denied to the newspaper correspondents, who have hitherto had free access to them. Bills were reported from committees, with amendments snugly stowed away in them, and no one could get at them, for the clerks protested that they were "too busy" to find the measures. The newspaper correspondents are one of the greatest mediums by which information reaches the public and city officials as to what is done at Albany; and it need not be said that when the system was devised, apparently to deprive them of the opportunity of gathering this information, that a good deal of sunlight was shut off objectionable bills.

The effect of this secrecy was revealed by Governor Flower's Legislature No. 2. First was unearthed Assemblyman Webster's bill to unload upon the City of New York for \$2,000,000 some rocky land for an alleged park on the Fort George road. Mayor Gilroy, of course, asked Governor Flower to veto it. Now came the bill putting the expenditures of the Dock Department under the control of the Board of Estimate and Apportionment. This had been "monkeyed with" by some one substituting the Board of Sinking Fund Commissioners for the other board, no doubt with the intention of making it impossible for the Governor to sign it. Mr. Flower, under Mayor Gilroy's advice, vetoed that bill. A third bill "sneaked through" was one by Assemblyman Walker, of New York, to pay back to the Western Union Telegraph Company some \$300,000 of taxes it once paid. This bill Governor Flower has vetoed, the smart lawyers of the Statutory Revision Commission "getting on to" its character.

Lastly, there was a bill to deprive the owners of abutting property on the elevated railroads of any right hereafter to sue for damages to their property. This remarkable provision of law had been cunningly wrapped up in apparently innocent amendment to the Code of Civil Procedure introduced by a rural Assemblyman named Griffin, from Delaware County. One of the members of Legislature No. 2 said to the writer: "The bill was clearly prepared to cut off the owners of property along the lines of the elevated railroads from any redress in the way of damages where they have suffered them." The gentleman then pointed out that the second section of the bill if it became a law would reduce to two years the time within which an action might be begun to recover for damages to property or to procure an injunction where the cause of action may arise from damages to property caused by the construction, maintenance and operation of a railway. It is by the use of the injunction that the owners of property along the line of the elevated railways have compelled them to pay damages. But the bill has not been fully described yet. There was a clause in it which said: "Except that in cases where a railway has been in operation before the passage of this act, the cause of action is to be deemed to have accrued at the time of the passage of this act." "In my judgment," said the gentleman already referred to, "that sentence would have cut off the property-owners along the line of the elevated railways from recovering any damages. At least it would have cut off new suits for damages, caused by the extension of the present elevated lines. It was dangerous in the extreme and I am glad the Governor vetoed it."

The Legislature thus being deficient in legislative ability, the creature largely of other men, and having far too large a proportion of men of immoral character as its members, what ought the voters to do? It is plain that if they are sensible men, they will

labor strenuously to send men of a higher type, mentally and morally, regardless of their politics. If there is not some improvement soon in the men selected for Senators and Assemblymen, the taxpayers will smart for it.

THE World's Fair is scarcely realizing the fond hopes of its managers, and it is seriously to be feared that unless conditions change speedily it will be doomed to sad financial failure. Accompanying the fact that the attendance so far has been unexpectedly light, it is unpleasant to observe how persistently the note of adverse criticism is increasing as time goes along. Praise, beyond the limits of Chicago, is confined almost entirely to the architecture of specific buildings and to the beauty of the *ensemble* which the White City presents. But the world will not be drawn to Chicago by *ensemble* nor even by beautiful architecture. We haven't quite arrived at that stage of appreciativeness yet. Of course when the exhibits are all in position the current of comment may change, and popular curiosity as to what is to be seen in Jackson Park may revive, but certainly at the present moment people are almost tired of "the Fair," they have heard so much of it. Interest has been well nigh satiated before the play has really commenced. The showman has said too much about his show and has exhibited so many posters of the 25x100-foot woman, and the one-leggedest man, and the Holiest Family of Aquitania and his other wonders that curiosity and anticipation are suspended, and people are able to frigidly calculate whether the show is worth the time and money it will demand of the visitor. Then at this point arise fears as to whether the Fair being so colossal, can be "seen" at all. Why attempt the unattainable, particularly when the attempt must be so exhausting both mentally and physically under the ever-present anticipation of inevitable incompleteness. A sense of unrest and anxiety and heat beset people when they turn their thoughts towards the Fair and these unpleasant forebodings are certain to deter the half indifferent and the feeble and those who have but very limited time or money. The number of such is certainly large, and as the foreigner is holding aloof the presence of every adult in the country with a dollar to spare is needed to make the Fair a financial success, so much money have the directors spent and under such enormous expenses have they placed the enterprise. The truth is, for more reasons than one, the Exposition is too big. A smaller affair would have attracted quite as many people as are likely to go to Chicago and it would have been much more profitable. Certainly present indications are that Chicago has bid too much for success.

Investments.—Good and Bad.

The Olcott plan for the rehabilitation of the Richmond Terminal properties was devised with a view for doing the best possible for the securities of the Richmond Terminal proper; the Drexel-Morgan plan seems to have been prepared under the idea that these securities have now to take anything that may be thrown to them. When it was understood that Drexel-Morgan might undertake the representation of the Richmond Terminal security holders the hope was aroused and expressed that the only course which could do those securities justice would be followed, namely, the investigation of the Company to ascertain what became of the immense sums that were paid in as capital and the fixing of the responsibility for its condition of late years. That hope will be entirely dispelled by reading the plan and the explanatory documents that accompany it. Indeed so far from making any promise of attempt to secure restitution of the property of which the Richmond Terminal Company has been robbed, in one way or another, the \$2,000,000 of securities which were wrongfully taken out of the Richmond Terminal treasury and loaned to Richmond & Danville are coolly abandoned because of the bankruptcy of the latter Company without any suggestion that the men who made this transfer should be held responsible for their acts. It is true that the Companies that received Richmond Terminal moneys and securities are bankrupt, but the men who transferred them are not, and probably their solvency is a result of the corporation's bankruptcy. Drexel, Morgan & Co. made no promise that they would attempt to secure such an investigation; it would have been a very creditable and honorable course, but they were not obliged to take it. They may say that their business was only to prepare a plan of reorganization of the property as they found it, including or discarding assets as they found them of value or worthless to the success of their plan. If time is an object the right of the Richmond Terminal security holders to restitution is an asset that had best be discarded, but, as they have waited so long, the idea will arise that a little more delay would not do much injury that would not be compensated over and over again by the almost certain results of a judicial inquiry as to the way in which the Richmond Terminal system was got together. For preparing their plan and supervising the further work of reorganization Drexel, Morgan & Co. name their terms at \$100,000 in cash and \$5,000,000 in new common stock, which they value at \$15 per share, and the Committee named are specially required in the agreement to see that they get it. If the plan disregards any interest it cannot be said to be Drexel, Morgan & Company's.

Every word descriptive of the wretched condition, physically and financially, of the railroad properties and equipments, and every censure of the late management contained in the explanatory portion of the plan is no doubt absolutely true, and confirms what has been said above and from time to time in this column. The plan abandons the rock on which the Olcott plan foundered, and like it excludes conditionally the Georgia Cen-

tral. It does not attempt to take in the underlying securities that have a sure lien under any circumstances, of which there are \$74,494,192, but for the taking up at maturity of which provision is to be made in the new mortgage. The weaker bonds and stocks are dealt with by exchange of new securities in proportion to the value set upon each old one by the makers of the plan, all of which facts are set out with elaborate detail with reasons for the conclusions arrived at. To do all this it is proposed to issue \$140,000,000 firsts consolidated mortgage and collateral trust 100 year 5 per cent gold bonds, \$75,000,000 5 per cent non-cumulative preferred stock and \$160,000,000 common stock; \$23,250,000 are to be raised in cash by assessments on Richmond Terminal common and the East Tennessee stocks, and by the sale of \$8,000,000 of the new 5s at 85 and \$33,333,000 common stock at 15. All the securities converted under the plan have the privilege of subscribing for the new stock and bonds so to be sold to the extent of \$1,000 of bonds and \$4,000 of stock for each \$22,000, par value stock or bonds deposited under the agreement. The assessments are fixed at: Richmond Terminal Common, \$12.50 per share; East Tennessee, 1st preferred, \$3; second, \$6; common, \$9. A syndicate has been formed to subscribe \$15,000,000 to take up the new bonds and stock to be sold in the event of the security holders failing to take them or to the extent that the privilege may not be exercised. This subscription is apparently conditioned on the plan being a success through its acceptance by a majority in amount of the Terminal security holders, which brings out the fact that the response to Drexel, Morgan & Co.'s invitation of some time ago to put the securities into a blind pool was not as successful as had been expected. The plan is now put out with the offer to the security holders who did show their confidence that they may get their securities back if they do not like it. Opposition will come from the bonds that it is proposed to disturb, particularly from Terminal 6s. Control is to be vested in the reorganizers for five years or until the preferred stock has received 5 per cent in one year; that is, until net earnings increase over \$4,000,000 per annum, which gives a look of control in perpetuity. The control, however, may be voluntarily surrendered to the stockholders by the trustees.

There are doubtless many holes to be picked in the plan, but the difference in the value of the collateral of the Richmond Terminal sixes and the value of the new securities offered for them on the basis of the plan itself is remarkable enough to excite objections. There are \$5,000,000 of these bonds which are offered, 35 per cent in the new bond and 90 per cent in new preferred stock. Taking the new bond at the subscription price this would be \$1,487,500, and the new preferred stock at 40, which is a fair price, \$1,800,000, or \$3,487,500 for the whole, which would make a market quotation of 65%. Now the collateral of this bond includes \$6,000,000 East Tennessee first preferred, worth, after paying the assessment of \$3 per share and taking new securities under the plan, on the basis of 40 for the preferred and 15 for the common stock, \$1,017,000; \$1,325,000 Western North Carolina firsts 6s, which pay income and are therefore worth par; \$3,100,000 Virginia Midland stock, which a year ago was in demand at 35, is left out of the plan, but is admitted to have prospective earning capacity and may be valued at, say \$900,000. These three items in the list of collateral foot up a value of \$3,242,000 and alone would give the bonds a quotation of about 64%. There are, besides, \$1,760,000 Richmond & Danville stock, which need not be taken into account at all, but put aside with \$1,000,000 Columbia & Greenville common and \$1,000 of preferred as worthless for the present calculation. There remain, however, \$4,110,000 Western North Carolina seconds which must have a value despite the floating debt on the property, seeing that the firsts pay; if they are accepted as worth only 40 they would add \$1,644,000 to the value of the collateral, which would then foot up \$4,886,000 and give a quotation for the bonds of about 97%. Holders of Richmond Terminal 6s who examine these figures are likely to take the view that not only are they not benefited by the proposed plan, but on the contrary, had better stay on their present collateral. The holders of other securities which it is proposed to convert, have the opportunity of making comparisons similar to the above in order to determine the merit of the plan as applied to their several cases. It will generally be found that Richmond Terminal securities have received scant courtesy as if their case was too desperate for them to refuse anything. Probably this is true of the stock, and that fact is not made more pleasant by the certainty that current quotations with the obligations they carry represent all the stock will be worth if the plan is carried out. It seems very hard that the case should not be helped out somewhat by offering a better return for the assessment than the preferred stock. Why is not the hard cash the stockholder is asked to put in as good as the insecure bonds that whose deposit is sought, and if so, why should not a stockholder have a bond for the amount of the new capital he subscribed? It is true that the stock is responsible for the floating debt, but it is not uncommon to bond a floating debt.

There is a feature of the list of undisturbed securities which deserves attention apart from any consideration of whether the plan is a success or not, and that is the low price at which especially some of these securities have sold within a reasonably late time. Their experience and the means at their disposal should make Drexel, Morgan & Co. the best of judges of the value of a railroad bond under any circumstances. In this case they have had for more than a year all the books of account and record of the Richmond & Danville and East Tennessee properties at their disposal, experts at their instance have examined the roads and their equipments, and with all this they include in the list of securities whose position should not be disturbed. Richmond & Danville Debenture 6s quoted at 79 and Equipment 5s quoted at 77½; Atlanta & Charlotte stock quoted in Baltimore at 8; Virginia Midland General 5s quoted at 82; East Tennessee Consol 5s quoted at 9½, besides some 7 per cent bonds selling at a very small premium. With the testimony to their value that the plan impliedly conveys, these issues must soon sell higher. It cannot be a matter of doubt now that current quotations are the result of the discredit of the properties on which they are issued and the badness of the times.

First Practical Step in the Re-Indexing Scheme of Real Estate Records.

COMPTROLLER MYERS TO PROCEED AT ONCE WITH THE COMPILATION, INDEXING AND RE-INDEXING OF TAX AND ASSESSMENT ARREARAGES AND MUNICIPAL LEASES—PROVISIONS OF THE NEW LAW.

Among the bills that were rushed through the Legislature in its closing days without affording any opportunity for examination was the bill substituted at the last moment for the pending bill to provide for the re-indexing of real estate records in this county by the block-indexing system. Of the original bill the friends of the block-indexing system could say nothing commendable. It bore the evidences of superficial knowledge only of land transfer science, and was full of inaccuracies. When, therefore, in the closing days of the session and after the bad features of the bill had been exposed by THE RECORD AND GUIDE, the news came down from Albany that a substitute bill had been sent up by Comptroller Theo. W. Myers, and that the substitute differed in most of its essential provisions from the original bill, a sense of partial relief was felt in real estate circles. But there was still some anxiety because the provisions of the new bill remained altogether unknown. This was tempered considerably by the knowledge that the Comptroller, who undoubtedly receives a larger measure of public confidence than any other officer of the municipal government, had made the bill a matter of personal study and concern. It was generally felt that a bill emanating from that source would not be far wrong.

The substitute bill passed the Assembly on April 14, the Senate on April 17, and received the Executive approval on May 2. It is Chapter 536 of the Laws of 1898. On Wednesday week at the meeting of the Board of Estimate and Apportionment, the first opportunity was afforded to learn the provisions of the bill, and THE RECORD AND GUIDE herewith makes the first public exposition of them. The bill was not allowed to linger on its way through the Legislature for printing "for information," and the first copy of the act received in this city came to the Comptroller in type-written form, certified by the Secretary of State. That this particular bill will probably be found free from serious objection will not relieve the method of its enactment from severe condemnation. No one will deny that such methods are dangerous in the extreme, are really subversive of free government and should not be tolerated under any circumstances.

The Act provides in its first section that the Register shall cause to be prepared two sets of indexes, one of which is to be for the re-indexing of conveyances of real estate in conformity with the present system of block-indexing, and the other for the re-indexing of mortgages in similar manner.

Section 2 provides that the Register shall cause to be re-indexed in such indexes "subject to his discretion" under the sections, blocks and numbers shown on the land maps of the County, all conveyances, mortgages and other instruments filed for record or recorded in the Register's office prior to January 1, 1891 (when the block-indexing law was first put in operation), except executory contracts for the sale of land, mortgages that have been satisfied of record, satisfactions of mortgages, releases from mortgages that have been satisfied, and leases which have expired by their own terms.

In the 3d section it is provided that the County Clerk shall cause to be prepared suitable books for the re-indexing of all statutory notices of liens and claims on land which shall have been filed for such a period prior to the passage of this Act as said County Clerk shall determine; and said County Clerk shall cause such liens to be re-indexed accordingly, on the plan of the block index wherever that is practicable.

Section 4 declares that notices of lis pendens shall be re-indexed only against the names of the first plaintiff and first defendant named in the notices, and if, in case of an action for the foreclosure of a mortgage it appears that the mortgage has been satisfied and discharged of record, or the action has been discontinued without judgment, then the notice is not to be re-indexed, and no lien is to be re-indexed that appears to have been satisfied or discharged. In cases where it appears that a mortgage has been foreclosed the Register may in his discretion enter on the margin of the record the fact of the foreclosure and the date of the decree.

By Section 5 of the Act the Comptroller is directed to cause to be prepared suitable books for the indexing, re-indexing and compiling of arrears of taxes, arrears of assessments and arrears of water rents, liens on real estate and unredeemed sales for such unpaid taxes, assessments and water rents, and unexpired leases from the Mayor, Aldermen and Commonalty of the city therefor, entered and recorded in the finance department of said city of New York. The Comptroller shall cause all such unpaid taxes, assessments and water rents and unredeemed sales and unexpired leases therefor, to be compiled, indexed and re-indexed in such books, covering and including such periods of time and brought from and carried down to such dates as the Comptroller shall direct. The land affected by such records shall be designated in such books by the ward or wards in which the same is situated, and by block or ward numbers, or numbers of the present tax maps of the city, or of the tax maps existing at the time of the preparation of such compilation and indexes; and said arrears of taxes, assessments and water rents, and unredeemed sales and unexpired leases shall also be indexed so far as may be practicable under the sections or section-numbers and blocks or block-numbers shown upon the land maps of said city and according to the general plan of the block indexing of conveyances and mortgages now in vogue. Such indexes, when completed, shall be kept for public use in the bureau for the collection of assessments and collection of arrears of taxes and assessments and of water rents in the finance department.

By Section 6 it is provided that if the Register or County Clerk shall find that in any case it is impracticable to re-index any of the records referred to according to the plan provided in the act, they may adopt any other plan for such re-indexing that will simplify references to such instruments and notices.

Section 7 provides that if the Register or County Clerk shall think it

expedient to do so, they may cause to be prepared nominal indexes, in which they shall cause to be recorded in lexicographical form the names of all parties to such instruments, and of owners of land against whom notices of liens have been filed, and of judgment debtors.

Section 8 directs that when such indexes shall have been completed they shall remain in the offices of the Register and County Clerk and be open to public use as public records.

By Section 9 the County Clerk is required to prepare similar books for the future indexing by the block system of all notices of statutory liens or claims on land that shall be filed in his office on and after January 1, 1894 (next). These books shall be called the Block Indexes of Liens, and in them shall be recorded the names of the lienor and owner of the property affected, the amount of the lien and the date of the satisfaction. If it shall be found impracticable to so record all such liens then the County Clerk may, in his discretion, adopt some other and practicable form of indexing.

The remaining sections provide for the employment of such clerical help as may be required for the preparation of the books and the indexing of the records and documents; for the raising of money by taxation to defray the cost of such work; that the act is a public, not a private act; that the act providing for the appointment of a Commission to do this work—Chap. 412 of the Laws of 1892—is repealed, together with all other acts inconsistent with the provisions of the new act, and that the present act should take effect immediately.

In most particulars this act contains the essential features of the bill drafted by Dwight L. Olmstead and introduced in the Legislature last year, and which, with some amendments forced upon the measure contrary to Mr. Olmstead's desires, was enacted last year.

Comptroller Myers, in his application to the Board of Estimate and Apportionment for an appropriation to pay the cost of the work cut out for him by this act, said that the bill had been prepared under his direction and that it had received the approval of the Mayor, the Register and the County Clerk. Now, he said, he desired to get to work at once upon the part of the re-indexing plans that belonged to him. The new bill would, he thought, result in a great saving to the city. The old bill (Chap. 412 of the Laws of 1892) required the appointment of three commissioners at salaries of \$8,000 each per annum, for terms of five years, with possible extensions of five years more. Under the new law all the work relating to re-indexing was to be performed in existing offices and with only such clerical assistance as may be necessary, thereby saving to the city several thousands of dollars annually. For his branch of the work Comptroller Myers asked and received an appropriation of \$10,000, which he estimated as necessary to pay for three clerks at \$1,500 per annum each, three clerks at \$1,200 per annum each, six clerks at \$1,100 per year each, all for seven months each, and the balance, \$1,425, for stationery, books, etc. He thought the books would be completed and the re-indexing and indexing finished within a year.

The act leaves much that is of the first importance in the entire scheme of re-indexing to the discretion of the officers designated to carry out its provisions, but the spirit of the act is plainly apparent, and if these officers live up to it the work will be made as complete and satisfactory as if it were done by an expensive commission. How far the completed work will suffice to take the place of the complicated, troublesome and expensive searchings now required remains to be demonstrated. A more careful and critical inquiry than there has been time or opportunity for up to this time may disclose deficiencies or defects in the act or in the manner of its execution that further legislation may be required to remedy.

Inquiry in the offices of the Register and County Clerk elicits the information that little or nothing has been done as yet to comply with the requirements of the act in those offices. At neither office had the full text of the act been seen, and the officials were therefore largely in the dark regarding its requirements. In the County Clerk's office, in anticipation of the passage of some such act, Chief Searcher Armstrong had been requested to prepare draft pages of the necessary books, and he had done so, but in the absence of County Clerk Purroy, in Europe, nothing further had been or would be done. Mr. Armstrong said he looked upon the present act as only a first step in the direction of the full reform intended by land transfer reformers, and that it would need to be supplemented by further legislation before it could be considered at all satisfactory.

Col. MacDaniel, Chief of the Bureau for the Collection of Assessments and Collection of Arrears of Taxes and Assessments and of Water Rents, under whose supervision the work in the Comptroller's office will be performed, said that before the subject of indexing under the provisions of the act could be considered, the records of arrears of taxes and assessments would have to be compiled, as required in the act. This work of compilation, he thought, would require several months for its completion. The records went back in some instances as far as 1841, and there would be difficulty in some instances, probably, in locating the arrearages upon the property to which they applied. In that event there might have to be an application made to the Legislature for authority to cancel such arrearages and mark them off the books of the department. At any rate it would probably be several months before definite plans on this point and upon the re-indexing could be determined upon.

In some directions there is manifested a certain hostility to the purpose of the reform, because it is interpreted as a movement to do away with the necessity of title searches, and the friends of land transfer reform will need to be alert in order to see the provisions of the act properly carried out.

Touching the Validity of Chattel Mortgages.

The Common Pleas Court, General Term, Judge Bookstaver delivering the opinion, has decided that a chattel mortgage must be recorded in the county in which the mortgagor actually resides, and that a recital in the mortgage, specifying some other county as the county in which the mortgagor resides does not affect this statutory requirement. The question arose in the case of *Baumann vs. Libetta*, on appeal from the Special Term.

The Reorganized Department of Street Improvements of the Twenty-third and Twenty-fourth Wards.

A substantial break was occasioned in the progress of street improvements in the 23d and 24th Wards by the death of Commissioner Louis J. Heintz, early in March, and the delay in the appointment of his successor. True, the inclement character of the weather during the winter and early spring had greatly delayed street work so that there was a large accumulation of unfinished work in this section when the new season began, and this kept the office and road forces very busy during the interval, but little or no new work was laid out.

Now, however, the executive offices are once again all filled and work is going forward with system and dispatch. The new Commissioner, Mr. Louis F. Haffen, is perhaps quite as well and widely known among North Side taxpayers as any other man connected with the city government, for he is a native of the North Side and for fifteen years or more has been engaged in surveying and engineering work in that section—chiefly in more recent years as the Superintendent of Parks in that section.

Commissioner Haffen has modified somewhat the scheme for a great driveway on the North Side, and rather believes that a boulevard of perhaps 150 feet width, with the roadways constructed for general traffic, will best suit the requirements of the district, both for the present and future.

Instead, also, of having it begin at 165th street, with indirect connections with the lower part of the city, he would have it begin at Madison avenue bridge, and following the general line of Mott avenue, which would need to be widened for the purpose, proceed along the top of the ridge that marks the dividing line between the eastern and western sections of the North Side, and a little to the eastward of the line laid out by Mr. Heintz, to a connection with Van Cortlandt Park. This proposition would also admit of the same connections with the Seventh avenue bridge as the original plan. It has not yet been put in definite shape, and will probably wait for formulation until the general plan for re-mapping the remaining portions of the North Side shall be taken up for action.

For this latter work, which is a necessary preliminary to any important undertakings in the way of permanent improvements, the time was extended by the last Legislature until July, 1894. Commissioner Haffen will begin upon this branch of his official work in a short time, but instead of following the district plan will, he says, probably complete a map of the new street lines and surveys of the entire North Side before inviting the attention of property-owners to the work. The chief difficulty in the work consists in harmonizing the main avenues and relating them to each other. Before the district was annexed to the city there were some fifteen separate little villages situated in it at different points between the Long Island Sound and the Harlem River, each with its independent system of streets and approaches, and these do not in some instances conform readily to a general arrangement calculated to suit the whole district.

Jacob Seabold, who has been appointed Deputy Commissioner, was a prominent candidate for appointment to the chief Commissionership, but the character of its duties called for an engineer and Mr. Seabold's business training was not in that direction. But besides being an energetic business man, with a large acquaintance in the district, the Deputy Commissioner is the Tammany "leader" for his district.

Joseph P. Hennessy, the new Secretary of the Department, is a lawyer, of the firm of Spellissy & Hennessy, with offices in Nassau street. He was formerly a newspaper writer and comes of a family well represented in newspaper circles. This is Mr. Hennessy's first political office.

Chief-Engineer Louis A. Risse, who began his connection with the department when it was first organized, still remains in charge of the engineering department. There are now about sixty teams and about 230 men employed on the roads, in the work of maintenance and repairs, besides a large force of inspectors employed on contract work.

On Friday last bids were opened for a large amount of new street work, the items and the lowest bidders, who will, if their sureties are approved by the Comptroller, in all likelihood be awarded the contracts, are as follows: For trap-rock screenings and broken stone, four bids; lowest, Brown & Fleming, \$21,725; for regulating and grading Bergen avenue, from 147th street to Brook avenue, four bids; lowest, Collins & Gillis, \$15,810.70; for paving St. Ann's avenue with granite blocks, between 156th street and 3d avenue, two bids; lowest, F. Thielemann, Jr., \$13,548.15. There are 5,940 square yards of pavement to be laid on this job, and the prices of the two bidders were respectively \$2.26 and \$2.33 per square yard.

The next contract is one of great importance to the future growth and improvement of the district. It is for the sewerage of Webster avenue, between 184th street and Mosholu Parkway. This is a continuation of the Brook avenue sewer, and when it is completed it will serve as a main or trunk sewer for the drainage of the entire Millbrook watershed. There were four bids, as follows: M. J. Leahy, \$154,311.70; B. Mahon, \$173,285; J. Moore, \$175,193; and B. C. Murray, \$189,707.35. Next was the building of a sewer in 184th street, from Webster to Vanderbilt avenue, three bids—lowest, W. F. Murray, \$8,338.10; and, finally, for a sewer in 185th street, from the sewer in Webster avenue to the summit west of Tiebout avenue. For this there were three bids, that of J. H. Kerrigan, at \$8,121, being the lowest.

Abandoned Cemeteries on the North Side.

One of the results of the rapid spread of the metropolis northward, and of the attempt to assimilate the fifteen or so scattered villages that were contained in what has long been known as the Annexed District, was the abandonment of all the village and churchyard cemeteries. After Woodlawn was laid out and the district began to put on metropolitan airs as well in the disposal of their dead as in the sale and improvement of their acre properties, the little burying grounds were left to their fates. Once in a while one of them turns up in the path of some needed improvement and the serenity and repose of its ancient sleepers are rudely disturbed. This happened only a short time ago, when in cutting through German place, between Rose and 156th streets, west of and parallel with St. Ann avenue,

the workmen uncovered a lot of decayed coffins and scattered bones and skulls. After this ghastly discovery work was stopped, and Chief Engineer Louis F. Risse, of the Department of Street Improvements, pored over the records and looked up the traditional history of the district until he found that it was the old Bensonia cemetery that they had invaded. It was not one of the oldest, by any means, one of the older coffin plates showing that the interment had been made in 1860. As far as possible word was sent around to the descendants and relatives of the deceased persons to remove their remains, as far as they could be identified, to some other place of interment, but no response was made to this notification, and after waiting a reasonable time the authorities went on with the work, scooping up the fragments of skeletons when they came to them and putting them into bags without trying to keep them separate, and sending them to the nearest Police Station, whence they were sent to the morgue. The excavation left some of the graves only partly disturbed, so that some of the fragments of former citizens of Bensonia still repose in the places of their interment, while other portions have been sent through the morgue to Potter's Field, a fact which, if the Angel Gabriel will make a note of it, will probably save him some embarrassment on the last day, when in response to his last blast the former residents of Bensonia Cemetery come together in fragments that may require some of his assistance to properly sort and arrange before they can be properly rearticulated.

Still Wabbling Over Rapid Transit.

A NEW AND INDEPENDENT ELEVATED RAILROAD LINE PROPOSED.— DEMAND THAT THE ROAD MUST BE BUILT THROUGH TO THE CITY LIMITS.—CITY CONSTRUCTION THE ONLY WAY OUT OF THE DIFFICULTY.

How well the position taken by THE RECORD AND GUIDE, on the Rapid Transit question was justified, has been fully demonstrated by the muddle and uncertainty into which the matter has fallen. As was frequently pointed out by this paper, when the General Committee on Rapid Transit of the Real Estate Exchange was trying to get the attention of the Legislature to its bill (providing for the submission to a vote of the people of the question whether the city should not build and own the road), the Manhattan Elevated Railroad Company was playing its favorite "waiting game" on the people of this city. And as usual, it played the game successfully, assisted by the small faction of malcontents of the real estate industry, who were unable to see that the company was playing a confidence game with them.

THE RECORD AND GUIDE, the Real Estate Exchange and the General Committee, while the Legislature was in session, recorded it as their convictions, giving sound reasons therefor, that the sort of rapid transit needed by this city for its further improvement and growth, could be obtained only by municipal construction and ownership. And the real estate interests and the masses of the people were with the promoters of this plan. But the Mayor of this city and the Manhattan Elevated Railroad Company were joined in opposition to this plan and they proved too strong a combination to be overcome at Albany. Since the Legislature adjourned the Rapid Transit Commission has been industriously trying to force the Manhattan Elevated Railway Company to do something to fulfill the expectations it was so ready to arouse—and without avail.

The elevated railroad corporation has declared its willingness to take all the extensions that may be given to it in the settled portions of the city, where a competing system might affect its dividends, but is unwilling to build in advance of population to the northward. Nor will it consent to make any return to the city for the franchises that were given to it in its uncertain infancy and which have since been the sources of its immense profits.

It is with no surprise, therefore, that the representatives of THE RECORD AND GUIDE have heard on every hand, and especially from owners and agents of property along the projected underground electric railroad line, that if the movement for city ownership and construction were to come p now—after the elevated railroad company has shown its hand—it would receive ten times the support it ever had before. These assurances are heard every day. Now it appears clear to these people that the only method by which they can get what they want is by city ownership and construction.

TALK OF A NEW ELEVATED RAILROAD LINE FOR BOTH SIDES OF THE CITY.

But until another Legislature can be chosen this question will not be urgent. It appears that just now, having failed to make reasonable terms with the Manhattan Company, the Rapid Transit Commission will take up the proposition to construct a new and independent line, the franchise for which would, of course, be offered for sale. Commissioner John H. Starin yesterday presented this plan to the Commission. It contemplates a road along West to 11th street, through 11th street to 7th avenue, through 7th avenue to 42d street, thence to Amsterdam avenue and thence to 108th street. From this point the line to diverge to private property west of Amsterdam avenue, and thence to cut through Morningside Heights by a tunnel through private property—under Columbia College property—west of Amsterdam avenue to Manhattan valley, which is to be crossed by a low viaduct. The road would run underground again north of the valley to about 142d street, where it would come to the surface and follow the line of 10th avenue and Kingsbridge road to Kingsbridge and thence to the Yonkers line.

Its southerly projection would be from West street, through Battery place and Whitehall street to South street, thence to Roosevelt, thence to Baxter or Mulberry, thence to Marion, thence to and through private property to Lafayette place, thence to 4th avenue, thence to 42d street, to Vanderbilt avenue, west of the Grand Central station, and thence cutting across the New York Central tracks by a long span to Lexington avenue, and out Lexington avenue to the Harlem River, and from there to the city line, along the general direction of Jerome avenue. This plan was submitted to the Rapid Transit Commission yesterday by Commissioner Starin. And it is said that there are out-of-town railroad men who have prompted him to take this proposition upon the expectation of

bidding for the franchise. They are willing, according to the story, to bind themselves to construct the road to the city line on both sides and to agree to transport passengers over the entire line for a single five-cent fare.

WHICHEVER ROAD IS BUILT, MUST GO THROUGH TO THE CITY LIMITS.

Chairman Richard V. Harnett, of the General Committee on Rapid Transit, who probably expresses the views of the entire real-estate interest in this city better than any other one man, said upon this latter point:

"In 1878, when the elevated railroad first went into operation there was not a single house on the line of the road north of 65th street on the West Side, to the Harlem river. To-day there are only a few vacant lots left in this section and the elevated railroad trains are daily crowded to indecency. So the reason is not sound, of any of the city officials, or the elevated railroad company, which declares that the Rapid Transit Commission is asking too much of the company in requiring it to build to the city line at once."

"The fact that the district between the Harlem River and the city line is comparatively vacant land presents precisely the same conditions as existed between 65th street and the Harlem River when the present elevated railroad was built, only that the outlook is brighter for rapid improvement of the new district north of the Harlem following the introduction of rapid transit. If the proposed route to the city line was built up now with a population sufficient to pay dividends on an elevated railroad the road could not be built without the payment of heavy damages for property taken and injured, and besides the demands of the city for compensation for the franchise would naturally be greater, too.

"So that everything favors the elevated railroad company now as it did in 1878 in the district south of the Harlem, with this added advantage, that elevated railroads are no longer experimental but have demonstrated their dividend-earning qualities. Not only would a road to the city line attract large numbers of home builders to the new district, but it would have the patronage of the thousands who would visit Van Courtlandt Park on military parade days and on Sundays and holidays. But the growth of permanent population would be even more rapid than it was along the upper West Side line, because the district is more attractive and more people every year are knocking for admission as residents of New York City. No elevated railroad scheme should be accepted that does not provide for a route clear through to the city limits at once. But any form of elevated railroad will not prove sufficient for the future requirements of the city, no matter where it would be located. The underground road must be built and the city must build it. Nobody else—no other corporation is able to cope with the existing elevated railroad monopoly on even terms."

A Brick Trust.

BOSTON MANUFACTURERS HAVE ENTERED INTO A COMBINATION.

A brick trust has been formed in Boston. It is known as the Boston Consolidated Brick Company, and has already advanced the price of ordinary building brick from \$8 to \$9 per 1,000, a price which, contrary to the practice of preceding years, will probably be maintained throughout the year, if not increased.

The combination includes Parry Bros. & Co., with two yards in Cambridge and one over the Belmont line, M. W. Sands and the Bay State Brick Company, both with yards also in Cambridge. These three virtually control the market, so far as Boston is concerned.

The charter of the Boston Consolidated Brick Company was obtained during the first week of this month, when the company was organized, with a capital of \$100,000, shares being held in equal portions by the three parties in interest. Mr. John E. Parry, of Parry Bros. & Co., was chosen president, M. W. Sands, vice-president, and H. P. Mallory, the treasurer of the Bay State Brick Company, will be treasurer of the combination.

All the leading consumers of brick in this market have received a circular containing the announcement of the consolidation.

At least 100,000,000 bricks must be used in this market during the remainder of the year, which means that wherever brick is employed in construction there will be a total increase of cost of \$100,000, unless the builders succeed in breaking the combination.

"An addition of 16% per cent to the cost of all brick buildings," said one builder, "will either result in a temporary cessation of building activity and a consequent loss of wages to mechanics, as well as of interest to investors, or in an increase in the contractors' figures."

President John E. Parry of the combination says:

"We could raise the price of hard brick to \$12 per thousand if we wanted to do so, and get it. Builders must buy their brick of us, as we control the market. There is an unusual scarcity of brick in the East just now, due to the large amount used during the winter, and the backward season, which has delayed the manufacturers.—*Boston Traveler.*"

Sunset Hill Park, Brooklyn.

The City Works Department has suspended work on the laying out of Sunset Hill Park, in the 8th Ward, Brooklyn. Two reasons are given for the suspension of operations: First, that the city is without funds to carry on the improvement, and second, that the Park Commissioner ordered the suspension because he wants to purchase two more blocks of land, between 5th and 7th avenues and 43d and 44th streets. The Commissioner is out of town, but it was learned yesterday by a reporter of THE RECORD AND GUIDE that negotiations will be opened for the purchase of the property when Commissioner Brower returns from his Western trip some time in June. But exactly when the improvement of the Park will be continued was not known. In this connection the *Review and Record*, of Brooklyn, to-day publishes the following:

AN ADDITION TO SUNSET HILL PARK.

HAS PARK COMMISSIONER BROWER BEEN BUYING MORE EIGHTH WARD PARK PROPERTY?

It is rumored around the vicinity of the new Sunset Hill Park that Park

Commissioner Brower has concluded the purchase of two more blocks of land, between 5th and 7th avenues and 43d and 44th streets, for an addition to the park. The information comes through creditable sources, but too late for verification. An indication that the fact is as reported exists in the circumstance that contractors who began cutting through 43d street some six weeks ago suddenly abandoned the work, and another is that some one, presumably with knowledge of what was going on, has been trying to purchase the only improved lot there is on the westerly block. If it is as stated, the Park Commissioner has secured for the park the highest point there is on the western end of Long Island, and a group of tall, straight and handsome chestnut trees into the bargain. From this elevation the eye takes in the greater part of Brooklyn and New York to the distant Palisades of the Hudson, the upper bay and the opposite Jersey shore, Staten Island, Atlantic Highlands, the Highlands of the Navesink, Sandy Hook, Coney Island, Rockaway Beach, Jamaica Bay and the distant Atlantic Ocean. The panorama is one unexcelled anywhere in the world in its variety and beauty. Sunset Hill Park with this addition ought to become the most popular and attractive of Brooklyn's park system. But there are fears of a scandal in the purchase said to have been just made, that outdoes the scandal of the purchase last year, of the first four blocks, the deeds of purchase for which have never been put on record. The secrecy attending this purchase and as to the price paid for the property, were hardly necessary to a fair bargain and honest transaction.

An Important Estate to be Offered at Private Sale.

THE VYSE ESTATE TO BE SOLD—A WELL-KNOWN PROPERTY SUCCEDES TO THE ADVANCING TIDE OF POPULATION NORTHWARD.

[COMMUNICATED.]

FOX CORNERS, NEW YORK CITY, May 23, 1898.

I don't suppose, out of the thousands who will see this letter, that there are five-score who know where Fox Corners are. Time was when the old families of New York used to meet at this spot to follow the hounds, and many a wary fox has been hunted to cover in this vicinity in ante-revolutionary days. I could not help thinking, when the electric cars brought me up to this spot in 16 minutes from the Harlem Bridge, or, to be more precise, from 3d avenue and 129th street, what our progenitors of Colonial days would say about the metamorphosis which has since taken place could they return to Mother Earth.

Indeed, I might come down to our own day, and say that New Yorkers who live south of the Harlem Bridge do not begin to realize the extraordinary changes that are taking place in the 23d and 24th Wards of their city. Auctioneer Jas. L. Wells, in a talk I had with him the other day, reiterated the fact, not generally known, that these wards have a population that is fifth in importance in the State of New York, the only cities having a larger population being Brooklyn, Buffalo, Rochester and the metropolis itself. Not only that, but those two wards have manufactories and various other industries inside of their own boundaries that supply work for the major part of their population, thus making it a natural thing for this population to wish to live on the spot.

HOW VALUES HAVE ADVANCED.

We see the result. Lots on 3d avenue, north of the Harlem Bridge, which comparatively a few years ago could be bought for two or three thousand dollars, are now worth ten and twelve thousand and over. Lots that were sold for two and three hundred dollars five or six years ago are now worth ten to fifteen hundred. And we are only in the beginning of the upward movement. Miles and miles of streets are continually being opened up, miles of water, gas and sewer pipes laid down, and gaslight and electric light is being placed in all directions, as well as granite and Belgian trap block pavements; while, to crown all, the 23d and 24th Wards have in operation to-day, the *best* and *quickest* mode of surface travel in New York city; for no one who has seen and ridden in the trolley cars can doubt their immense superiority to the horse car system, while the trolley is not to be surpassed by the cable system, which, after all, is only to be put in operation in part of the lower wards, not in the whole of them.

Having arrived at Fox Corners, in the Westchester avenue trolley cars, from the Harlem Bridge, in sixteen minutes, it took me two or three minutes walk to get to the well-known Vyse estate, which, as the reader is informed in the headlines above, is to be offered at private sale. This announcement will cause a flutter of excitement among old-timers who remember the class of men who have handled this estate in previous years. They were all shrewd business men and shrewd real estate buyers. They were the kind of men who knew a good piece of realty when they saw it. It was owned by Richard Apple, about half a century ago, and was subsequently purchased by Thos. Richardson, of Richardson, Spence & Co., the famous old Irish linen manufacturers. It then passed into the possession of the late Senator Thos. Murphy, from whom it was purchased by Thos. A. Vyse, then president of the Ninth National Bank.

As many of the readers of this letter will be interested in this sale, it will be of value to state a few facts about the Vyse property that may be a guide to them in estimating the value of the property. I am largely indebted to Mr. Henry D. Tiffany, who owns a large interest in adjoining property and who has resided in this vicinity all his life, for most of my information.

ITS ACCESSIBILITY.

The Vyse estate is bounded on the north by the Hunt estate, on the south by Home street, on the east by West Farms road and on the west by Stebbins avenue. It is accessible by three surface car routes, one of which is now completed and being extended northward, another of which is to be extended and in operation within a few months. The former is the Westchester avenue trolley road now running to Fox Corners, within gunshot, as I have said, of the Vyse estate, and which is being extended along the West Farms road, which passes the estate; the other along the Southern Boulevard, on which tracts are now laid, and

which, an officer of the trolley road says, will be in operation by the fall. The third is the Boston road trolley line; time, seventeen minutes from Harlem Bridge. The property, therefore, will shortly be in the advantageous position of being approached from the Harlem Bridge by three electric surface car rapid transit lines in sixteen to seventeen minutes, thus bringing it to within twenty minutes of 125th street, about thirty-seven minutes from 59th street, forty-two from the Grand Central Depot, fifty minutes from 14th street, and about an hour from the City Hall, with a trifle over to Hanover square, which taps the Wall street centre. These figures can, I believe, be relied upon, and they can easily be tested.

So much for the facts as they stand to-day. But there is something yet to be told. Within a year from date the Manhattan Elevated Road may be running express trains on a third track over the 3d avenue road, making the time between the Harlem Bridge and Hanover square in about twenty-five minutes. This will bring the Vyse estate within about forty-five minutes' journey of Wall street. Still more, the 2d avenue "L" road is also to have express tracks and this will enable passengers to get to 3d avenue and 149th street in about thirty minutes via the Suburban Rapid Transit Road, and then, by jumping on to a trolley car, get in six or seven minutes more to the Vyse property, for the trolley cars pass the "L" road at that point. Hence, those who may live on the Vyse property and who may have business on the line of either the 2d or 3d avenue "L" road will be able to get quick and easy access to their destinations, while they will also be able to tap the West Side by the several cross-town cars at different points, such as at 125th, 110th, 59th, 42d, 23d, 14th and other streets further south. These facts may appear small in themselves, but they are of great importance to the dweller in the 23d Ward, who knows the importance of being able to get to any part of the city with facility.

FIVE CENT FARES TO THE BATTERY IN PROSPECT.

As the Manhattan Road owns the Suburban Railroad it is probable that a five cent continuous fare will eventually be made from the Battery to the Northern terminus of the Suburban Rapid Transit Road. This road now runs to 177th street and 3d avenue, which is within easy distance of the Vyse estate. A five cent fare to 149th street and 3d avenue will enable a passenger to ride to that point and then change, via electric cars, reaching the Vyse estate about ten minutes later.

A point worth noting is that the Eastern branch of the Suburban Rapid Transit Road, which is now controlled by the Manhattan Road, is laid out to run past the Vyse estate, and it is only a question of a few years when an elevated road will be built up that way, the large increase in population making it probable that the Manhattan Road will find it advantageous to build this branch at an early date.

THE VYSE PROPERTY DESCRIBED.

It is understood that only a comparatively small portion of the old Vyse estate is to be offered—that part which is improved. The owner of the property has for several months past been surveying, cutting through streets and avenues, etc., scores of workmen being employed there for the purpose. The magnificent old mansion on the site still remains there, but it is to be removed later on. The streets on which the lots are to be sold are being cut through and opened according to the latest plan of the maps of the 23d Ward. They comprise Hoe, Vyse and Hunter avenues, Freeman street and Charlotte place. Nearly every street or avenue leading to the property is opened up and the sidewalks laid. West Farms road and the Southern Boulevard, which bound the property, are both finely macadamized and lighted by gas, with an early prospect of being lighted by electricity. The lots to be sold are non-assessable and the titles are guaranteed. The streets and avenues opened are 60 feet wide, and those bounding the property are from 70 to 100 feet in width. And it may be truly added that these boundaries form the most important avenues of travel in the 23d and 24th Wards.

CHARACTER OF THE GROUND.

The Vyse estate is on high ground. From some points Long Island Sound can be seen in the distance. The ground is sloping in some parts and even in others. It is admirably adapted for immediate improvement.

NEIGHBORING IMPROVEMENTS.

The activity in the way of building in this locality is clearly shown in the improvements made there in the last few years. Mr. Tiffany informs me that the Fox estate, which was held almost intact until within four or five years ago, has since then been partly sold and has some 200 buildings on it. The Fox estate adjoins the Vyse property.

PROFITS IN PAST YEARS.

To show how buyers of lots in the vicinity have made profits it is only necessary to point to some actual sales.

A lot on the north side of 167th street, between Intervale and Stebbins avenues, sold for \$33. Three years after a corner lot on the same street brought \$950, and to-day it is worth between \$1,800 and \$2,000, while inside lots are worth about \$1,200.

Five years ago Lawyer Clarence Dorsett, one of the Morgenthau syndicate that purchased the Levi P. Morton property, bought thirteen lots on the west side of the Boulevard, between Home and Freeman streets. Three years later he sold one for \$1,600, an advance of 100 per cent.

Two lots on the corner of the Southern Boulevard and 167th street sold for \$3,000 that were worth only \$800 per lot three years before.

Four lots on a corner of Freeman and Chisholm streets that were bought for \$1,500 some five or six years ago, only \$600 in cash being paid, are worth over \$4,000 to-day. The instances might be multiplied.

SCHOOLS, CHURCHES, ETC.

There are two schools in the neighborhood, one being on Eagle avenue and 163d street and the other at West Farms.

The School Commissioners of the 23d Ward are about to select a site for another school within a few moments' walk of the Vyse property.

One of the commissioners had selected twelve lots on 167th street,

between Fox and Simpson streets, but the choice has not been definitely made on this spot.

There are Episcopal, Methodist, Catholic and Baptist churches nearby, numbering ten in all, within fifteen minutes' walk of the Vyse property.

There are two fire stations within a few minutes' call, and a new police precinct and fire station are proposed.

NEAR TO THE NEW PARKS.

The Vyse property is within easy walking and driving distance of the magnificent system of parks in the upper wards.

Crotona Park is about 600 feet distant, to the northwest, from the Vyse estate boundaries.

Bronx Park is only half a mile to the north.

Claremont Park is 1½ mile to the west, and St. Mary's Park 1½ mile to the south.

Pelham Bay Park is four miles to the northeast.

Morris Park, the greatest and handsomest racing club in the United States, is within easy driving distance. About \$2,000,000 has already been expended on this park, and further improvements are still to be made.

It is said that the New Haven rapid transit branch road is arranging for the purchase of a right of way near West Farms road, on which, if secured, it will build a new depot within gunshot of the Vyse estate.

Such are the points, in short, that I have gathered, after spending a good part of the day in walking and driving over this vicinity. My verdict is that buyers of lots on the Vyse estate will make very considerable profits in a comparatively short time. The march of improvement northward has overtaken this property and has gone beyond it. It should long since have been cut up and improved. It is a superb piece of ground for building on and will make a delightful addition for those who are anxious to build homes in the upper wards, where they can get quickly and comfortably to their places of business south of the Harlem. It is one of the few fine large parcels still remaining in the market, and the day is fast approaching when it will be impossible to buy such lands in New York City.

OBSERVER.

Not Entitled to Compensation.

To the Editor of THE RECORD AND GUIDE:

SIR—Early last fall I engaged an architect to draw plans for three houses, plans to be completed in time to have houses built and ready for occupancy by April 1 of this year; the three houses to cost \$7,000 to \$8,000 altogether, including architect's commission. There was so much delay in submitting plans (which, when sent to the builders for estimates, it was found that they would cost from \$2,000 to \$4,000 more than amount fixed by me) that building had to be postponed until the coming summer, and now, considering the unsettled condition of financial affairs, may be postponed indefinitely.

The architect has sent me a bill for 2½ per cent on \$7,000 for drawing plans. Is he entitled to this commission in view of the fact that he did not furnish me with plans of houses which could be built for the amount I named to him? I wish to do just what is fair and equitable in the matter. Will you, therefore, kindly answer in your next issue?

New York, May 18, 1898.

SUBSCRIBER.

ANSWER.—We should say that if you have stated the facts accurately, and can prove them, the architect can not succeed in making you pay his bill; on the contrary, if you set up a counter claim you may get damages against him.—LAW EDITOR.

Beware of These Tricksters.

To the Editor of THE RECORD AND GUIDE:

SIR—Conveyancers and other people interested in prompt and honest real estate transactions, should be placed on guard against the practices of some irresponsible operators for avoiding their contracts.

The latest dodge attempted by these gentry against decent people is, after having made a contract of sale or exchange, to say that they cannot complete the sale for the reason that the wife of the vendor declines to join in the deed. This is a bit of trickery that need only be exposed to place people upon their guard against its recurrence. Of course, if a man, after having agreed to sell his property, thinks he has made a good bargain, he will not avail himself of this proceeding, but if he finds he has a better customer for his land than is the vendee; or if, in the case of an exchange he is disappointed in his bargain, it is very easy for him to induce his wife to refuse to sign, or to suggest to the contracting parties that his wife will not sign, because, under the decisions, in such a contingency a specific performance may not lie, and the intending purchaser is merely left to his remedy at law—that is, he can try to collect by suit his expenses of brokerage and legal fees. It might be a good policy to have the names of people resorting to these tactics for evading an honest contract posted in the Real Estate Exchanges and forwarded by mail to busy practitioners.

Another dodge is for parties that have agreed to sell property, conveying it (in the interval between the signing of the contract and the taking of title) to some third person. While the chances are remote that such third person is an honest purchaser, the chances are almost equally remote for the vendee under the contract to obtain full satisfaction at law against such roguery.

Here is another case where exposing the names of these operators would result most advantageously for the real estate community.

Can you suggest any other remedy.

I. S. I.

New Firms of Architects.

Weary & Kramer, a firm of architects, new to this city, have opened an office in the Metropolitan Life Insurance Building. The headquarters of this firm is in Akron, Ohio, where most of their drawing is done.

Another new architectural office in the Metropolitan Life Insurance Building is that of O. Legare Rogers. Mr. Rogers has but recently

returned from Europe, and is prepared to do all kinds of architectural work.

Van Auken & Forbes; King, Gage & Lindsey, and L. R. Hazeltine are the names of new firms with offices at No. 114 5th avenue.

First of May Removals of Architects.

Symonds, W. H., from No. 5 Beekman street to No. 160 5th avenue.

Osborne, L. A., from No. 198 Broadway to No. 160 5th avenue.

Pierce, Geo. H., from No. 15 East 14th street to No. 114 5th avenue.

Freeman, Geo. A., from No. 52 Broadway to No. 27 East 20th street.

Hunt, R. M., from No. 154 Nassau street to Metropolitan Life Insurance Building.

Hunt, R. H., from No. 154 Nassau street to Metropolitan Life Insurance Building.

Fornachon, Maurice, from No. 154 Nassau street to Metropolitan Life Insurance Building.

Rose & Stone, from No. 111 Broadway to Metropolitan Life Insurance Building.

Wells, Edmund B., from No. 169 Broadway to Metropolitan Life Insurance Building.

Wolf, Joseph, from No. 55 Liberty street to Metropolitan Life Insurance Building.

Thorpe, J. Greenleaf, from No. 5 Beekman street to Metropolitan Life Insurance Building.

Pistor, Wm., from No. 35 Broad street to Metropolitan Life Insurance Building.

Tuttle, Wm. B., from No. 52 Broadway to United Charities Building, 4th avenue and 22d st.

Tuttle, Geo., from No. 52 Broadway to United Charities Building, 4th avenue and 22d st.

Leo, J. P., from No. 38 Park row to United Charities Building, 4th avenue.

D'Oench & Simon, from No. 17 William street to No. 239 4th avenue.

Le Brnn & Sons, from No. 50 Broadway to Metropolitan Life Insurance Building.

Buchman & Deisler have removed to the new Monroe Building, Nos. 9 11 and 13 East 59th street.

Farnsworth, J. M., from Temple Court to No. 99 Nassau street.

Deery, J. J., from No. 280 Broadway to No. 99 Nassau street.

Schweitzer & Diemer, from No. 99 Nassau street to Vanderbilt Building, Beekman street.

Ingall, J. W., from Lincoln Building to No. 874 Broadway.

Small, F. M., from No. 245 Broadway to No. 39 Cortlandt street.

Mellen, N. C., from No. 57 Broadway to No. 45 Broadway.

De Lemos & Cordes, from No. 146 Broadway to Fulton Building, Fulton and Nassau streets.

Atwood, D. T., from No. 335 Broadway to No. 35 Broadway.

Osborne, L. A., from No. 198 Broadway to No. 160 5th avenue.

Mott, C. T., from No. 169 Broadway to No. 137 Broadway.

Fischer, A. E., from No. 38 Park row to No. 49 Liberty street.

Echos from the St. Louis Convention.

An echo from the annual convention, at St. Louis, in the middle of February, of the National Association of Builders, was heard in the meeting of the Mechanics' and Traders' Exchange on Monday week last, when the delegation from this city, composed of George Moore Smith, chairman; Stephen M. Wright, secretary; Andrew J. Campbell, John J. Roberts, Warren A. Conover, Charles A. Cowen, Augustus Meyers, delegates, and Ronald Taylor and Jacob S. Browne, alternates, presented their report. Besides the delegates and alternates, John M. Canda, John McGlensey and Henry M. Hinton, members of the Exchange, attended the convention.

The matters of chief interest that received the attention of the convention were as follows: The revised form of the Uniform Contract was adopted. It shortens the form by some 600 words, simplifying some of its sections, without changing its general purport. But in its present form, the delegates admit, it will require the rigid insistence of builders throughout the country to secure its adoption.

A general lien law was proposed and discussed, and abandoned as impracticable. But it was suggested that the several Exchanges look sharply after the lien laws of their respective States, and try to have them perfected in directions in which they were found defective.

The question of arbitration and apprenticeships came up on a report upon the operation of the plan of arbitration proposed at the last annual convention. Much satisfaction was expressed when it was learned that wherever it had been put to the test, arbitration had resulted favorably. The apprenticeship branch of the subject afforded no such satisfaction. It took these various forms: "Whether the workmen have any right to restrict the number of apprentices which shall be taken by an employer? Whether the employers and workmen, in joint action, have any right to control the number of apprentices which any employer shall be permitted to employ; and whether anyone, employer or workman, has any right to interfere with a boy's desire to learn a trade?" But nothing was done to disturb the present control of the subject by the trades unions, beyond recommending that the local Exchanges encourage the organization of Trade Schools, which latter would afford the best solution of the problem how to teach an "American Boy" a building trade.

Besides these the building and ownership of exchange buildings by the several exchanges was approved, as calculated to secure for the building industries the recognition and influence which their importance demand; the National Association was given a hearty endorsement; a tribute of respect to the memory of Marc Eidlitz was adopted and a resolution was passed thanking the St. Louis Exchange for hospitalities extended. The report was unanimously approved.

Builders Sailing under Short Canvas.

THE FINANCIAL GALE IS BLOWING, BUT THEY ARE IN GOOD CONDITION TO WEATHER IT—INTERVIEWS WITH REPRESENTATIVE MEN.

That our builders, and the building trade in general, have been affected by the recent troubles in Wall Street, at least that class of builders and speculators who have no strong standing financially, and who depend almost entirely on loans for the prosecution of their operations, is very evident. Should the monetary stringency increase, or even should it continue for any length of time, a serious curtailment of new work would surely result, and many assert that it would force no small number of builders, now interested in speculative undertakings, to sell at a sacrifice to save themselves. Others, it is true, feel confident that the builders and the material trade would come through with flying colors, even though the stress were harder than anything indicates at present. Certainly we may congratulate ourselves on the fact that the builders are mostly of a different class of men financially than formerly; and though there are yet men with no standing, they are in the minority.

The disasters of 1873 were mainly due to the fact that a large number of builders and those connected with them depended entirely on what loans they could secure, and when money became scarce really had nothing to carry their investments. This condition of affairs does not exist to so great an extent at the present time. Institutions and capitalists have learnt a lesson in recent years. Foreclosure suits have not proved favorable settlements to loans, and now much more care is taken to know the standing of an applicant before money is advanced. Again, more caution is taken to examine the records of a customer and if not worthy to refuse credit altogether. This has tended to weed out a class who were a menace to all a few years ago. As a result building operations have been checked and the building material market has not been so active as it was in freer times. Still, the market is good, prices to-day are firm and steady, and there appears little cause for uneasiness. During the past week a number of contracts have been awarded for fire-proof, office and other large buildings. Large sales of lots have been made to builders and speculators who intend building, showing a tendency to invest capital in real estate. All this surely tends to show that real estate and building in general is holding its own even if Wall street is shaken to its centre.

With the intention of ascertaining more fully how matters stand, in the face of the present stringency of the money market, a representative of THE RECORD AND GUIDE called on those dealers in the building materials trade directly interested with the builders for opinions. Notwithstanding the difference in views, all seem to reach a general conclusion.

At the office of J. S. Conover & Co. Mr. Edward Conover said: "As far as I can judge, from the present appearance of the market, real estate and building in general has not been affected in the least by the stringency of the money market. True, builders with whom we deal are of the better class financially. They are paying promptly. Of course when money is scarce a large number of the small fry are forced out, but I do not believe at present there are as many of the type of builders who depend entirely on loans. The squeeze of recent years took a large number of them off. It seems to me that builders are more inclined to build five houses instead of ten or more, as formerly, complete and sell before commencing again, and in this way keep themselves in ready cash, so that even if money was scarce they could save themselves. I do not expect to see any fall in values. On the contrary, real estate, especially on Manhattan Island, must increase in value. Yes, we have plenty to do. I really cannot see how the troubles of Wall street can affect the builders such as we deal with, for I feel that they could hold their houses till the trouble was over."

At Henry Maurer & Sons it was admitted that money was a little tight, but it had been so since January last. Small builders always looked more or less for credit. The larger firms were paying as usual. The market seems in no way strained, and this firm is doing as much business as usual. The Wall street troubles might affect values in real estate and the builders also if continued, but the prospect ahead is good. A number of big contracts have been awarded lately, and that does not look as if building was affected.

Mr. J. Merry, of J. Merry & Co., said: "I feel that the immediate outlook for real estate is not over bright, and if the stringency of the market continues there will be a fall in values of perhaps one-third. Not that I think values are too high, but the scarcity of money is felt at the present time to so great an extent that builders are forced to give notes, and unless of the very best the banks look with disfavor upon them. I fully believe the recent troubles in Wall Street to be the direct cause of this and if they continue there will be considerable trouble among the weaker builders."

Mr. J. B. King, of J. B. King & Co., said: "We are running to the full extent of our capacity. Money may be a little scarce just now, but it will be in plenty very soon. Whenever anything occurs to disturb Wall street it always benefits real estate. Those who get bit there look for something safer elsewhere. True, it will affect the speculative builders, but the larger firms can wait. They will sell at profit as soon as the trouble blows over. Nothing has been stopped so far in the way of building. All are busy. No. I do not predict any uneasiness. I think all will go right."

Mr. George Hagemeyer, of George Hagemeyer & Sons, said: "This is really the poorest spring the trade has had in some time. The cold weather and snow have held things back. Very few of the class of houses we supply are being built now. Why, a year or two ago there were more contracts made in a week than now in a month. Our collections are a little slow. It may be on account of the scarcity of money. A continuance of the trouble, maybe, would in a short time force the smaller dealers to go and they might or might not carry some of the larger ones."

Robert C. Fisher & Co. said: "If any bad effect of the recent troubles in Wall street were to be felt, we would be among the first to experience it, as we deal much with speculative builders; yet I cannot say that there is any indication at present of the least trouble. Business is booming. I

really see no cause for any alarm. The monetary trouble will all pass over in a short time and values will increase rather than fall."

Mr. J. P. Kane, of Canda & Kane, said: "I do not see how nor where the depreciation in the stock market can affect real estate so as to cause it to fall in value. Yes, those having the money just now are inclined to lock it up for a time and wait, that is always the way when they become in any way frightened. But, those with money to invest must naturally turn to real estate; capital will surely find its way there. I think instead of harm it will tend to turn those investing to real estate. Real estate values high? No, I do not think so at all. I fully believe they will increase. We have plenty of work to do, and I must say that this has been as good a season with us as any since we began business. Our collections, it is true, are a little slow, and that may come from the closeness of money, but they have been slow for some time back. I do not think that the stringency of the money market will affect us at all."

Mr. John Cooper, of the Jackson Architectural Iron Works, in conversation, said: "I do not see how the Wall street affairs can affect the real estate or building trades in such a way as to make any material difference in values. Those of the speculative turn, with little capital, in a time like this will have some trouble in raising money for the renewal of mortgages. It seems that when money gets tight those holding any lock it up and wait. Our work is going on as usual. There is plenty of building doing in New York City, and I do not know of anything being stopped for want of money. No, I really do not think this will in any way harm legitimate builders. They are the only ones we deal with. The speculative men would be forced out, of course, if a continued strain was felt."

For a Million Dollar Building Trades Exchange.

The Building Trades Club held a largely attended meeting at the Club-house on Monday evening last week, to consider the report prepared by the committee appointed in March to report upon the proposition for a Building Trades Exchange. The report of the committee, as printed in THE RECORD AND GUIDE of May 13, was read by Secretary Stephen M. Wright. A thoughtful discussion of the report followed, and the sentiment seemed to be overwhelmingly with the views of the committee. When the matter was put to a vote President John J. Tucker, who was in the chair, declared the report unanimously adopted.

The project, as it stands, looks to the purchase of a site 100x200, in the district bounded by 14th and 42d streets, 4th and 6th avenues, and the erection thereon of a building that shall not cost more than the difference between the cost of the site and \$1,000,000, the amount which it is at present proposed to spend. It is probable that \$600,000 will be obtained on mortgage at 4 per cent and the remaining \$400,000 be subscribed by the members themselves.

Disappearance of an Old Landmark.

Within a week or two another old landmark, the "Sailors' Home," at No. 338 Pearl street, will be but a memory. This old mansion, which was built more than one hundred and twenty-five years ago, is to be pulled down to make room for an addition to the *Police Gazette* Building. It was originally a magnificent residence of forty or more rooms, but for the last fifty or more years it has served as a sailors' boarding house.

This old building redounds to the credit of the builders of Colonial times, as it has weathered the storms of a century and a quarter and is still strong enough to last another century. The old and seasoned beams in the house are rough hewn out of great oak logs, morticed together and fastened with oak pins. These are fastened to the brick wall by broad rough iron bands and spikes weighing a pound or more. The front and rear walls are 2½ feet thick and the side wall 20 inches thick and built of brick brought over in sailing vessels from Holland. Heavy solid oak doors with beveled edges, fine carving and massive locks testify to the workmanship of our forefathers. Above the doors and around the fireplaces are splendid examples of old Colonial carving in wood, well preserved under coat upon coat of paint. One interesting feature, which few architects of to-day ever heard of, is that the decorations over the doors are exact counterparts of the mantels, each room having a design of its own. The great fireplaces show the ideas of successive generations, as they are filled in first a little, then a little more, and so on until to-day the house is equipped with modern iron fireplaces, but the line of each change is distinctly marked. Iron balconies are built into the brick wall in front of the two lower windows, and are as strong to-day as ever. Iron columns and capitals, of the Ionic order, decorate the main doorway.

The deed of sale calls for the return of the mantels and door, and window casements to the seller. It is understood that Cornelius Vanderbilt is to use them in a cottage he is to build at Newport, R. I.

Personal.

Charles J. Gillis, with his family, will leave for the World's Fair, at Chicago, in a few days, intending to be gone several weeks.

Frank L. Fisher leaves for the World's Fair on May 23th, to remain there two weeks. He will proceed thence to Saranac Lake, in the Adirondacks, for the summer, visiting the city occasionally.

Manager Benj Hardwick, of the Real Estate Exchange, has gone to Richmond and Old Point Comfort on a ten days' vacation.

Removal.

The Staten Island Terra Cotta Lumber Company have removed to the Farmer's Loan and Trust Company Building, No. 22 William street. They have secured one of the finest suites of offices in the building, located on the tenth floor. Business has been exceptionally good with them the past year, and at present their output is taxed to its utmost.

Special Notices.

THEN AND NOW.

Our reporter, to-day, calling upon Messrs. Ball & Co., 25 West 42d street, the wall decorators, was surprised to see the very handsome display of wall papers being shown the customers, and more so upon hearing the very small price asked by the salesmen, some very beautiful papers being quoted as low as 25 cents per roll.

"Are all your papers so inexpensive?" asked the reporter of Mr. Ball.

"Not at all," was the reply, "as we cater for all classes of trade."

"This paper is very expensive," he said, pointing to rolls of heavily embossed wall paper of various tints and designs, which looked like stamped leather rather than paper. "This is very fashionable though not so expensive," and he threw out a roll of Chinese paper, flecked with gold changed from that of burnished grade to the bronze shade, with an almost imperceptible red background.

"The paper and friezes for walls some few years ago," he continued, "in some of the most handsome parlors cost at least from \$4,000 to \$5,000, but to day very elegantly decorated parlors can be obtained as low as \$200 or \$300, while the heavy hand-made papers that formerly sold as high as \$2.50 per roll have now been superseded by delicate floral designs that sell at 25 cents per roll, and some very close imitations of silks for even as low as 50 cents."

"Do you find it difficult to meet the demand for new styles," was asked.

"Yes, it takes study, but we like it; it gives us a chance to display our talent as to artistic decoration, which pays. We have artists drawing designs for us all the time. We have more satisfaction in viewing a house, making up special designs for our clients, matching and harmonizing with the furniture and hangings, than in any other manner. Our aim always is that we shall never decorate two fashionable parlors alike, and in this particular New York differs from any other city. There is some chance for fertility of invention and wide range of taste here, while in other cities there is rigid uniformity observed. As stated, our aim is always at originality and everything must be unique. Each lady must have her parlor decorated to her own taste, and different from that of anybody else."

Our reporter left feeling that it requires more taste and fine feeling to be a decorator of the present day than he imagined, as compared with the old way where the ceilings were whitewashed, and the side walls covered with anything that might strike the fancy of the purchaser, without the advice of an artist. We would advise all who are contemplating decorations, either elaborate or in a less expensive manner, to call and see the display of Ball & Co.

A HANDSOME, ILLUSTRATED CATALOGUE.

The White, Potter & Paige Manufacturing Co., of No. 18 East 17th street, this city, and Nos. 415 and 47 Willoughby avenue, Brooklyn, have just had published a handsome illustrated catalogue of their wares.

THE REAL ESTATE MARKET.

The week's business has more than justified our remarks of last week on the probability of a revival of business before the summer dullness closes down upon the market. A goodly number of transactions have been consummated this week, but what is of more importance still, the character of the property dealt in is of itself an indication that Wall Street, with its prevailing financial tempest, has not had the effect of frightening either owners or investors in the real estate market. The reports of sales elsewhere show that the movement this week has been general both as to the location and character of the purchases. Several pieces of property, and at least one, a very valuable property, have been taken out of the market by investors, a fact which belies the statement so frequently heard from the professional bears, that the investment class is as much afraid of real estate as of everything else. Besides the investors, and as an indication of the sound condition of the market, perhaps more important than are the investors, the dealers have purchased lots this week to resell to builders, and the speculators, contrary to report, are still active in both purchasing and selling. It is safe to say that so far as indications go there is no more satisfactory sign than lot purchases and especially lot purchases by building loan operators. These operators comprise some of the shrewdest men in the real estate market. Their knowledge of real estate is comprehensive, their information as to the condition of the market accurate, but private, and it is only by observing what they do that one can find out what they think. And so when one finds at the end of the season a number of transactions by building loan operators, as well as numerous sales of private houses and a steady investment in down-town property, it is safe to say that the condition of the real estate market is first-class in every respect, Wall Street to the contrary notwithstanding.

CONVEYANCES.

	1892.	1893.
	May 20 to 26, inc.	May 19 to 25, inc.
Number.....	276	254
Amount involved.....	\$3,692,840	\$3,710,003
Number nominal.....	96	110
Number 23d and 24th Wards.....	55	35
Amount involved.....	\$113,915	\$215,300
Number nominal.....	14	8

MORTGAGES.

	1892.	1893.
Number.....	297	317
Amount involved.....	\$3,566,808	\$4,256,805
Number at 5 per cent.....	164	140
Amount involved.....	\$2,124,699	\$2,617,445
Number at less than 5 per cent.....	27	43
Amount involved.....	\$471,500	\$1,040,500
Number to Banks, Trust and Ins. Cos.	44	37
Amount involved.....	\$695,400	\$1,688,000

They are manufacturers of composition and Carton Pierre ornaments, now rapidly growing into general use for exterior as well as interior use in fine construction. The catalogue illustrates, by photographic process, some seven or eight hundred different designs of mouldings, garlands, centre pieces, capitals and drop ornaments. The book will be furnished free to architects on application to either address.

HEATING AND VENTILATING THE MANHATTAN LIFE BUILDING.

Gillis & Geoghegan have been awarded the contract for the steam-heating and ventilating plant for the Manhattan Life Building, now in the first stages of construction, at Nos. 64-68 Broadway.

A VALUABLE DOWN-TOWN CORNER FOR SALE.

A valuable plot, 50.3x72.5, on the northeast corner of Washington and Liberty streets, illustrated in diagrammatic form on another page, is offered for sale by Isaac T. Meyer, of No. 111 Broadway. Corners in this section have proved very profitable investments, and full particulars concerning this choice plot can be obtained from Mr. Meyer.

FLEMING CEMENT AND BRICK COMPANY.

This old-established concern are importing large quantities and carry a varied stock of Ingham's English Enameled Bricks, which are conceded to have the finest finish. Several important contracts have been closed for this season's use, and architects and builders are invited to examine their exhibit at No. 23 Liberty street, New York, of the different colors and sizes of salt-glazed, enameled and majolica-finished brick. Adamantine Clinkers for stable flooring are a specialty which only require examination to be appreciated. The Company's Blackcross Portland Cement (manufactured in England) is much in demand, so that, notwithstanding regular arrivals, it is necessary for buyers to engage ahead, which shows a pleasant condition of business.

A PERFECTLY WHITE BRICK.

That article long desired by architects and builders, a perfectly white, commercial, building brick, has at last been produced. Sayre & Fisher have produced it and are ready to take orders for it in any desired quantity. It is declared to be absolutely without shade or tint of color, non-porous, and baked entirely through. It is not a glazed brick, but a brick of the ordinary fine grade, except that it is perfectly white all through. It ought to be a popular addition to the list of building materials.

HODSON'S LUMBER YARD REMOVED TO FOOT OF EAST TWENTY THIRD STREET.

C. F. Hodson has removed to his new lumber yard to the foot of East 23d street, where his facilities for storing and handling a large stock are greatly increased. He will keep on hand a full supply of North Carolina white pine and hemlock, also spruce timber.

PROJECTED BUILDINGS.

	1892.	1893.
	May 21 to 27, inc.	May 20 to 26, inc.
Number of buildings.....	31	62
Estimated cost	\$463,775	\$1,270,800

PROSPECTS FOR EAST ONE HUNDRED AND THIRTY-EIGHTH STREET.

The operation of the trolley system in the 23d Ward has everywhere been favorably received by the residents of the district, but in no place has the quicker and cleaner transit which the system affords given rise to brighter hopes than those entertained by the owners of property on East 138th street. A responsible and well posted real estate broker, who has no direct interest in property on 138th street, expressed in a measure the enthusiasm which is quite common in the district. He said:

"There is no place in New York where money can be invested to greater advantage or with a better prospect of making money than on East 138th street. It is a wide street, well paved and lighted, and in other particulars in exceptionally good condition. At one end of the street is the Madison Avenue Bridge and at the other the Port Morris Docks which, I do not hesitate to say, afford the best natural basins round New York. It is an open secret that the New York Central has long contemplated erecting its main station at 138th street (Mott Haven), and this of itself would make the future of any street. In addition to this, it has been suggested that it is only a matter of a few years when the Fall River steamships will take advantage of the docking facilities at Port Morris and land their passengers there. This idea is not so extravagant as it might seem with the trolley road, along 138th street, bringing Port Morris within a few minutes of Harlem Bridge, Madison avenue and the talked of main station of the New York Central, at Mott Haven. It is evident that owners appreciate the fact that East 138th street is, for these and other reasons, likely to become a great business thoroughfare, for they have given over the building of dwellings and they are now erecting flats with large and small stores on the ground floor. It has been predicted that in fifteen years lots which can now be purchased for \$8,000 apiece and less will be worth \$50,000.

"People are sceptical, however, as to the possibilities of our North New York, but let them wait and see. The growth which is predicted for values on East 138th street and sympathetically in other parts of the 23d Ward is fully warranted, if the growth of the city in the past twenty years is any criterion. It is only a few years ago that we saw a rise in values on 125th street that no one was prepared for or expected. Within a year's time the value of lots on that street jumped from \$25,000 to \$50,000 apiece, and notwithstanding the adverse circumstances which have prevailed since the great rise, there has been no break in prices on 125th street. The

rise in property on 138th street and in other parts of the 23d and 24th Wards will come as suddenly and, to the people who cannot see, as unexpectedly as the rise on 125th street, or the similar increases in value on Manhattan Island in previous years."

RENTING.

Brokers in the private house district are interested to know the meaning of the extraordinarily large inquiry for houses at the present time by people who do not desire to occupy the houses until the first of October. The movement looking to the change from May 1st to October 1st, as the time for the commencement of a leased term has been noticed in this column frequently, and this year more than ever will leases be signed from October 1st. As a usual thing, however, the October lessees do not commence to look round until August, but this year every office that has a large business in private houses has a number of customers already inspecting houses which they do not wish to lease until October, and one broker says that during the last week alone he has signed half a dozen October leases. Other agents who have had a large inquiry say that they would be able to lease many houses at terms acceptable to the owners if the latter would consent to sign leases now. As a rule, however, the owners prefer the chances of leasing their houses through the summer season and having the leases date from the present time to the assurance of a good rent from October 1. Does this movement mean simply that house-seekers wish to avoid their tedious work during the hot term, or has it the more important significance indicating a scarcity of houses for rent later in the year? Many of the brokers incline to the latter view and say in explanation that many houses will find lessees in people who stop in New York before and after visiting the Fair at Chicago. Other agents say the present large inquiry has no particular significance.

REAL ESTATE IN BOSTON AND VICINITY.

A compilation of the transfers in Suffolk county shows that during the first four months of this year the number of transfers was 328 less than in the corresponding period of 1892, the mortgages 23 less in number and \$182,720 in amount.

The two periods compare thus:

	1893.	1892.	Decrease.
Number of transfers.....	5,865	6,193	328
Number of mortgages.....	2,287	2,310	23
Amount of mortgages.....	\$13,260,441	\$13,443,161	\$182,720

The building permits issued for the same periods show a very large gain in new brick buildings for this year, the figures being 91 in 1892 and 150 in 1893. The wooden permits fall behind, being only 502 as compared with 665 last year.

CHICAGO REAL ESTATE.

Summary for the week.—The following is the total number and amount of city sales having a consideration of \$1,000 and upward, which were filed for record during the week ending Saturday, May 20th:

Day.	Sales.	Consideration.
Monday.....	56	\$17,913
Tuesday.....	50	258,527
Wednesday.....	40	207,259
Thursday.....	59	412,557
Friday.....	43	293,110
Saturday.....	55	350,510
Total.....	322	\$1,940,846
Same last week.....	385	\$2,848,323

—Chicago Inter-Ocean, May 21.

Everybody interested in architecture and in building should read the Architectural Record, 25 cents a copy. Record and Guide office, Nos. 14-16 Vesey street.

PHILADELPHIA REAL ESTATE MARKET.

Summary for week ending May 13, 1893:

Number of transfers.....	295
Amount of transfers.....	\$1,615,314 90
Cash consideration.....	1,072,214 90
Mortgage consideration.....	543,101 00
Ground rent consideration.....	28,107 15
Which on a 6 per cent basis amounts to.....	468,452 50
Sales at auction.....	221,515 00
Mortgage incumbrance on same.....	1,000 00
Ground rent incumbrance on same.....	423 50

ARDSLEY LANDS SOLD FOR \$400,000.

At the foreclosure sale of the lands of the Ardsley Company, by Richard V. Harnett & Co., yesterday, at the New York Real Estate Salesroom, Drexel, Morgan & Co., the mortgagees, bid the property in for \$400,000, several thousands of dollars less than the amount due on the mortgage. Title was passed within an hour after the sale, while a motion for the appointment of a receiver of the Company's property, including the proceeds of this sale, was being argued in court.

H. C. Mapes & Co. sold seventy-six lots at Unionport, N. Y., on Monday, for a total of \$21,945. The prices ranged from \$190 to \$775, the former being obtained for a lot on 7th street and the latter for a corner on Westchester avenue. Although good prices were being realized the owner ordered the sale stopped after seventy-six lots were disposed of.

DECORATION DAY SALE OF UNION HILL LOTS.

James L. Wells will celebrate a large part of Decoration day, next Tuesday, May 30th, by selling a large tract of lots belonging to the Estate

of James Brown, deceased, and very advantageously located in the town of Union, N. J. The lots 184 in number, have easy communication with New York by the North Hudson County Railroad from Weehawken (4th street, this side) ferry, which runs through the property. The streets are all fully improved and the lots are nearly all 25x100 in size. Music and refreshments will be among the attractions preceding the sale. The titles are guaranteed free of cost to purchasers by the Title Guarantee and Trust Co of this city, and the lots are restricted against nuisances. Intending visitors can also reach the lots by any of the ferries to Hoboken and from there by electric cars direct to the property. Send to Mr. Wells, at 59 Liberty street, for maps of the property and other particulars.

Jere. Johnson, Jr., will sell on Decoration Day, Tuesday, May 30th, at 1 o'clock, on the premises, 250 choice lots, a portion of the Jones farm, on Stillwell avenue, immediately adjoining Bensonhurst. This property is reached by the Trolley cars of the Brooklyn City Railroad Co., from the Thirty-ninth Street Ferry, and by the Brooklyn, Bath & West End Railroad, from the Union Depot, 36th street and 5th avenue, Brooklyn, or the Thirty-ninth Street Ferry. All titles are insured and 50 per cent may remain on mortgage on all purchases of \$2,000 and upward. These lots are situated in a rapidly improving district.

William Kennelly will, on Thursday next, June 1st, sell, at the New York Real Estate Salesroom, No. 111 Broadway, by order of the Supreme Court, in partition, the property Nos. 311 to 319 West 43d street, 125x100.4 x125x100.5, with the substantial six-story brick factory building, 100 feet front on four of the lots, and a three-story and basement brick dwelling adjoining on the other lot. Maps and further particulars are obtainable from the auctioneer at his office, Room F, No. 111 Broadway.

KEMP ESTATE SALE OF TWO HUNDRED AND SEVENTY TWO CHOICE LOTS.

One of the sales of the near future which is destined to establish basic prices for its district will be held at the New York Real Estate Salesroom by Peter F. Meyer & Co., on Tuesday, June 6th. The hour for the sale has been set at 12.30, immediately following a sale of investment properties, which Messrs. Meyer & Co. will hold on the same day. The lot sale will be by all odds the most important North Side lot sale of the season. It comprises 272 lots, averaging over 25x100, the property of the Kemp estate, by the heirs of which it is ordered to be sold for purposes of partition. The lots are located in one of the most inviting and promising residence sections of the North Side, on the crown and sides of the promontory overlooking the Harlem River at the great bend near Macomb's Dam Bridge. On one side of this promontory or bluff is Jerome avenue, the most popular driving road in the city, and on the other side flows the prettiest reaches of the Harlem, with Washington and High bridges, Highbridge Park, the new speedway, Washington Heights, the new Macomb's Dam Bridge, and the new St. Nicholas Viaduct, conspicuous and pleasant features of the near vistas. The lots front on Sedgwick, Lind, Summit, Ogden, Nelson, Bremer and Anderson avenues, and on Cross street, Coleman place, Kemp place and Devos street. They are within about five minutes' walk of the 155th street station of the elevated railroad (5th and 9th avenue lines), and within about the same distance of the Highbridge station on the New York Central road, whence the running time to the Grand Central Station is only about fifteen minutes. The auctioneers report a larger call for the maps of these lots than for any other sale held this year—a fact which shows that people are deeply interested in the sale. The titles are guaranteed by the Lawyer's Title Insurance Co. free of charge to the purchasers, and 70 per cent. of the purchase money may remain on bond and mortgage for three years, at 5 per cent. interest per annum.

Richard V. Harnett & Co. will sell at the Real Estate Exchange Auction Room, 59 to 65 Liberty street, on Thursday, June 8th, the five-story brick double tenement with stores, 25x85x100, No. 1764 3d avenue, near 98th street. Further information may be obtained from the auctioneers, at their offices Nos. 71 and 73 Liberty street.

Gossip of the Week.

SOUTH OF 59TH STREET.

Geo. R. Read has sold for Henry W. Banks to a client for investment the seven-story office building, 57x89.8, occupying the east side of Front street, between Pine and Depeyster streets.

Richard V. Harnett & Co. have sold for the Count and the Marquise De Portes to Hoffman Brothers the five-story buildings, on plot 81x116, Nos. 114 and 116 Duane street, for \$250,000.

Gardner Wetherbee has sold to a Mr. Stern No. 136 5th avenue, on the west side, between 18th and 19th streets, for \$125,000. The house is four stories high and stands on a lot 25x143, and has alley rights to 19th street. Richard V. Harnett & Co. were the agents for the property.

Amos R. Eno has sold the three four-story buildings Nos. 73 to 77 Pine street, near Pearl. No. 73, which Mr. Eno purchased in 1881 for \$11,500, is 21.11x68.3x22.11x68.11 in size, and Nos. 75 and 77, which were purchased in 1880 for \$19,100, are in size as follows: 45.3x13x13.8x5.8x7.8x25x68.3x43, making the total size about 66x70. John N. Golding was the broker and I. S. and M. S. Korn the purchasers.

Thomas J. Barbour has sold the four-story brown stone dwelling, No. 11 West 32d street, lot 25x60x100, for \$62,000.

Sarah Maghee has sold to a Mr. Wilcox No. 16 East 54th street, a four-story brown stone dwelling, 22x60x100, for \$55,000.

Henry D. Winans & May, successors to Bellamy & Winans have sold the four-story brown stone (Columbia College leasehold) dwelling No. 10 West 50th street, for \$26,500.

Riker & Son have sold for Daniel T. Stevens to Dr. Luis P. Walton, No. 73 West 50th street, a four-story brown stone dwelling, 17.1x65x100, for \$35,000. Mandelbaum & Lewine have purchased from the Children's Aid Society

the five-story and basement brick dwelling, No. 27 St. Mark's place, size 26 x60x112.10.

John J. Clancy & Co. have sold for Mary B. De Frece the three-story dwelling (Astor leasehold) No. 308 West 55th street, to Dr. Wm. A. Ewing.

P. Fisher has sold the two five-story store and tenement houses Nos. 248 and 250 Avenue A, to M. Schloss.

Jos. Oatman has sold for the estate of Madelaine Schaeffer the three-story, high stoop, brick dwelling, with lot 18.9x50x100.5, No. 139 West 46th street, to Mrs. C. A. Durkin.

John Finck has sold for Max Clausen the five-story tenement No. 621 East 15th street, to Patrick Shanney.

Charles Buermann & Co. have sold, for Thos. E. Tripler, the five story flat, 26x82x92, No. 542 East 17th street, to Mrs. Mary Graeber, of Brooklyn, for \$24,000.

D. H. Carroll has sold to William Boeckel No. 316 Washington street, at \$40,000, and to John H. Wray the southwest corner of Hudson and Vestry streets, 33x100, for \$65,000.

Hiram, Rinaldo & Bro. have sold for Mandelbaum & Lewine to Fay & Stacom the property, 26x112, No. 27 St. Mark's place. Fay & Stacom will remove the old buildings and reimprove.

The estate of Sarah L. Cooke has sold to A. Weisbaum the four-story brick tenement, on lot 25x100, No. 100 Columbia street, for \$23,000.

NORTH OF 59TH STREET.

F. R. Houghton & Hoffman Bros. have sold to Oppenheimer & Metzger the four lots on the northwest corner of Columbus avenue and 83d street. It is understood that the purchasers have about completed negotiations for the resale of the lots to a builder.

The executors of the estate of M. S. Madigan have sold the plot of four lots on the northwest corner of Columbus avenue and 84th street, for about \$85,000.

Lewis Z. Bach has sold to Gunn & Grant, for improvement, the plot, 120 x100, on the north side of 84th street, 100 feet west of Columbus avenue, for \$70,000.

Stabler & Smith have sold for Dr. C. G. Pease to Ralph O. Ives, No. 693 Columbus avenue, a five-story brick and stone flat with stores, 28x90x105.

Wm. R. Ware has sold for David Christie to Mary Daly the five-story flat, 25x100, on the southwest corner of Central Park West and 95th street, for \$60,000.

John R. Foley has sold for Jacob Bookman to John B. Cannon for improvement four lots on the south side of 110th street, 50 feet east of 5th avenue, for \$50,000.

Hall J. How & Co. have sold for Judson G. Todd to Thomas Cowman for improvement a plot, 34x100, on the north side of 119th street, between 5th and Lenox avenues.

J. Romaine Brown has sold three lots on the south side of 138th street, 250 feet west of the Boulevard, to T. J. Hayden at an advance on the price paid at the Devlin estate sale last week.

T. J. Hayden, of Hayden & Co., has sold for Franklin Brandreth three lots on the north side of 142d street, 200 feet west of 7th avenue, for \$12,000 to Edward and Patrick Burns for improvement.

Judge Patterson has confirmed the award of Commissioners in the matter of the Edgecombe avenue school site. The four lots on the northeast corner of 140th street belonging to John Cullen was valued at \$32,000, and four on the southeast corner of 141st street belonging to Howard Conkling at \$27,000. T. J. Hayden negotiated the sale.

Geo. C. Edgar's Sons, it is said, have sold to a Mr. Adler No. 15 West 69th street, a four-story brownstone dwelling, 20x60x100.

P. Fisher has sold No. 1664 1st avenue, a four-story brownstone apartment house with store.

John T. Duff has sold for Fredericka Oesterling a plot of four lots on the north side of 142d street, about 100 feet west of Hamilton place, with frame house, to John Stewart at \$26,500.

John J. Clancy & Co. have sold for Robert W. Winters the two-story frame dwelling No. 541 West 153th street, lot 25x100, for \$8,000.

Bernard Havanagh has sold to Alfred L. Jaros No. 24 West 70th street, a four-story brownstone dwelling, 19x60x100.

Jos. Bierhoff has sold for own account the two lots in 136th street, north side, near 7th avenue, purchased by him on Tuesday at the Fosdick Estate sale, to Herman Scheideberg for \$5,900 each.

Lionel Froehlich has sold the three-story residence property, 20x55x100.2, No. 165 East 64th street, for M. Gottlieb to J. Cohen for \$20,000.

Bernard & Co. have sold for Henry Muhlker the four lots, southeast corner Lenox avenue and 138th street, and for Henry Franke the three three-story stone front dwellings, Nos. 6, 8 and 14 West 114th street.

F. A. Carl has sold for James McClenahan, the three-story stone front dwelling, No. 2107 Madison avenue, 20x80, for \$11,375 to a Mr. McPaul.

It was reported during the week that the Donnelly property, 133d to 136th streets, 10th avenue and the Boulevard, had been sold. Mr. Miller, of Miller & Wells, attorneys for the executors, denied however that the property had been sold or that there were any negotiations under way for the sale of the lots.

Ames & Co. have sold for Chas. Crowe the three-story, high stoop, brick dwelling, No. 245 East 110th street, 16.8x52x100.11, to Dr. Wilson.

Mangam & Welling have sold for a Mr. Egan the three-story brick dwelling, No. 35 West 133d street, 16.8x52x99.11, to a Mr. Unger.

LEASES.

Mandelbaum & Lewine have leased the four-story and basement brownstone dwelling, No. 321 West 45th street, for three years, at \$1,400 per annum.

Brooklyn.

Corwith Bros. have sold the three-story and basement frame dwelling, 16 8x46, on lot 16.8x100, No. 583 Lorimer street, for John T. Gardiner to Samuel Mendelson for \$5,000; and the two-story frame dwelling, 16x33, on lot 25x100, No. 150 Calyer street, for Jennie T. Roberts to Wm. H. Port for \$3,500.

CONVEYANCES.

	1892.	1893.
	May 19 to 25, inc.	May 18 to 24, inc.
Number.....	318	342
Amount involved.....	\$1,276,189	\$937,315
Number nominal.....	88	139

MORTGAGES.

Number.....	323	311
Amount involved.....	\$1,493,019	\$885,621
Number at 5 per cent. or less.....	177	140
Amount involved.....	\$873,696	\$584,314

PROJECTED BUILDINGS.

	1892.	1893.
	May 20 to 26, inc.	May 19 to 25, inc.
Number of buildings.....	120	80
Estimated cost.....	\$731,930	\$381,655

Out of Town.

MT. PLEASANT, N. Y.—There were two lots, Nos. 425 and 426, conveyed to Mr. W. C. Dredge last week by Louis Smadbeck, instead of one, as reported in the conveyances.

MASPETH, L. I.—Chas. Buermann & Co. have sold for Henry Buermann two lots on Jay avenue, 41x141, to Joseph F. Munson for \$400.

STATEN ISLAND.—Henry H. Dreyer has sold for Mr. Parsons, of New Brighton, his property on St. Mark's place, running through to Carroll place, 69x170x73x170, with two houses thereon.

BORDENTOWN, N. J.—It is reported that a syndicate of New York capitalists has just purchased Bonaparte Park at this place for about \$900,000. They intend to make a fine summer resort out of the place.

Building News.

"TRADE SCHOOLS AND CHARITY."

Mr. Charles J. Gillis, of Gillis & Geoghegan, will read an original paper on "Trade Schools and Charity" before the annual convention of the Master Steam and Hot Water Fitters' Association, to be held at Chicago on June 6th.

* * * *

Buchman & Deisler have removed their offices to the new Monroe building, at Nos. 9 to 13 East 59th street.

* * * *

FOR THE IMPROVEMENT OF THE NORTH RIVER WATER FRONT.

At Thursday's meeting of the Dock Board, the plans, which have been a long time in preparation, for the improvement of the North River water front, were submitted by Chief Engineer Greene, and those covering the sections between 72d and 100th streets, were formally approved. The plans as approved provide for the construction of several new piers, some of them along the water front of Riverside Drive. At the next meeting of the Sinking Fund Commission the plans will be presented, with a request for the issue of bonds by the Comptroller, to provide for beginning the work. The improvements, thus far outlined, will cost in the neighborhood of \$8,000,000, which will be distributed over a number of years. The approval of the Sinking Fund Commission must be had before the work can begin.

* * * *

Out Among the Builders.

■ Buchman & Deisler are engaged on the plans for an eight-story fire-proof warehouse which Ottenburg Bros. will erect on the south side of 23d street, about 225 feet east of 2d avenue, at a cost of \$225,000. The building will have two steam elevators and will be 165x100 feet in size.

Charles P. H. Gilbert will shortly file plans for four English basement five-story houses, averaging 23.5x70 in size with extension, to be built on the north side of 86th street, near Riverside Drive, for the City Real Estate Co. They will be of semi-fire-proof construction and will cost \$125,000. The same architect has designed the two houses which are to be built for private owners on the north side of 74th street, 100 feet west of West End avenue. These also will be five-story English basement houses, 32x60 and 24x60 in size. Whitestone, brick and terra cotta will be used for the fronts, and in all points of interior finish these houses will be thoroughly well finished. The owners belong to a syndicate of eight who will improve the north side of 74th street, between West End avenue and Riverside Drive, occupying the houses when completed.

George Edward Harding & Gooch are preparing plans for the alteration of and addition to the *Police Gazette* Building, at the southeast corner of Pearl and Dover streets. The alteration of the present structure will consist in the addition of two stories, with mansard roof, in the bridge side of which will be a new clock 12 feet in diameter. The addition, which will occupy the site of the "Sailors' Home," adjoining on Pearl street, will be 26.6x96 feet, nine stories high, built of iron, Philadelphia brick and Belleville stone.

Edward and Patrick Burns will erect a double and single flat on the north side of 142d street, 200 feet west of 7th avenue.

Wm. Schickel & Co. are busy on the sketches for the building which Arnold, Constable & Co. will erect on the northeast corner of 5th avenue and 18th street, the site of the old Belmont mansion. The details of the plans have not yet been decided and it will probably be a full month before they are finally determined. One of the plans now under consideration by the owners calls for a twelve-story fire-proof business and office building.

Gunn & Grant will build three five-story brick and stone apartment houses, each 40 feet front, on the north side of 84th street, 100 feet west of Columbus avenue. The building will have every improvement, including hardwood trim, etc. Excavating has already been begun.

Geo. F. Pelham has the plans for a six-story business and loft building, 24x71, which Louis C. Friedline intends to build at No. 9 North Moore street, at a cost of \$20,000.

Schneider & Herter are preparing plans for two six-story and basement flats, to be erected at Nos. 268 and 270 East 4th street. They are to have

brownstone fronts with terra cotta trimmings and all improvements, and are estimated to cost \$48,000; also for a five-story flat, in similar style of construction, but with two stores in the first story, at No. 485 2d avenue, to cost \$24,000. Louis J. Rosendorff is the owner.

John B. Cannon will build four five-story flats and stores on the south side of 110th street, 50 feet east of 5th avenue; three houses will be 26 feet front and the other 19.6.

Thomas Cowman intends to build two three-story high stoop dwellings, on a plot 34x100, north side of 119th street, between 5th and Lenox avenues, which he purchased this week.

Charles Rentz has drawn plans for a seven-story and basement brick and stone store building, to cover the plot fronting 120.8x on Market slip, 26.4x on Water street and 26.6x on Cherry street. Morris Levy is the owner, and the cost is to be \$35,000. The same architect has plans for a six-story and basement flat, 26x88.6, to be built for Fay & Stacom, at No. 27 St. Mark's place. Cost, \$28,000.

J. B. McElfatrick & Son, architects, have awarded contracts for the repairs on the new Metropolitan Opera House to L. & E. Weber, masons; E. C. Horn, carpenter, and Kerr & Rosario, papier mache. Contracts for iron work, decorating and fire-proofing have not yet been awarded. L. & E. Weber have commenced clearing out the ruins of the old building.

Brooklyn.

Wm. B. Tubby is the architect for a new museum building, 140x165 feet in size, to be erected opposite Pratt Institute by the directors. The material will be stone, brick and terra cotta. The cost is not estimated.

McKim, Mead & White are the accepted architects for the new Museum of Arts and Sciences to be erected on the Eastern Parkway and the competition for which was decided late last Friday night by the jury of experts, A. D. F. Hamlin, Robert S. Peabody and George L. Morse.

The museum will be simple, dignified and monumental in architectural treatment and freely classical in design. The exterior facades will be of light-colored stone and the court facades of light-colored brick or terra cotta. The entire structure will be fireproof, with floors of metal, brick and concrete, the lighter portions made of hollow brick and porous terra cotta.

Extensive alterations will soon be commenced in the Brevoort building, at the southwest corner of Fulton street and Bedford avenue, under the direction of P. J. Lauritzen, architect, to fit it for the occupancy of the new dry-goods firm of Wechsler & McNulty. It is proposed to devote the three lower floors to business purposes, thus making necessary the entire remodeling of the third floor, now occupied by apartments. The refitting will be done in an elaborate manner, and it is expected to have it ready for occupancy in September next.

Out of Town.

NEWTOWN, L. I.—Frank A. Collins, of Flushing, is the architect for the Presbyterian Church to be erected here. The dimensions will be 85x102 feet, with light-colored and brownstone as materials. Hopkins & Roberts, of New York, are the contractors.

SHOKAN, ULSTER CO., N. Y.—Architect Chas. H. Israels has the plans for a frame chapel, 27x50, to be erected here by Josiah W. Wentworth, of New York City. It is intended for use as a place of worship for resident Roman Catholics.

NEWARK, N. J.—Schweitzer & Diemer have plans under way for the following: A three-story frame convent for St. Michael's Church, to cost \$7,000, and to be built on the west side of Belleville avenue, near 4th avenue; a two-and-a-half-story frame dwelling, 25x40, with extension, to be built at a cost of \$5,000, for W. I. Beatty, on the west side of Highland avenue, near Elwood avenue, and a two-and-a-half-story brick stable, 22x25, to cost \$3,000, and to be built on the west side of Mt. Pleasant avenue, near Broad street, for S. R. Walters.

NEWARK, N. J.—Following is a list of the more important plans filed with the Superintendent of Buildings during the past month: L. F. Hunt, 2x1/2-sty fr dwg, 3x51, Heller Parkway; H. Hunkle, 3-sty fr dwg, 32x52,

cor W. Kinney st and Morris av; F. A. Schaeffer, 4-sty fr leather factory, 57x 0), 57 Bergen st; C. Ryman, 2-sty fr factory, 24x35, Orange and 7th sts; D. Monyack, 4-sty fr store and dwg, 20x55, 131 Broome st; C. E. Smith, 2 sty fr dwg, 14x14, 175 13th av; MacAndrews & Forlees, 1-sty brk factory, 4 x30, N. 3d and Abingdon avs; Celluloid Company, 1-sty brk boiler room, 45x14S, 25-29 Ashbridge st; Wm. Westfall, three 2-sty brk stores and flats, 25x60, 122 Felleville av; S. Wilson, 2-sty fr dwg, 27x30, cor James and Summit sts; L. M. Emmes, 2 1/2-sty fr dwg, 22x45, 28 Newark st; W. Quense, 3-sty fr dwg, 22x44, 86 Newton st; F. Bimble, 2 1/2-sty fr dwg, 28x40, 324 Broad st; J. A. Gries, two 2-sty fr dwgs, 22x38, 96-98 3d st; W. H. Van Houten, 3-sty fr dwg, 20x34, 371 Summer av; Park Av Coal Co., 2-sty fr storehouse, 30x62, 5th av and 13th st; S. Newton, 3-sty fr dwg, 22x42, 37 Magazine st; C. Yule, 3-sty brk hat factory, 41x38, 40 and 42 Eagle st; G. Gardner, 3 sty brk store and dwgs, 25x60, 40 Belleville av; A. Ranch, 3-sty fr dwg, 25x50, 262 Littleton av; J. Henning, 3-sty fr flats, 20 x43 1/2, 353 Morris av; R. Isemann, 2 1/2-sty fr dwgs, 22x44, 385 Bergen st; Celluloid Co., 1-sty brk factory, 32x62, 52 and 54 Ashbridge st; Mrs. A. A. Edgar, 1-sty brk store, 26x85, 10 New st; Geo. Lane, 3-sty fr dwg, 35x45, 28 Roseville av; F. Carmello, 3-sty brk dwg, 48x24, 65 and 67 Jackson st; A. Smith, 3-sty fr dwg, 24x42, 27 Colden st; A. Liebhauer, 3-sty fr stores and flats, 42x46, 132 and 134 Bloomfield av; C. J. Basch, 2-sty fr stable, 30 x36, 393 and 395 Mt. Prospect av; A. Jatkowsky, 4 sty fr store and dwgs, 35x62, cor Howard and Baldwin sts; J. A. Coles, 2-sty fr dwg, 72x36, 138 and 140 Newark st; Bondisch & Juditsky, 2 1/2-sty fr dwg, 32x60, 59 Coldeh st; A. Gartner, 2 1/2-sty fr dwg, 35x34, cor 14th av and S. 7th st; C. Yunkers, 2 1/2-sty fr dwg, 2 x48, 125 Littleton av Morris Mfg. Co., 2-sty brk factory, 20x65, rear, 416 Broad st; T. Davis, 2 1/2 sty fr dwg, 22x45, 197 N. 5th st; Mrs. Cashill, 3-sty fr dwg, 27x54, 101 Congress st; Reuter Chemical Co., 1-sty fr factory, 30x100, River road; W. H. Sayre, 3-sty brk flats, 37x60, cor 11th and Orange sts; C. J. Halster, 3-sty fr flats, 27x27, 6 1st st; M. M. Widerspahn, 3-sty fr store and dwg, 28x35, rear, 55 Montgomery st; C. Redman, 3-sty brk dwg, 22x42, 409 Central av; D. H. Hicks, 2 1/2-sty fr dwg, 20x30, 266 Summer av; B. B. Huff & Sons, 2 sty fr warehouse, 50x80, cor 14th st and D. L. & W. R. R. av; M. Vingenzo, 4-sty brk store and dwg, 25x66, 19 Lock st; J. Henrich, 3-sty brk dwg, 22x57, 250 Fairmount av; C. Trautwerz, 3-sty fr store and dwg, 24x62, cor 18th av and Bergen st; G. Binde, 3 sty fr dwg, 24x44, cor Waverly pl and Charlton st; H. Smith, 4-sty fr factory, 23x33, Bleecker st; F. Meisol, 4-sty fr store and dwg, 31x65, 71 Prince st; L. Keifer, 3-sty fr dwg, 22x46, 263 Fairmount av; A. Butzmuellen, 2 1/2 sty fr dwg, 22x40, 112 S. 8th st; P. Ballantine & Sons, 2-sty brk wagon shed, 48x113, cor Front and Fulton sts; J. Coyle, 3-sty fr dwg, 22x45, 51 1st st; H. A. Looker, 3 sty fr dwg, 27x45, 123 Brunswick st; J. Holle, Jr., 3 sty fr dwg, 22x73, 57 13th av; T. Kastner, 3 sty fr dwg, 22x58, 55 13th av; A. J. Holle, 3-sty fr dwg, 22x72, 53 13th av; C. Schuremann, 2 1/2-sty fr dwg, 22x 58, 27 Avon av; R. Stinson, 2 1/2-sty fr dwg, 22x55, 18 Reade st; J. Honiss, 2 1/2-sty fr dwg, 24x48, 16 Carteret st; P. Smith, 3-sty fr store and dwg, 21x 43, Nestitt st; M. Rachlin, 3-sty fr store and dwg, 25x54, 87 Livingston st; M. Rachlin, two 3-sty fr dwgs, 25x54, 85 and 89 Livingston st; Reiley Bros., 2-sty fr shop, 20x30, s w cor Mt. Prospect av and Irving st; G. Boehm, 3-sty fr dwg, 22x42, 95 Winans av; A. Schulmann, 3-sty fr dwgs, 25x52, 95 Wallace st; E. Wolf, 3-sty brk dwg, 22x58, 358 Elm st; Ballantine & Co., 2-sty brk stable, 63x91, Ferry st; F. W. Speer, 3-sty brk dwg, 25x46, 49 Astor st; W. E. Blewett, Jr., three 2-sty fr dwg, 57x46, Montclair av; E. P. Heller, 2 sty fr dwgs, 56x42, Ridge st; F. G. Du Bois, 2 1/2 sty fr dwgs, 40 x30, Heller Parkway.

Fine Printing of All Kinds.

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

WANTS AND OFFERS.

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

WANTS.

WANTED.—Position with carpenter and builder by a young man thoroughly competent to take off accurately items from plans and make out estimates therefrom. Address, SUPERINTENDENT, "Record and Guide" office.

WANTED.—Competent real estate broker to take entire charge of selling lots in a well-established nearby villa park. WARE ESTATE, 451 Columbus av.

An opportunity is wanted by a gentlemen in good financial standing to commence in an established real estate business; a branch of a reputable concern or the management of an estate preferred; correspondence will be treated absolutely confidential. Address, M. C., this office.

OFFERS.

Dwellings and Flats.

SALE, or to let—Nice eight-room cottage and stable; Southern Boulevard, near Westchester avenue trolley line. May 21-uf.

3d av., near 96th st—Five-story store and tenement; easy terms; might exchange. May 20-1aw4w SAMUEL NIXON, 60 Broadway.

Improved Property.

A VENUE C corner, near 16th st., four-story iron building; might exchange. May 20-1aw4w SAMUEL NIXON, 60 Broadway.

TO lease.—25,000 sq. ft of floor space for factory purposes; three floors; new building with power light on all sides; steam heated. J. REEBER'S SONS, 107th st and 1st av. Terms reasonable. This building completed with all improvements and is one of the best factories in this city. Mar 26-uf.

OFFERS.

Vacant Lots.

LOTS.—Several plots of lots, with or without loan. FRANK HARDY, R. WESTBROOK MYERS, 195 Columbus v. April 22-u-f.

Miscellaneous.

FOR sale—27 Iron I-Beams, 15-inch, 18 to 22 ft long; cheap. H. C. BRIGGS, 266 Water st., Brooklyn.

TO LET—Small loft, No. 300 East 64th st; power if wanted. May 20-uf.

PRINTING—BOOK, NEWS AND JOB, RECORD AND GUIDE PRESS, 14 Barclay, and 14, 16 Vesey sts.

THE COLUMBUS HISTORICAL GUIDE. Twenty-five cents a copy.

SALES OF THE WEEK.

The following are the sales for the week ending May 26.

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

This list does not include properties bid in or withdrawn by the owners.

(AT NEW YORK REAL ESTATE SALESROOM.)

PETER F. MEYER & CO.

Table listing real estate sales with columns for address, price, and agent details.

RICHARD V. HARNETT & CO.

Table listing real estate sales with columns for address, price, and agent details.

BRYAN L. KENNELLY.

Table listing real estate sales with columns for address, price, and agent details.

HALL J. HOW & CO.

Table listing real estate sales with columns for address, price, and agent details.

JAS. BLEECKER & SON.

Table listing real estate sales with columns for address, price, and agent details.

WILLIAM KENNELLY.

Table listing real estate sales with columns for address, price, and agent details.

SMYTH & RYAN.

Table listing real estate sales with columns for address, price, and agent details.

JAS. L. WELLS.

Table listing real estate sales with columns for address, price, and agent details.

(AT THE REAL ESTATE EXCHANGE AUCTION ROOM.)

RICHARD V. HARNETT & CO.

Table listing real estate sales with columns for address, price, and agent details.

BROOKLYN. N. Y.

FOR WEEK ENDING MAY 25.

Table listing real estate sales in Brooklyn with columns for address, price, and agent details.

CONVEYANCES.

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

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

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

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

NEW YORK CITY.

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

Table listing real estate sales in New York City with columns for address, price, and agent details.

Table listing real estate sales with columns for address, price, and agent details.

Lenox av, s e cor 142d st, 99.11x75, vacant. Henry P. De Graaf, Oseawana, N. Y., to George H. Gardner. *Mt.* \$18,000. March 23. nom

Same property. George H. Gardner to J. Milton Ferry, Bayonne City, N. J. *Mt.* \$18,000. March 23. nom

Same property. J. Milton Ferry, Bayonne City, N. J., to William R. Martin. *Mt.* \$21,500. May 25. nom

Lexington av, Nos. 1651-1655, e s, 31.10 s 105th st, 47.6x55, three three-story stone front dwell'gs. Carrie wife of and Albert A. Meyer to Stephen Lovejoy. May 17. 23,400

Lexington av, Nos. 1657 and 1659, s e cor 105th st, 31.10x55, two three-story brk (stone front) dwell'gs. Carrie wife of and Albert A. Meyer to John S. Ames. May 17. 18,400

Same property. John S. Ames to Leopold Hutter. *Mt.* \$13,500. May 25. 20,000

Lexington av, No. 883, w s, 40.5 s 66th st, 20x70, four-story stone front dwell'g. Jeannette C. Macdonald to Anna S. Baldas, Brooklyn, N. Y. *Mt.* \$13,200. May 15. 15,700

Lexington av, No. 57, e s, 19.9 s 25th st, 19.9x72, three-story brk dwell'g. William Doubleday to Peter Wilkens. *Mt.* \$8,000. May 23. 20,000

Madison av, Nos. 1511-1517, n e cor 103d st, 100.11x70, four five-story brk flats, stores in No. 1511. John S. Scott to Adam Moran. *Mt.* \$75,500. May 22. 91,650

Manhattan av, s w cor 107th st, 106.11x10, vacant. Alfred B. Scott to Samuel W. Bowne. July 1, 1890. nom

Madison av, No. 780, w s, 79.5 n 66th st, 21x80, four-story stone front dwell'g. William L. Boyle to Chauncey S. Truax. *Mt.* \$30,000. May 23. nom

Madison av, No. 1629, e s, 25.6 s 109th st, 25x95, five-story brk tenem't with stores. George Levy to Bertha Levy. April 13. 30,000

Park (4th) av, No. 1816, s w cor 125th st, 25x90, four-story brk tenem't with stores. George and William Schade to Eckhardt, Johanna W. and Caroline Schade and Wilhelmina wife of Charles A. Borbein. 4-6 parts. B. & S. *Mt.* \$47,500. May 6. nom

Park av, No. 1700, n w cor 119th st, 25.11x90, five-story brk store and flat. Allen L. Mordecai to William R. Martin. C. a. G. *Mt.* \$34,000. April 6. nom

Park av, No. 1865, e s, 49.11 n 127th st, 25x70, four-story brk tenem't. Anthony McReynolds to Wilham McReynolds. *Mt.* \$7,000. May 1. 13,000

Park av, w s, 50 n 92d st, 50.8x80, vacant. Charles E. Quackenbush to Abraham Quackenbush. May 22. nom

Riverside av | begins Riverside av or Drive, 76th st } n e cor 76th st, runs north to 77th st, x east 99.3 x, south 204.4 to 76th st, x west 125, vacant. William B. Isham to Frank L. Smith. May 20. 150,000

St. Nicholas av | begins St. Nicholas av, n e St. Nicholas pl } cor 152d st, 25.6x127.2 to St. Nicholas pl, x 24.11 to 162d st, x 121.9, vacant. James J. Faye et al. exrs. Thomas Faye to F. Stanhope Philips. April 31. 17,000

St. Nicholas av | the block, one-story brk build- } Columbus av } ing and vacant. The Female Academy of the Sacred 127th st } Heart to Richard C. Voth. 126th st } May 25. nom

Terrace View av, n s, lot 208 map North Marble Hill, 25.2x95.10x25x98.9. Frank Yoran to Chancy W. Frees. May 20. 1,000

West End av, No. 484, e s, 40.8 n 88th st, 20x100, four-story brk dwell'g. Release mort. Benjamin A. Sands et al. exrs. Samuel S. Sands to George J. Cohen. May 18. 2,500

Same property. George J. Cohen to Stephen A. Harrison and Alice W. his wife, joint tenants. *Mt.* \$20,000. May 10. nom

West End av, w s, 25.2 s 98th st, 50.6x100, vacant. George W. Eggers to Alonzo B. Kight. *Mt.* \$11,200. May 23. 28,000

West End av, No. 120, n e cor 70th st, 17x70, three-story brk dwell'g. Mary A. Belt, Washington, D. C., to Lily A. Godfrey. B. & S. *Mt.* \$14,000. April 28. nom

West End av, e s, 62.2 s 84th st, 60.4x100, vacant. Frederick P. Forster to Charles F. Rogers. B. & S. *Mt.* \$25,000. April 1. 34,500

1st av, No. 1147, w s, 25.5 s 63d st, 25x80, five-story brk tenem't with stores. James Fay to John Sloane and John S. Kennedy, joint tenants. *Mt.* \$7,000. May 15. 20,000

1st av, Nos. 2419-2431, n w cor 124th st, 140.8x75. nom

1st av, No. 2433, w s, 41.2 s 125th st, 20x74.9. nom

1st av, No. 2437, s w cor 125th st, 21.2x74.8. nom

1st av, No. 2435, w s, 21.4 s 125th st, 20x74.9. nom

Ten four-story stone front tenem'ts with stores. Catherine Hoguet widow and Louisa and Henrietta Hoguet to Robert J. Hoguet. Q. C. May 12. nom

2d av, No. 1855, s w cor 96th st, 21.8x74.5, five-story brk tenem't with stores. Francis A. Clark to The John Kress Brewing Co. *Mt.* \$21,000. May 24. nom

3d av, No. 106 | begins 3d av, n w cor 13th st, 13th st, No. 143 } 25x100, three-story brk store and tenem't on av and four-story brk store and tenem't on st. George and William Schade to Johanna W. and Caroline Schade. 2-5 parts. B. & S. *Mt.* \$25,000. May 6. nom

3d av, No. 573, e s, 40 s 38th st, 20x84, five-story brk tenem't with stores. Matthew Ellis to Charles J. Warren and Amos B. Stratton. *Mt.* \$20,000. May 24. nom

3d av, No. 1890, w s, 75.9 n 104th st, 25x100, three-story brk tenem't with stores. 104th st, No. 181, n s, 100 w 3d av, 25x100.11, two-story frame dwell'g with stores. Christine Baumert to Isaac White. *Mt.* \$12,000. May 8. 28,500

3d av, Nos. 1655 1/2 and 1657, s e cor 93d st, 50.4x100, one and two-story frame stores. Rebecca M. Marshall heir Thomas W. Marshall to Gibson Putzel. B. & S. C. a. G. May 19. nom

Same property. Mary K. Marshall individ. and extr. Thomas W. Marshall to same. April 26. 50,000

Same property. Penelope A. Lutgen heir Thomas W. Marshall to same. B. & S. C. a. G. May 19. nom

5th av, No. 44, w s, 25 s 11th st, 25x100, three-story brk dwell'g. Anna E. Webb, Caroline R. Gibon and Cornelia R. Kane to William B. Dana, Englewood, N. J. B. & S. March 13. nom

10th av, No. 775, w s, 49.7 n 52d st, 25.5x60, five-story brk tenem't with stores. Elsworth L. Striker exr., &c., Joseph M. L. Striker to Lotin B. Hildreth. *Mt.* \$20,000. May 19. 35,250

10th av, No. 595, w s, 25.5 n 43d st, 25x100, three-story brk and frame store and tenem't with four-story frame tenem't on rear. Arthur Beaumont exr. Susannah Beaumont to Dietrich Knickmann. *Mt.* \$7,000. May 23. 21,000

Lot 142, except a rectangular piece thereof, 10x50, out of s w cor; also, The north rectangular half of lots 143, 144 and 145; also, Lots 229 and 230; also, So much of lots 231 and 232 as lies w of centre line of the road leading up the hill to land of A. L. Beak and others; and also, So much of lots 249 and 250 as lies s or w of said centre line of said road on same map as above, excepting out of above a certain strip of land beginning at point in centre line of private road leading up the hill to land of A. L. Beak and others and in division line bet lots 141 and 142, runs south along said division line 100 to land of Darius G. Crosby, x west 15 x north to centre line of said private road, x southeast to beginning, being parts of lots 142 and 232 in plot 9 on said map. Gustav Busch to Robert Busch. May 10. nom

North rectangular half of lot 146; also, Lot 228 and so much of lot 251 as lies s or w of centre line of the road leading up the hill to land of A. L. Beak and others, in parcel 9 as shown on map of property of Abraham R. Van Nest at Inwood, 12th Ward. Gustav Busch to Julius Busch. May 10. nom

All lands of Henry L. Hoguet, except 28th st, s s, 125 e 6th av, 24x98.9. Release dower. Hortense Hoguet widow to Robert J. Hoguet. July 18, 1890. nom

MISCELLANEOUS.

All title in all property real and personal of which my father Marshall Spring died seized. Bertha R. Spring to Elizabeth S. Spring widow. Feb. 2, 1893. nom

All title of grantor in estate of his father. Isaac Varian to George M. Harpel. Oct. 12, 1881. nom

23d and 24th WARDS.

Ash st, n s, 200.2 w Morris av, 50x94x50x94.4. Louis S. Youngling to William Hodgson. May 23. 2,200

Bristow st, n e cor Jennings st, 125x100. Vincenzo Dragone to Giorgio Narberti. B. & S. and C. a. G. All titles. May 22. 1,400

Same property. Giorgio Narberti to Domenico Zito. 1/2 part. B. & S. May 22. 500

Mosholu Parkway, e s at former town line bet Kingsbridge and West Farms, runs northeast along said line to point where it intersected the w s of Gun Hill road, x southwest along road to road on w s of Williamsbridge Reservoir, x west along same to Bussings lane, x southwest along same to land formerly of W. W. Niles, x west to Mosholu Parkway, x northwest. Van Cortlandt av, n w cor Mosholu Parkway, runs northwest to e s Jerome av, x southwest along same to Van Courtlandt av, x northeast — to beginning, conveying together abt 27 acres. Isaac Varian to Sarah E. Varian, both Williamsbridge. May 19. nom

Rock st, n s, 100 e Cornell pl, runs north 125 x east 19.3 x southeast 9 x south 117.8 to Rock st, x west 25 to beginning. George Mink to James F. and Patrick H. Sheridan and James S. Segrave. May 18. See Courtlandt av. 700

Spofford st, n s, extends from Hunts Point road to Brown av and to point 20 n Spofford st, except five parcels colored green on map of property of Ansel L. Washburne, 23d Ward. Ansel L. Washburne to Gustave S. Boehm. May 18. exch

Suburban st, w s, 152 n Marion av, 87.7x147.3x38.9x137.8. Release mort. Citizen's Savings Bank to D. Van De Water Smith. May 24. 1,500

Suburban st, w s, 152 n Marion av, 75x151.11x38.9x137.8. Drake V. Smith to Welthea C. Smith. April 15. 5,500

Warren st, n s, 146 e Worth av, 24th Ward, 25 x90. Foreclos. John Brunner to Richard H. Troy, Brooklyn. May 12. 2,050

185th st, s s, 80 e St. Anns av, 170x100. Release covenant. T. Gallard Thomas to John Entwistle. May 18. nom

142d st, No. 718, s s, 550 e old line of Willis av, —x105.7x16.8x104. Ruth E. Cusachs widow formerly Vorath to Hugh B. MacCulloch. *Mt.* \$3,000. Mar. 8. 6,500

144th st, s s, 499.7 (or 500 from old line) e Willis av, —x108x75x100. Enoch C. Bell to Herman Schuck. *Mt.* \$6,000. May 18. 12,000

144th st, s s, 139.7 e Railroad av, 25.4x92.3 x 25x88.3, h & l. Theresa Cleares to Mary Cleares. May 20. gift

147th st, s s, 375 w Clifton av and 365 w Brook av, 75x104.6x75x100. Elizabeth Anderson nee Bauerlin to Eugene Stone. May 22. 8,000

Same property. Eugene Stone to Edwin L. Kalish. *Mt.* \$3,500. May 22. nom

151st st, n s, 227.9 w Morris av, 22.3x118.3. Claude Roche to Raphael and Frances Avelone. May 22. 3,200

153d st, n s, 500 w Courtlandt av, 25x100. Eliza A. Raisbeck to Moses Green. May 1. 6,550

173d st, n w cor of former Brook st, 89x100x93 x100. Foreclos. John Brunner to Richard H. Troy, Brooklyn. May 12. 2,400

181st st, s s, at intersection of boundary line bet lots 207 and 208 on map of Prospect Hill estate, runs west 25 x south 100 x east 25 x north 100. Charles Pitchie to Lizzie B. Sullivan. May 3. 3,500

Av B, s e s, lot 170 map Prospect Hill estate, Fordham, 50x122. Charles Creighton to Lizzie W. Creighton his wife. May 23. nom

Bathgate av, n e cor 187th st, 100x100. Release mort. Paul Spencer to Henry C. Thompson. May 18. 2,000

Bathgate av, s e cor 187th st, 100x100x98x100. George A. Holden trustee Azelia W. Steele to Henry C. Thompson. May 18. nom

Bathgate av, n e cor 187th st, runs north 300 to 188th st, x east 100 x south 313 to 187th st, x west 100. Henrietta G. Thompson to Henry C. Thompson. Q. C. and Correction deed. May 15. nom

Boston av, s e cor 164th st, 53.9x96x50x76.5. George Rosenberg to Eugene C. Potter. *Mt.* \$33,500. May 25. 62,500

Boston av, s e s, 80.6 s w 164th st, 26.10x115.7x25x105.10. M. Rudolf Merz to P. Joseph Lennon. *Mt.* \$20,200. May 18. 26,000

Briggs av, s s, 195.4 e Southern Boulevard, 50x110. Iana J. wife of A. S. Van Orden to Mark Emanuel. May 22. 2,200

Brook av, w s, 175 n 149th st, 25x94.7x27.6x10.6. Anne V. wife of W. W. Taylor to Moritz L. Ernst. *Mt.* \$1,800. May 18. 4,000

Canal av, e s, 450 n 135th st, runs east 107.10 to Mott Haven Canal, x north 99.6 x west 100 to Canal av, x south 1 to bend in av, x south along same 93.6. Louis Smadbeck to Patrick H., Charles H. and John H. Duffy. *Mt.* \$10,010. May 24. 17,000

Courtlandt av, w s, lot 13 block 2 map of Sheridan & Segrave, 24th Ward. James F. and Patrick H. Sheridan and James S. Segrave to George Mink. May 18. See Rock st. 900

Eastern Bay av, e s, 285 s Maple st, runs west 1,796.4 to exterior line, x southeast 191.3 x east 1,679.8 to e s Eastern Bay av, x north 150.

Coster av, centre line, 175 n from centre Maple st, runs west 1,213.11 to w s Western Bay av, x south 72.3 x south 189.2 to centre Maple st, x east 1,070 to centre Coster av, x north 175.

Hillside av, centre line, 405 n from centre Maxwell st, x east 183.6 x south 27.2 x southeast 234.9 x south 98.9 x southeast 145.2 to s s Maxwell st, x west 103.9 to Meadow av, x north 33 x west 290 to centre Hillside av, x north 495.

Helen E. Giles to Mary J. Ruspoli, Rome, Italy. 1-12 part. Nov. 21, 1892. 4,000

Same property. Florence M. Kirwan formerly Giles to same. 1-12 part. May 1. 4,000

Fulton av, s e s, 700 n e Bayard st, 25x157x25x157.3. Eliza Hirsch to William Albert. May 22. 1,100

Madison av, e s, 58 s Marble st, 50x100x50x98.2. Martin Popczynski to Margaret Strese. Q. C. and correction deed. May 1. nom

Madison av, e s, 83 s Marble st, 25x100x25x—, h & l. Margaret Strese to Martin L. Henry. *Mt.* \$2,500. May 1. 5,700

Madison av, e s, 58 s Marble st, 25x99x25x98.2. Margaret Strese to Mary E. Garniss. May 20. 5,600

Morris av, e s, 255 s Highbridge road, 50x125. Morris av, e s, at south line of above, runs east 125 x south 50 x west 125 to above, x north 50.

Wilhelmina C. wife of and Matthew Webb, Jr., to William Boggs. *Mt.* \$6,000. May 24. 16,000

2d av, n s, lots 107 and 109 map No. 1 partition sale part Hyatt farm, near Woodlawn. George Michael to John Tiernan. July 15, 1891. 550

Highbridge road on map Welch st, s w cor Av A on map Morris av, 79.10x162x— to Av A, x150. Caroline B. Kirk to Arthur H. Dundon and Charles Keary, joint tenants. May 25. 7,750

Lot 8 on damage map for opening Webster av from East 144th st to Middlebrook Parkway, in 24th Ward. Release mort. John Read to Mayor, &c., New York. Feb. 3. nom

Lot 43 same map. Release mort. Mary A. Baker to same. Feb. 4. nom

Lot 42 same map. Release mort. Thomas Dunne to same. Jan. 30. nom

Lot 37 same map. Release mort. William H. Hewlett, Manhasset, L. I., to same. Mar. 15. nom

Part lot 18 map Adamsville, Fordham, begins at point in boundary line of lands late Thomas Bassford, 25 s w from intersection bet lots 18 and 19 same map, runs southeast 85 x southwest 25 x northwest — x northeast 25. Release mort. Harvey N. Hitchcock to Ellen M. wife of Mathias Chambers. May 23, 700

LEASEHOLD CONVEYANCES.

Church st, No. 130. Assign. lease. William Bornhoff to Martin Joost. nom
 Maiden lane, Nos. 37 and 39, n s, 79.11 e Nassau st, runs northeast 93.10 x southeast 2.10 x northeast 23.10 x southeast 24.6 x southwest 127.6 to lane. x northwest 48.10. Minister, &c., Reformed Prot. Dutch Church to Albert Lorsch. 21 years, from May 1, 1895, per year, taxes, &c., and 7,000
 Thomas st, s s, 333 11 e Church st, runs south 78.6 x east 21 3/4 x north 53.9 x west 0.5 1/2 x north 25 to Thomas st, x west 23.5 1/2. The Society of the New York Hospital to The New York Real Estate Assoc. 21 years, from May 1, 1892, per year, taxes, &c., and 2,000
 2d st, s s, 148 w 2d av, 20x 1/2 block. Augustus W. and Sarah B. Reynolds to Gretchen Seebach. 14 years, from May 1, 1894, per year, taxes, &c., and 350
 7th st, No. 161 E. Assign. lease. Leopold Schneider to Fritz Geisendorfer. nom
 14th st, Nos. 564-568 W. Assign. lease and defeasance. Louise A. Pollock to Emma M. Ackley. nom
 Same property. Assign. lease. Louise A. Pollock to Emma M. Ackley. nom
 20th st, No. 466 W. Assign. lease. Mary E. Petry extr. Frank Petry to Bridget Keyes, Canajoharie, N. Y. nom
 55th st, s s, 160 e 9th av, 15x100.5, leasehold. Foreclos. William J. Lardner to Huntington Page, Brooklyn. Dec 3, 1892. 2,975
 55th st, s s, 195 e 9th av, 20x100.5, leasehold. }
 55th st, s s, 175 e 9th av, 20x100.5, leasehold. }
 Foreclos. Ernest Hall to Huntington Page, Brooklyn. Aug. 17, 1892. 2,000
 97th st, No. 121 W. Assign. lease. Ella C. Winslow to Charles E. Everett. 300
 Jerome av, centre line at point where Edward Frasers land turns, 25x200. Assign. lease. John J. Scully to Hannah O'Brien. 500
 Same property. Assign. lease. Hannah O'Brien to Mary Scully. 600
 1st av, s w cor 22d st, 24.9x100. Assign. lease. William Purcell to Christopher Purcell. nom
 3d av, No. 2652, s e cor 142d st, 13x28. Bill of sale and assign. lease. Matthew Anderson to William Cauldwell. 300
 3d av, e s, 45 n 61st st, 21x75. Clarence Sackett, Rye, N. Y., to John D. Crimmins. 21 years, from May 1, 1893, per year, taxes, &c., and 755
 3d av, No. 147. Bill of sale and assign. lease. John J. Hawkins to Lydia A. Burdge. gift
 3d av, No. 1751, n e cor 97th st. Assign. lease. Michael McFarland to Thomas J. Boylan. nom
 3d av, No. 263, n e cor 21st st. }
 9th av, No. 88, n e cor 16th st. }
 Assign leases. William Purcell to Christopher Purcell. nom
 8th av, s w cor 46th st, 25 1x75. Assign. lease. William L. Flanagan to Joseph Kennedy. nom
 8th av, s e cor 16th st, 25x93.6. Assign. lease. Jonas and Samuel Weil and Bernhard Mayer to Frank T. Warburton. 50,000
 8th av, No. 731, s w cor 46th st. Assign. lease. Joseph Kennedy to Garrett F. Scott. nom
 Same property. Assign. lease. Garrett F. Scott to James Everard. nom
 Interior lot, on centre line bet 119th and 120th sts, at point 225 e 7th av, runs east 50 x north 11.1 x west — x south 19.5, being lots 53 1/2 and 54 1/2 block 1876 12th Ward map, for taxes 1871 to 1876. Mayor, &c., New York to Seymour A. Bunce. 1,000 years. 49
 Same property. Assign. lease. Sarah J. Pirsona to Anthony McReynolds. nom
 Assign. lease made by John Annen exr. Alexander Annen Feb. 20, 1883. Jacob Fowley to H. Koehler & Co. nom

WESTCHESTER COUNTY.

MAY 17 TO 23—INCLUSIVE.

BEDFORD.

Barrett, Benj. T. to Seth S. Barrett, 20 acres on Cherry st. \$1,000
 Babbitt, Benj. T. exr. of to Fred. H. Ehlen, n s road from Village to Cherry st. 6,000
 Lyon, Ferris exr. of to Mary M. Williams, 140 acres on road from Aaron Tyler's to Cross River. 4,000
 Williams, Mary to Francis A. Palmer, part same tract, 19 acres. 1,900

CORTLANDT.

Brown, Phebe to Edw. Heleker, n s Crompond st, 25x150. 200
 Farmer, Frank to Annie Farmer, s s same, 1/2 acre. 600
 Tompkins, C. Wesley to Anna B. Tompkins, w s Fremont st, 100 s Elm st, 50x160. 500

EASTCHESTER.

Bond, Mary E. to Sara L. Williams and ano, s s Lincoln av, Mt. Vernon, 50x75. 4,000

Bryant, Geo. B. to Ira S. Bursley, e s Park av, 150 s Lincoln av, 70x105. 2,500
 Crowe, Cath. A. to Mary Freeman, 10's 42 and 43 map Chester Hill property Forster et al. 5
 Cowan, Stuart W. and ano. to Jos. H. Franklin, lot 9-12 grantors map. 1,600
 Davidson, John to Francis Crawford, lots 697 n s 20th av and 701 n s 18th av, Wakefield, each 105x114. 8,500
 Doremus, Lizzie B. to Kate Q. Gundling, part lot 576 e s 7th av, Mt. Vernon, 33.4x105. 4,200
 Eberle, Karl to Geo. Kautzmann, part lot 213 map West Mt. Vernon, 25x—. 780
 Same to Henry Esser, part same lot, 25x100. 780
 Mager, Fred. to Asher Riley, part lot 411 w s 5th av, Mt. Vernon, 25x105. 4,500
 Mezger, Ferd. to Eliza Mezger, part lot 77 map West Mt. Vernon. nom
 Northrup, Josiah A. to Edw. L'E. Phipps, lot 189 Washingtonville. 350
 Northrup, Fred. U. to same, lot 188 adj. 350
 Patterson, Minnie E. to John A. Cline, north 1/2 lot 859 w s 10th av, Mt. Vernon, 50x105. 1,675
 Rankin, Ella S. to Georgiana Hochdorffer, part lot 831 e s 10th av, Mt. Vernon, 33.4x 105. 4,900
 Sallade, Mary F. to Jas. W. Roserquest, lots 716, 792 and 793, s e cor 9th av and 7th st, Mt. Vernon. 7,500
 Treuer, John G. et al., W. W. Penfield, ref., to The Home Building and Loan Assoc., n w cor Franklin av and 6th st, 85x115. 4,000
 Underhill, Henry M. to David Kisselbrack, lots 110 and 111 map lots at Tuckahoe 900
 Van Santvoord, Susan M. to First Congregational Church, Mt. Vernon, lot 146 n s Valentine st, Mt. Vernon, 50x100. 3,500
 Walkley, Geo. to Jos. Retter and ano., lot 17 map 17 lots South Mt. Vernon. 535
 Wright, J. Frank to The Home Building Assoc., n s Madison st, 142.6 e Union av, 70x100. 1,365
 Wood, Jos. S. to Theo. Van Wyck, lot 71 n s Urban st, map Villa and Primrose Parks, 50 x100. 7,000

GREENBURGH.

Brooks, Chas. H. to Fanny E. Brooks, tract on Saw Mill River road, 105 acres. nom
 Elmsford Imp't Co. to Alfred A. Smith, lots 13 and 14 block 42. nom
 Same to Wm. Whitaker, lots 16 and 18 block 13. nom
 Hatch, Anna K. to Timothy R. Cutler, e s Livingston av, 144.6 s Walnut st, 61x100. 1,750
 Harris, Dwight M. to Frank P. Perkins, s e cor Prospect and Benedict avs. nom
 Hart, Monmouth G. to John Harmon, lot 27 s s Elm st, map Grant property. 350
 Manhattan Investment, &c., Co. to Jakob Muller, lots 3, 4, 27 and 28 block —, 1-6 block 5, 22 and 23 block 21. 3,500
 Perkins, Frank P. to Dwight M. Harris, plot w s Martling av. nom

HARRISON.

Smadbeck, Louis to Mary Coleman, lot 618, Brentwood Plaza. 300
 Same to Wm. S. Harden, lot 520. 350
 Same to Ella P. Dunn, lots 8-11. 1,250

LEWISBORO.

Lawrence, Cyrus J. to Richard H. Lawrence, e s road from Steph. Hoyts, 20 acres. nom

MT. PLEASANT.

Blackwell, Wilson H. to Geo. P. Hall and ano., lots 406-410 map Tower Hill property. 1,250
 Murphy, Patrick to Richard Downey, s s Paulding st, Pleasantville, 50x100. 300
 Smadbeck, Louis to Geo. J. Luttner, lot 6097, Sherman Park. 150
 Same to Edw. W. Berge, lot 1135. 200
 Same to Max Adlmanseider, lots 330 and 331. 200
 Same to Harriet Jennisen, lots 983 and 984. 600
 Same to George H. Wheeler, lot 677. nom
 Same to Gennaro Rossi, lot 1356. 400
 Same to Geo. Thompson, lots 2752 and 2753. 350
 Same to Frank H. Griffin, lots 2095 and 2096. 200
 Same to Benj. Goodman, lots 1547 and 1548, 1732 and 1733. 700
 Same to Peter Surdi, lot 1828. 100
 Same to Fannie Abrams, lot 1021. 150
 Same to Bernard Schmalacker, lots 8013 and 8014. 270
 Same to Ellen J. Quinn, lots 2600, 2601 and 2602. 450
 Same to John T. Cluff, lot 1335. 300
 Same to Jacob Besant, lot 140. 125
 Same to John Engfer, lots 2265 and 2266. 275
 Same to Aleoys J. Malmberg and wife, lots 264 and 265. 200

NEW ROCHELLE.

Cordial, Cath. to Robt. Bartnell, lot 6 map property Fred. Lorenzen. 1,800
 Egan, Emma A. to J. Warren Lawton, n e cor Huguenot st and Centre av, 150x200. nom
 Lawton, Sarah M. to Cyrus Lawton, lot 3 plan Wildcliff. 25

OSSINING.

Griffin, Jane to John Griffin, lot on State st, Sing Sing. 1,850
 Larkin, Francis to Eliza V. Larkin, n s Emwilton pl adj grantee, 90x125. 3,000

Washburn, Chas. G. to Edwin T. James, lot 36 e s Hunter st, map Gilbert and ano. 600

PELHAM.

Baker, Wm. D. to Benj. F. Corlies, s s old Boston road, adj grantee, 17 acres. 20,000
 Stanfield, Jas. L. to Agnes A. Edwards, lots 81 and 82 map Prospect Hill Village. nom
 Spooner, Fred B. to Caroline M. Spooner, lots 551 and 552 map King estate. 600

RYE.

Grumman, Sarah A. to Wm. P. Allen, s e cor Post road and Rye Beach av, 3/4 acres. nom

WESTCHESTER.

Baxter, Ellen F. to Mary A. Ackermann, lot 112 s s 6th st, Unionport, 100x216. 9,000
 Bale, Angelina to Jos. J. Cowan, lots 287, 313 and 314 map McGraw estate. 1,200
 Bertkan, Ferd. to Louisa D. Silbereisen, part lot 228 s s 10th st, Unionport, 25x108. 175
 Carter, Emma J. et al., J. C. Dela Mare ref. to Jane Heyman, lot 72 e s Barker av, Olinville, 33x100. 1,000
 Carpenter, Antoinette to Achilles Carpenter and wife, part lot 573 s s 4th av, Wakefield, 25x114. 350
 Cash, Daniel to Frank Piasecki and wife, part lot 774 w s 3d st, Wakefield, 25x100. 1,300
 Conklin, Katie to Jos. Krueger, e s Madison av, 225 s 8d st, 39x—. 750
 Country Club Land Assoc. to Emily H. Potter, plot on East road, 5 1/2 acres. 12,171
 Lauzer, John to Edw. L. Engel, lots 942 and 943; Laconia Park. 1,225
 McCormick, Edw. to Steph. Honore, west 1/2 lot 284 n s 11th st, Unionport, 50x108. 800
 Maloney, Jas. H. to Henry N. Goebbels, lots 289, 290 and 291 part map estate Wm. Adee. 6,000
 Miller, Chas. R. to Jefferson M. Levy and ano., lots 524-533, 536-546, 548, 552, 555-558 and R to Y map Unionport. nom
 Mapes, Wm. A. et al., W. L. Thompson ref., to Henry C. Mapes, lots 15-19, 25, 26, 39, 46, 57-62, 110, 111, 306-309, 310-325 map Mapes lots. 1,333
 Schroeder, Henry to Geo. Meier, lot 134 s s 13th av, Wakefield, 100x114. 1,500
 Plunkett, Thos. A. to Jos. J. Gleason, lots 36, 37 and 33 grantor's map. 1,400
 Toroner, Henry to Geo. W. Winston and wife, part lots 297 and 333 s s 1st av, Wakefield, 47.4x90. 400
 Westervelt, Peter B. to Peter B. Westervelt, Jr., east 1/2 lot 341 n s 14th av, Wakefield, 50x 114. nom
 Same to Martha J. McChristie, west 1/2 same lot. nom

WHITE PLAINS.

Banks, Wm. L. to Sidney A. Booker and wife, n s Fisher av, 30 w Winchester st, 30x80. 1,500
 Donahue, Ellen T. to John C. L. Prigge, e s Orawaupum st, 71 s Railroad av, 38x47. 4,000
 Schwartz, Chas. G. to Lewis S. Onderdonk, s s New st, 1,149 e Broadway, 30x—. 250

YONKERS.

Adgate, Adelia H. to Wm. J. Holmes, lots 8-13 block 19 map property Lowerre Station. nom
 Bliss, Geo. to John L. Pool, lots 1 and 2 block 19 same map. nom
 Brown, J. Romaine to Marcia F. Butler, lot 31 block 19, lot 32 block 18, lot 25 block 16, part lots 1-5 and 15 block 11 same map. nom
 Benedict, Irene V. to Henry Herman and ano., s s Chestnut st, 127 e Linden, 25x100. 835
 Bashford, Georgiana to Chas. F. Ulrich, e s Highland av, 116 n Highland av, 57x100. nom
 Crawford, David to David M. Crawford, lot 85 map Sherwood Park L. I. Co. nom
 Crane, Jane E. exr. of, to Helen H. Van Winkle, n s Glenwood av, 361 w North Broadway, 65x150. 8,900
 Copcutt, John B. to John Copcutt, n s Elm st, 89 w Nepperhan av, 25x85. nom
 Copcutt, John to John B. Copcutt and ano., e s Broadway, 50x90. 8,322
 Edwards, Adah to Fannie M. Lowerre, lots 5, 10, 11, 14, 15, 16, 25-28, 34, 37, 38, 44 block 3; 1, 2, 3, 23, 26, 27, 30, 31, 34, 35, 36 block 1; 13, 19 and 20 block 2; 1, 2, 8, 10, 18, 30, 32 block 4; 1-6 block 5 map property Lowerre Station. nom
 Forsyth, John to Abram S. Radcliffe, s s Ludlow st, 176 e Livingston av, 37.6x150. 2,500
 Same to George B. Ritter, s s same, 100 e same, 38.1x100. 9,000
 Hnsson, John S. to Thos. R. Almond, lots 30-39, Dunwoodie Heights. 1,200
 Lowerre, Fannie M. to Thos. O'Hern and ano., lots 1 and 2 block 4 map lots 2d Ward. 2,000
 Same to Adah Edwards and ano., lots 4, 5, 24, 25, 28, 29, 32, 33 and part 6 block 1; 14, 21, 22 block 2; 17, 18, 29-32, 35, 36, 43 block 3; 3, 9, 11, 12, 31 part 4 block 4; 7 and 8 block 5 map property Lowerre Station. nom
 Louis, Jos. H. to The Yonkers Lawn Tennis Club, w s Palisade av, 225.6 n Shonnard pl, 200x200, also e s, opposite, 100x225. 8,000
 Ludlow, Thomas W. to Jos. F. Tomasi, s s Morris st, 330 w Hamilton av, 27.7x100. 1,200
 MacCulloch, Hugh B. to Anna B. Miller, lots 62 and 101 map Lincoln Heights. nom
 Maclay, Isaac W. to John McHugh and wife, n s Yonkers av, 320 w Walnut st, 75x82.6. 1,300

North End L. I. Co. to Thos. R. Almond, lots 32-35 grantor's map. 1,200
 O'Connor, Thomas C. to Mary J. Durfee, lots 45 and 46 map 187 lots Bryn Manor. 650
 O'Gorman, Edw. J. and ano. to Frank Marion and wife, lots 176 and 177 Scott estate. 450
 Reagan, Mary to Michael J. Reagan, w s Orchard st, 514 n Ashburton av, 25x125. 500
 Shearwood Hill Land Co. to Samuel Cohn, lots 3-6 grantor's map. nom
 Sherwood Park L. and I. Co. to Arthur M. Stilwell, lots 30 and 52 grantor's map. 1,050
 Springer, Regina and ano. to Amelia Rosenberg, s w cor Lincoln av and Frazier pl. 500
 Seybel, Daniel E. to Adah Edwards and ano., lot 12 block 4 map property Lowerre Station. nom
 Thompson, Jas. et al., S. H. Thaver ref., to Jessie M. Thompson, lot 67 e s Mulberry st map Hubbard estate, 25x125. 2,600
 Valentine, Clara M. to Wm. F. Theil and ano., w s Midland av, 100 n Summerfield st, 50x100. 900

YORKTOWN.

Lyon, Ann A. to Annie C. Lawrence, part Morgan farm, Stony st, 7 1/2 acres. 4,000

MORTGAGES.

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

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

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

NEW YORK CITY.

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

Aokerman, Henry to Leon Tanenbaum. Audubon av, n e cor 181st st. P. M. Sub. to mort. \$9,000. May 17, 2 years, 5%. \$9,000
 Ames, John S. to THE MANHATTAN LIFE INS. CO. Lexington av, No. 1657, e s, 16 s 105th st. P. M. May 17, 1 year, 5%. 6,000
 Same to same. Lexington av, No. 1659, s e cor 105th st. P. M. May 17, 1 year, 5%. 7,500
 Ams, Max to THE IRVING SAVINGS INST., New York. 57th st, n s, 250 w 8th av, 25x105.5. May 23, 1 year, 4 1/2%. 16,000
 Aronson, Samuel and Louis Gordon to Benigno S. Suarez guard, Maria del Carmen Santos Suarez. Roosevelt st, No. 33; Madison st, Nos 11, 13 and 15; being Roosevelt st, n w cor Madison st. P. M. May 25, due June 1, 1898, 4 1/2%. 45,000
 Same to same. Roosevelt st, Nos. 29 and 31. P. M. May 25, due June 1, 1898, 4 1/2%. 30,000
 Bendheim, Adolph M., Emanuel Heilber and Moses J. Wolf to THE GERMANIA LIFE INS. CO., New York. 125th st, n s, 100 e 7th av, 50x99.11. May 24, due Feb. 1, 1896, 5%. 85,000
 Brothers, Minnie wife of and Abram to William D. Warden, Burgess Hall, near Brighton, Eng. Madison st, No. 162, s s, 23x100. May 25, 3 years, 5%. 10,000
 Butler, George W. and Nettie M. his wife to William Boggs. 121st st, No. 117, n s, 220 w Lenox av, 20x100.11. P. M. April 28, due May 1, 1896, 5%. 3,500
 Baldas, Anna S., Brooklyn to Jeannette C. Macdonald. Lexington av, No. 882. P. M. May 15, 5 years, 5%. 13,200
 Balen, Emma J. to Sarah E. Youmans. Bowery, No. 272, w s, 25x 1/2 block; Elizabeth st, No. 258, e s, 22.2x87.7x21.5x87.10; Bowery, No. 257, e s, 25x100x24.9x100. 1-9 part. May 20, 1 year, 5%. 7,200
 Ballow, Amy A. to THE TITLE GUARANTEE AND TRUST CO. 22d st, No. 24, s s, 365 w 4th av, 25x98.9. May 23, 3 years, 4 1/2%. 10,000
 Battjer, Eliza J. formerly Johnson to William H. Drake, Brooklyn. 41st st, n s, 116.8 e 2d av, 16.8x98.9. May 23, due July 1, 1894. 500
 Bechhold, Jacob, Gouverneur, N. Y., to Julius Ehrmann. Av A. P. M. May 19, due May 19, 1898, 4 1/2%. 10,000
 Benschel, Mary M. widow to THE SAVINGS BANK 155th st, n e cor St. Nicholas av, 25x99.11x52.6x103.7. May 24, 1 year, 4 1/2%. 12,000
 Berbinich, Catharine present owner to Daniel Rothstein. Certificate that amount due on mort. made by Catharine Berbinich May 15, 1893, is 1,500
 Berbinich, Catharine to Mary Getz. 5th st, n s, 175 w 1st av, 25x97. May 15, demand. 1,500
 Bixby, Francis M. to Helen B. Acker. 118th st, n s, 175 e Amsterdam av, 25x100.11. May 17, 3 years. 4,000
 Bourne, George R. to George H. Coutts, Brooklyn. 58th st. P. M. May 23, 5 years, 5%. 22,000
 Bowne, Samuel W. to THE MUTUAL LIFE INS. CO., New York. Manhattan av, s w cor 107th st, 100.11x100. May 18, 1 year, 5%. 17,000
 Boylan, Thomas J. to Peter Doelger. 3d av, No. 1751, n e cor 97th st. Store lease. May 18, demand. 5,000
 Buckley, Lucius D. to The New York Skin and Cancer Hospital. 8th av, s w cor 149th st, runs west 87.9 x south 15.6 x south 52.4 x

south 40.3 x east 67 to av, x north 99.11. May 22, 1 year, 5%. 5,000
 Burnett, Henry L. to Robert W. Tailer. 12th st, No. 7 E., n e s, 25x120x26x114.2. May 19, 1 year, 5%. 15,000
 Burns, Edward and Patrick, of Burns Bros., to Franklin Braudreth, Sing Sing, N. Y. 142d st. P. M. Sub. to mort \$6,000. May 19, due June 1, 1894. 3,000
 Bodine, Mordant to Joseph O. Brown. 117th st, s s, extends from 7th av to St. Nicholas av, gore; 79th st, s s, 276 w Columbus av, 24 x 1/2 block. May 17, 5%. 6,000
 Cain, Joseph H. to James J. Faye et al. exrs. Thomas Faye. Edgecombe av. P. M. Apr. 21, due Apr. 27, 1898, 5%. 2,800
 Callender, William E. to MUTUAL LIFE INS. CO., New York. 7th av, e s, 50.5 n 111th st, 50.5x100. May 19, 1 year, 5%. 15,000
 Carpenter, Josephine E. widow to Frederick H. Hatzel et al. trustees Franklin E. James dec'd. 10th av, s w cor 37th st, runs south 49.5 x west 100 x south 49.4 x west 25 x north 98.9 to st. x east 125 to beginning; 10th av, w s, 49.5 s 37th st, 49.4x100; 37th st, s s, 125 w 10th av, 25x98.9; 37th st, s s, 175 w 10th av, 25x98.9. May 24, 1 year, 5%. 23,000
 Cary, Daniel to Timothy J. Kieley. 13th st, No. 158, s s, 100 e 7th av, 20.6x103.3. May 18, due May 20, 1898. 3,800
 Cary, Daniel to George F. Corliss, Providence, R. I. 13th st. P. M. May 18, due May 20, 1896, 5%. 15,000
 Casey, John to THE METROPOLITAN TRUST CO. guard. Mary E., Richard, Jr., and Stanley G. Mortimer. Columbus av, s e cor 84th st, 46.2x100. May 19, due May 1, 1896, 5%. 88,500
 Same to Robert C. Embree and ano. exrs. Thomas W. Strong. Columbus av, s e s, 46.2 s w 84th st, 27x100. May 18, 5 years, 5%. 37,500
 Same to Walter F. Kingsland, Paris, France. Columbus av, e s, 102.2 s 84th st, 27.6x100. May 18, 3 years, 5%. 37,500
 Same to Robert C. Embree and ano. exrs., &c., Thomas W. Strong. Columbus av, s e s, 73.2 s w 84th st, 27x100. May 18, 5 years, 5%. 37,500
 Cavinato, Agostino to Samuel A. Besson. Hoboken, N. J. 27th st, n s, 250 w 10th av 25x98.9. May 19, 1 year. gold, 3,000
 Chaffee, Harry to Albert Flake. 70th st, n s, 200 w Amsterdam av, 75x100.5. May 22, due Sept. 1, 1893. 20,000
 Clark, Francis A. to Ludwig A. Freund, Frankfurt-on-Main. 2d av, s w cor 96th st, 21.8x74.5. May 24, 3 years, 5%. gold, 21,000
 Clemens, Barbara to Frank Koch. Bolton road, east cor Prescott av. P. M. Mt. \$6,000. May 18, installs. 6,000
 Coe, Henry E. to Mary J. Walker, South Orange, N. J. Union sq or 4th av. P. M. May 22, due May 23, 1894, 4 1/2%. gold, 30,000
 Cohen, Max to Theodore Bittermann. Madison st, No. 111, n s, 25x100. Sub. to mort. \$25,000. May 23, 3 years. 3,000
 Cooke, Winifred wife of George J. to THE AMERICAN SURETY CO of New York. 116th st, No. 133, n s, 535.8 w 31 av, 16.8x100.11. May 22, 3 years. 4,000
 Cordes, Henry and Diedrich Bredehorst, of Cordes & Bredehorst, to George Ehret. 8th av, No. 790. Lease. May 16, demand. 2,000
 Coster, Edward L. mortgagee with Francis McCabe mortgagor. Extension of mortgage. May 12. nom
 Cotter, John and Nicholas to Edward and Henry Hirsh. 81st st, n s, 100 w Amsterdam av, 150x102.2. May 24, due Feb. 1, 1894. 70,000
 Same to same. 81st st. P. M. April 24, due Feb 1, 1894. 25,000
 Cranitch, Ellen M. to DRY DOCK SAVINGS INST. Madison av, w s, 16.8 s 131st st, 16.8 x74.9. May 22, due June 1, 1894, 4 1/2%. 6,500
 Cunningham, John S. to THE MUTUAL LIFE INS. CO. of New York. 118th st, n s, 150 w Morningside av, 25x201.10 to 119th st. April 10, due April 30, 1894, 5%. 8,000
 Curtis, Charles B. mortgagor with Richard S. Grant mortgagee. Extension of mort. May 17. nom
 Daly, Mary wife of Robert F. to Clarence De Witt Rogers. 64th st, s s, 185.8 e Amsterdam av, 14.4x100.5. May 23, 3 years, 5%. gold, 9,000
 Delaney, James E., of Brooklyn, to James W. Dearing. Assignment of interest in estate of Mary L. Kirby and power of attorney. May 18. nom
 Dennin, Edward to Bernheimer & Schmid. 3d av, No. 2089. Saloon lease. May 23, note, demand. 3,000
 Doyle, Annie C. wife of Andrew T. to Charlotte B. Logan, Yonkers, N. Y. 148th st, n s, 85 e Convent av proposed, 90x99.11. Dec. 21, 1892, 1 year. gold, 10,000
 Dougan, Amelia J. wife of Joseph W. formerly Kotman individ. and trustee to Charles E. Strong as trustee for Francis B. Cutting. 60th st, s s, 122 e Lexington av, 22x100.5. May 24, 3 years, 5%. 15,000
 Drescher, Charles to Wilhelmina Steinach. 24th st, s s, 151.6 e 1st av, 25x98.9. May 23, 2 years. gold, 2,000
 Duggan, Mary to Annie W. Gould. 35th st. P. M. May 19, due May 22, 1893, 5%. gold, 6,000
 Dwyer, James to Bernheimer & Schmid. Park av, No. 1754. Saloon lease. May 20, note, demand. 2,000
 Dwyer, Denis J. to THE EQUITABLE LIFE ASSUR. SOC. of the United States. 143d st, n s, 230 e Amsterdam av, 20x99.11. May 20, due Jan. 1, 1895, 5%. gold, 18,000

Same to same. 143d st, n s, 212 e Amsterdam av, 18x99.11. May 20, due Jan. 1, 1895, 5%. gold, 16,000
 Eisfeld, Fannie mortgagor with Lippmann Meyer mortgagee. Extension of mort. May 23. nom
 Everett, John to Henry L. Purdy. 107th st, n s, 500 w Amsterdam av, 25x100.11. May 1, 3 years, 5%. 2,500
 Egan, John J. and Daniel Hallecy to Robert E. Dowling. 70th st, n s, 275 w Amsterdam av, 75x100.5. Feb. 21, 1 year. 20,000
 Ferry, J. Milton, Bayonne City, N. J., to Urcilla Mackellar. Lenox av, s e cor 142d st. P. M. March 23, due May 25, 1894. 3,500
 Foster, James P. to Richard W. Robinson, Brooklyn. West st, No. 197, s e cor Jay st, 29.4x79.7x29.7x78.9. May 25, 3 years, 5%. 40,000
 Fourth Presbyterian Church, Thirty-fourth Street, to THE SEAMEN'S BANK FOR SAVINGS, in the City of New York. 34th st, s s, 520 e 7th av, 80x98.9. May 25, due June 1, 1894, 4 1/2%. 80,000
 Fanning, Thomas M. to THE NEW YORK LIFE INS. AND TRUST CO. 19th st, s s, 200 e 10th av, 25x92. May 22, 3 years, 4 1/2%. 7,000
 Feeney, Michael B. and Joseph Kalisher to THE TITLE GUARANTEE AND TRUST CO. 108th st, No. 204, s s, 99 e 3d av, runs south 87.6 x east 1 x south 13.5 x east 15.3 x north 100.11 to st, x west 16.3. May 19, 3 years, 5%. 6,000
 Finn, Myer and Sarah M. his wife to THE GERMANIA LIFE INS. CO. Mercer st, No. 153, w s, 25x100. April 14, due April 15, 1894, 5%. Recorded April 17, 1893. 50,000
 Finn, Myer to THE NEW YORK SECURITY AND TRUST CO. Reade st, Nos. 148-152, n s, 110.8 e Greenwich st, 75x54.3x75.2x54.1. April 14, demand. See Conveys. in last issue of RECORD AND GUIDE. gold, 60,000
 Fisher, Maria J. to George Ehret. Boulevard, n w cor 60th st. Store lease. May 12, demand. 5,000
 Fornabai, Pietro to Celestino Farabella. 111th st, n s, 143 w Pleasant av, 19.6x100.11. May 5, due May 2, 1894. 200
 Forsythe, John to Kate M. Foster. 71st st. P. M. May 19, 3 years, 4 1/2%. 30,000
 Foster, Frederic de P. to William M. Kingsland trustee Daniel C. Kingsland. Washington st, s w cor King st, 80x80. May 18, 5 years. 60,000
 Frees, Chancy W. to Frank Yorán. Terrace View av. P. M. May 20, 5 years, 5%. 600
 Friedrich, John to George Ehret. Av A, No. 1562. Store lease. April 22, demand. 1,200
 Gennert, Gottlieb, Jersey City, to David J. King et al. exrs. and trustees Edward J. King. University pl, e s, 51 n 9th st, 27x79x26.11x31. May 24, due May 1, 1898, 4 1/2%. 21,000
 Germann, Jacob to George Ehret. 41st st, No. 260 W. Store lease. May 1, demand. 4,800
 Gerrety, Thomas F. to Bernheimer & Schmid. Houston st, No. 58 E. Saloon lease. May 19, note, demand. 2,250
 Gessner, William J. to Henry Weil. 141st st, n s, 152 w St. Nicholas av, 68.8x102.2x61.8x99.11. May 20, due Nov. 1, 1893. 3,000
 Gillespie, Michael H. to Joseph L. Buttenerwieser. 20th st, Nos. 148 and 150, s s, 192 e 7th av, 44x93.10x46.9x93.8. May 22, due July 1, 1893. 5,000
 Girschick, Margaret mortgagor with Katharine D. Robbins mortgagee. Extension of mort. May 1. nom
 Ginsberg, Pauline mortgagor with Frank M. Bartow and Alexander Pinover mortgagees. Extension of mortgage and consent thereto. May 23. nom
 Goldman, Esther wife of and Harris B. and Frank Goldman to Oscar T. Marshall. 17th st, Nos. 349 and 351, n s, 80 w 1st av, 42x92. May 15, 1 year, 5%. 6,000
 Grasser, George to George Ehret. Varick st, No. 104. Store lease. April 13, demand. 900
 Gerhardt, Joseph to Charles Lanier trustee for Alexander C. Lanier. Willett st, No. 92. P. M. May 25, due June 1, 1898, 5%. 18,000
 Same to Hyman Israel and Simon Bing, Jr. same property. P. M. 2d mort. May 9, installs. 5,200
 Hegelein, John C. to Samson Lachman. Kingsbridge road, s e cor 182d st. P. M. May 4, due May 15, 1895, 5%. 5,000
 Heim, Berthold to Bernheimer & Schmid. Western Boulevard, e s, bet 74th and 75th sts. Saloon lease. May 23, note, demand. 4,725
 Hirschberg, Johanna wife of Julius to Alonzo C. Monson exr. and trustee David D. Withers. 79th st, s w cor Amsterdam av, 40x102.2. May 25, due June 1, 1895, 5%. 95,000
 Same to Julius Lipman and William Cohen. Same property. Sub. to last mort. May 25, installs. 25,000
 Hale, James as exr. and trustee and Thomas L. Ogden as trustee of David H. Haight dec'd and Mary E. Haight widow to THE GREENWICH SAVINGS BANK. Broadway, Nos. 513-519; Mercer st, Nos. 84-92, begins Broadway, w s, 101 s Spring st, runs south 100 x west 200 to Mercer st, x north 140 x east 80 x south 40 x east 120 to beginning, St. Nicholas Hotel. May 19, due June 1, 1894, 4 1/2%. 10,000
 Hammill, Cordie G., Stamford, Conn., to THE DRY DOCK SAVINGS INST. 57th st, s s, 138.6 w Lexington av, 16x100.5. May 22, due June 1, 1894, 4 1/2%. 13,500

- Hogan, John to Henrietta Steinfelder. 49th st, No. 221 E. P. M. May 25, 5 years, 5% gold, 6,000
- Hand, Henry L. and Ada L. his wife. Brooklyn, to THE METROPOLITAN TRUST CO. of the City of New York as trustee of Emma M. Waterman, dec'd. 97th st. P. M. May 23, due May 1, 1896, 5%. 14,000
- Harris, William H. and Emma W. to Frances T. Lord. 75th st, s s, 145 w West End av, 35 x 137.4x—x 138.8. May 18, 3 years, 5% gold, 22,000
- Hartwell, Luther F. to George G. Dutcher and Alexander W. Fraser. 95th st, s s, 100 w Central Park West, 50x100.8. May 22, demand. gold, 21,000
- Hausler, Louis to George Ehret. 2d av, No. 1709. Store lease. April 19, demand. 2,500
- Healey, Mary to Elgra Pohalski. Prospect pl. P. M. May 22, 3 years. 1,400
- Herman, Simon mortgagor with Edwin S. Bayer mortgagee. Extension of mort., principal and interest payable in gold. May 20. nom
- Herrick, Frances P. to Ellis L. Price trustee Thomson Price. 3d st, No. 78 E. 25x100.8. May 20, 1 year. 870
- Hildreth, Lotin B. to Susan O. Hoffman, Flushing, L. I. 10th av. P. M. May 19, 1 year. 3,500
- Hirsh, Samuel and Eugenie his wife to Mary J. Radway. University pl, No. 32, w s, 55.1 n 10th st, 21.8x105.3x21.7x103.9. May 24, 3 years, 4½%. gold, 20,000
- Hoffstadt, Bettie to Curt Loewel, Herman Wedegartner, Herman Broessel and Hugo Boessneck, of Boessneck, Broessel & Co. 85th st, No. 20, s s, 181 w 8th av, 19x102.2. May 24, 2 years. 1,500
- Hoffman, Paul to Henry Meuser, Brooklyn. 164th st, s s, 180 w West End av, 20x100.11. May 23, 3 years, 4½%. 10,000
- Hogan, Patrick and Bridget his wife to The Foskett & Bishop Co., a corporation. 7th av, w s, 54.5 s 142d st, 20.6x75. Sub. to mort. \$17,000. May 17, due May 15, 1894. 2,750
- Hoguet, Robert J. to THE BOWERY SAVINGS BANK. 1st av, n w cor 124th st, 140.8x75; 1st av, w s, 41.2 s 125th st, 20x74.9; 1st av, s w cor 125th st, 21.2x74.8; 1st av, w s, 21.2 s 125th st, 20x74.9x20x74.8. May 22, 1 year, 4½%. See Conveys. 80,000
- Horgan, Arthur J. and Vincent J. Slattery to THE WASHINGTON LIFE INS. CO. Central Park West, n w cor 97th st, 25.11x100. May 17, due June 1, 1898, 5%. 50,000
- Horth, Charles L. to Emanuel Levi. 3d av, Nos. 17 and 19. Saloon lease and fixtures. May 22, notes. 20,000
- Ives, Ralph O. to Maria C. Rusher. Columbus av No. 693. P. M. May 25, 1 month. 6,000
- Judson, Isabella F. widow, Irvington, N. Y., to THE MUTUAL LIFE INS. CO. of New York. Lexington av, n e cor 21st st, runs east 33 x north 98.9 x east 72 x north 24.8 x west 105 to av, x south 123.5; Interior lot, 105 e Lexington av and 73.11 s 23d st, runs east—x south—x east 4.9 x south 23.8 x west 16.3 x north 24.8, with use of Gramercy Park. May 18, 1 year, 5%. 20,000
- Jaffe, Carrie widow to George S. Lespinasse and Charles H. Holt trustees Leopold Friedman dec'd. Norfolk st, No. 20, e s, 52 n Hester st, 23x25. May 23, 5 years, 5%. 4,000
- Same to Joseph C. Levi as trustee. Same property. May 23, 5 years, 5%. 3,000
- Jobert, Honora V. to Emma A. Charlier. 43d st. P. M. May 18, 5 years, 5%. gold, 20,000
- Johnston, Elizabeth wife of Richard E. to Charles R. and Charles S. Gregor. 154th st, s s, 254.4 w St. Nicholas av, 22.6x99.11. Sub. to mort. \$3,000. Correction mort. May 22, due May 3, 1894. 1,020
- Kaplan, Aaron to Charles Lanier trustee for Alexander C. Lanier. 38th st. P. M. May 23, due June 1, 1898, 5%. 8,000
- Kennedy, Patrick J. to Bernheimer & Schmid. 8th av, No. 2591. Saloon lease. May 18, note, demand. 3,500
- Keys, Bridget widow to Conrad Stein. 10th av, No. 160. Saloon lease. May 17, demand. 2,000
- Kiernan, Eliza M. widow and Adrian T. and Mary Kiernan to THE BOWERY SAVINGS BANK. 35th st, No. 230, s s, 269.8 w 2d av, 19.8x98.9. May 19, 1 year, 4½%. 8,500
- Kight, Alonzo B. to George E. Hyatt, Brooklyn. West End av, w s, 25.2 s 98th st, 50.6x 100. May 23, 1 year. 32,200
- Same to George W. Eggers. Same property. P. M. Sub. to last mort. May 23, demand. 16,800
- Kilpatrick, Edward to Harriet Overhiser. Central Park West, s w cor 94th st, 75.8x100. May 23, demand. 70,000
- Klein, Benedict A. to Adolphus Ottenberg. Columbia st. P. M. May 19, due May 23, 1894, 5%. 9,000
- Koch, Maria A. to THE DRY DOCK SAVINGS INST. Av A, w s, 7.2 s 82d st, 25.4x106.6. May 19, due May 20, 1894, 4½%. 12,000
- Kraus, Morris to William M. Kingsland trustee Daniel C. Kingsland. 109th st. P. M. May 19, 5 years, 5%. 7,500
- Kaplan, Aaron to Hyman A. Brody. 12th st, Nos. 630 and 632, s s, 322 e Av B, 46x90 to alley. Leasehold. All title. May 24, instalts. 2,400
- King, Rebecca widow to Sarah Gruity. 4th av, w s, 46 n 19th st, 18x58.8. May 24, 5 years, 5%. 18,000
- Lieberman, Gustav to Anna Tychy. 72d st, s s, 268 e 1st av,—x 102.2x25x102.2. Sub. to mort. \$17,000. May 24, 3 years, 4%. 2,500
- Livingston, John W. to Belle L. Fountain. 83d st, Nos. 113 and 115, n s, 135.7 e Park av, 50x 102.2. April 4, due May 1, 1894. 17,000
- Lovejoy, Stephen to THE MANHATTAN LIFE INS. CO. Lexington av, Nos. 1651, 1653 and 1655. P. M. May 17, 1 year, 5%. 12,000
- Leech, John W. and Kate R. his wife, Brooklyn, to Produce Exchange Building and Loan Assoc. 30th st, s s, 450 w 11th av, 25x98.9. May 20, instalts. 8,000
- Lanfer, Herman B. to Emilia C. Henning formerly Heller, Baltimore, Md. 87th st. P. M. May 8, 1 year, 4½%. 3,500
- Le Conte, Helen G. extrix. and trustee John L. Le Conte and Robert G. Le Conte, Philadelphia, to Morris Wilkins extr. Edward H. Ludlow. Jay st, No. 11, n s, 25.2 w Staple st, 25.1x92.2x25.3x91.10. May 20, 3 years, 4½%. 10,000
- Levy, Julius and Lena to Friedrich Miller. Stanton st, s s, 75 w Suffolk st, 25x100. Sub. to mort. \$26,000. May 15, 10 years. 10,000
- Levy, Nathan to Thornton M. Rodman trustee for William D. Rodman. 53d st, s s, 54 e 1st av, 20x85x20x—, May 22, 3 years, 5%. 6,250
- Lewis, William C. to Thomas J. Robinson. Hamilton pl. P. M. May 19, 5 years. gold, 7,000
- Life Publishing Co., a corporation, to THE MUTUAL LIFE INS. CO. of New York. 31st st, Nos. 19 and 21, n s, 300 w 5th av, 50x98.9. May 22, 1 year. 200,000
- Same to same. Consent of stockholders to above mortgage for 200,000
- Luca, Henry F. to Bernheimer & Schmid. 5th av, s w cor 136th st, 25x85. May 15, demand. 6,500
- Maginn, Susan to Isaac M. Dyckman trustee of Mary A. Dyckman. Kingsbridge road, n e cor Emerson st, runs east 25 x north 100 x east 75 x north 125 x west 100 to st, x south 225. May 22, 3 years. 3,000
- Same to Mary G. Waters, Yonkers, N. Y. Boulevard or Dyckman st, centre line, 150 s e of centre line Sherman av, runs southeast 100 x southwest 200, except part taken for opening Dyckman st. May 22, 3 years. 2,000
- Mali, Henry W. T. and Henry L. Cammann trustees Isabella M. Cammann mortgagees with Bettie wife of Oscar Hoffstadt mortgagor. Extension of mort. at 5%. May 22. nom
- Mandelbaum, Harris and Fisher Lewine to Mary P. G. Devereux. Bedford st, Nos. 72 and 74. P. M. Mar. 28, 3 years, 5%. 14,070
- Mark, John W. mortgagor with Joseph L. Swainson mortgagee. Extension of mortgage. May 11. nom
- Mayer, Rebecca wife of Alexander J. to Eliza Jacobs extrix. Aaron Jacobs. 108th st, n s, 25 w Madison av, runs west 62.6 x north 100.11 x east 87.6 to av, x south 50 x west 25 x south 50.11 to beginning. May 10, 1 year, 5%. 12,500
- McCabe, Bernard to Helena B. Jockel. 110th st, No. 332, s s, 375 e 2d av, runs east 25 x south 100.11 x west 5.4 x northwest to point 375 e 2d av, x north 79.2. Sub. to mort. \$2,000. May 19, due May 1, 1895. 300
- McCauley, Kate D. wife of William to Edward H. Landon. Lexington av, No. 303, e s, 74.1 n 37th st, 24.6x87.6. May 24, 1 year. 10,000
- McDowell, Alexander to Robert C. Embree trustee Alexa C. Bowden. 65th st, s s, 150 w Central Park West, 30x100.5. May 18, due May 20, 1898, 5%. gold, 34,000
- Same to same. 65th st, s s, 180 w Central Park W, 20x100.5. May 18, due May 20, 1898, 5%. gold, 21,000
- McElroy, Daniel S. to Alexander Brown, of Philadelphia. Lexington av, No. 328, w s, 39.7 s 39th st, 19.7x75. May 13, due June 1, 1896, 5%. 25,000
- McManus, Mary to Bridget Prendergast. 116th st, s s, 270 w 5th av, 21x100.11. May 5, 1 year. 1,000
- Same to Paulina C. Riell, Mt. Vernon, N. Y. Same property. Collateral mortgage. May 5, 1 year. 2,300
- Meeske, Frances M. wife of Otto F. to Franziska Haupt. 121st st, No. 62, s s, 216.8 w 4th av, 16.8x100.11. Sub. to mort. \$9,000. May 1, 3 years, 5%. 3,000
- Merritt, Robert B. to Frederick Baker, Brooklyn. Delancey st, No. 302; Lewis st, No. 47, being Delancey st, n w cor Lewis st, 25x100. April 12, 1 year. 1,500
- Metzger, Clementine mortgagor with Mary L. Breese guard. of William L. Breese mortgagee. Extension of mortgage, principal and int. payable in gold. Sept. 23, 1892. nom
- Milliken, Seth M. to Robert Beatty. Beach st, n w cor St. Johns lane, P. M. May 17, 1 year, 5%. 21,500
- Mitchell, Allen, Philadelphia, Penn., to THE GERMANIA LIFE INS. CO. of N. Y. West st, n e cor Cedar st, 47.2x64.9x46x55.6. May 15, due Aug. 1, 1896, 5%. 76,000
- Mitchell, Lewis A. to Solomon Loeb. 32d st. P. M. May 18, due May 22, 1896, 5%. 7,800
- Moller, John et al. trustees Peter Moller dec'd mortgages to Phebe G. Molleson mortgagor. Certificate that amount due on mortgage made by Michael P. Low, March 21, 1872, is 10,000
- Musgrave, Ellen to Juliette Kaempfert. Monroe st, No. 69, n s, 25x100. May 19, 3 years. 5,000
- Mandelbaum, Harris and Annie his wife and Fisher Lewine and Esther his wife to Abraham Stern. Bedford st, No. 74, s e cor Commerce st, 21x50x20.10x50; Bedford st, No. 72, e s, 21 s Commerce st, 23.8x50.5x30.2x50. May 24, 1 year, 5%. 4,000
- Same to same. Washington sq South, s s, 75 e Macdougall st, 25x109. April 28, 1 year, 5%. 2,000
- Molleson, Phebe G. widow to Peter Moller et al. trustees Peter Moller dec'd. 31st st, No. 16, s s, 166.4 w Madison av, 20.11x75. May 19, due May 22, 1894, 5%. 1,500
- Same to LAWYERS' SURETY CO., of New York. Same property. Sub. to mort. \$11,500. Secures undertaking on appeal. May 19. 3,000
- Martin, William R. to J. Milton Ferry, Bayonne City, N. J. Lenox av, s e cor 142d st. P. M. Sub. to mort. May 25, notes. 2,500
- Meehan, Bernard and Mary P. his wife to Michael Doherty. 32d st. P. M. May 25, 2 years. 700
- Meyer, Carrie wife of and Albert A. to THE MANHATTAN LIFE INS. CO. 105th st, Nos. 150, 152 and 154, s s, 55 e Lexington av, runs south 79.4 x east 16 x south 21.7 x east 25 x north 100.11 to st, x west 40. May 17, 1 year, 5%. 13,500
- Meyer, John to Bernheimer & Schmid. Hudson st, No. 667. Saloon lease. May 25, note, demand. 3,000
- Murtha, John to Emil Gabler et al. exrs. Ernst Gabler. 95th st, s s, 371 w Central Park West, 18x100.8. May 25, 3 years, 5%. 16,000
- Same to same. 95th st, s s, 339 w Central Park West, 18x100.8. May 25, 3 years, 5%. 16,000
- Same to same. 95th st, s s, 407 w Central Park West, 18.6x100.8. May 25, 3 years, 5%. 16,000
- New York Produce Exchange mortgagee with Michael Hecker mortgagor. Extension of reduced mortgage at reduced int. May 17. nom
- Nugent, David to James J. Phelan. 7th av, s e cor 32d st, 23.9x100. May 17, 1 year. 500
- O'Thayne, Patrick to THE NEW YORK SAVINGS BANK. Grove st, No. 56. P. M. May 22, due June 1, 1896, 4½%. 8,000
- Quinlan, John B. to TITLE GUARANTEE AND TRUST CO. 71st st, No. 250 W. P. M. May 17, due May 25, 1896, 5%. 17,000
- Peyser, Tillie wife of and Eugene P. to Jennie J. Mandeville guard. of Jennie R., Mary M. and Charles Morgan. 91st st, s s, 202 e 9th av, 20x100.8. May 18, due May 1, 1896, 4%. gold, 12,000
- Phillips, Harriet and Rose to Pauline Neustaedter. 51st st. P. M. May 20, 3 years, 5%. 10,000
- Philips, F. Stanhope to James J. Faye et al. exrs. Thomas Faye. St. Nicholas pl, n w cor 152d st. P. M. May 21, due April 27, 1898, 5%. 5,950
- Same to Frederick H. Birch. 115th st, n s, 175 w Grand Boulevard, 4 lots, each 25x100.11. P. M. 4 mort., each \$1,500. May 19, 2 years, 5%. 6,000
- Same to James J. Faye et al. exrs. Thomas Faye. Av St. Nicholas, n e cor 152d st. P. M. April 21, due April 27, 1898, 5%. 5,950
- Poth, John to Henry Geier and Henrietta his wife. 1st av, s e cor 105th st, 25.3x100. May 20, demand, 5%. 2,000
- Purdy, Catharine mortgagee with Jacob Hirsh mortgagor and Arthur J. Horgan and Vincent J. Slattery owners. Agreement appointing mortgagee. May 10. nom
- Putzel, Gibson to Mary K. Marshall. 3d av, s e cor 93d st. P. M. May 23, due May 20, 1896, 5%. 16,000
- Same to Penelope A. Luttgen. Same property. P. M. Equal lien with last mort. May 23, due May 20, 1896, 5%. 16,000
- Robrig, William F. to Frederic J. Middlebrook. 18th st, n s, 275 w 7th av, 50x92. Sub. to mort. \$22,500. May 15, due June 11, 1893. 10,000
- Rosenberg, George to Henry J. Braker. 126th st, n s, 275 e Columbus av. P. M. Sub. to mort. May 25, 1 year. 7,000
- Same to Meyer Jarmulowsky. 13th st, Nos. 333, 335, 337 and 339 E. P. M. May 15, 1 year, 5%. 6,750
- Same to same. 127th st, s s, 300 e Columbus av. P. M. Sub. to mort. May 25, 1 year. 6,500
- Same to Charles W. Bogart. St. Nicholas av, n w cor 126th st, 101.5x123.10x99.11x108.11. May 25, due May, 1894. 16,000
- Ramsey, William H. to Clarissa L. and Albert Crane. 65th st. P. M. May 17, due May 19, 1894, 5%. 64,000
- Same to George Crawford. Same property. P. M. May 17, demand. 21,000
- Rathjens, Christian to George Ehret. West Broadway, No. 36. Store lease. May 15, demand. 2,750
- Rhoades, Annie E. to THE DIME SAVINGS BANK of Brooklyn. 45th st, No. 135, n s, 405 w 6th av, 20x100.5. May 19, due May 1, 1898, 4½%. 15,000
- Robinson, Thomas J. to Josephine N. Cowperthwait admrx. Bernard M. Cowperthwait. Hamilton pl, w s, 72.8 s 140th st, 17.11x83.3 x 16.3x90.4. May 12, 1 year, 5%. gold, 9,000
- Same to Lewis Hallock. Hamilton pl, w s, 90.8 s 140th st, 17.10x76.4x16.6x83.3. May 12, 1 year, 5%. gold, 9,000
- Robinson, Thomas J. to The J. L. Mott Iron Works, a corporation. Hamilton pl, w s, 73.1 s 140th st, 17.9x83.3x16.4x90.2. May 19, 6 months. 5,000
- Robinson, Fannie wife of and Morris to Jacob Hirsh. East Broadway, Nos. 282-286; Division st, Nos. 271-275, being Division st, s w cor Gouverneur st, runs west 64.4 x south 101.7 to East Broadway, x east 64.4 to Gouverneur st, x north 100.11. P. M. May 24, due Feb. 1, 1894. 30,500
- Same to same. Same property. P. M. May 24, due Feb. 1, 1894. 40,000

Ratkowsky, Aaron S. to Sigmund and Henry Klingenstein. Bayard st, east cor Forsyth st. P. M. May 24, 3 years. 9,800

Rodman, Isaac to Esther A. Rodman. 84th st, n s, 100 w Central Park West, 19x102.2. May 23, 1 year, 5%. 7,250

Rogers, Charles F. to May G. Mellus, Worcester, Mass. West End av, e s, 62.2 s 84th st, 60.4x100. Secures debt of Charles F. Rogers and Frederick P. Forsler. April 1, demand. 15,000

Rogers, Charles F. to Frederick P. Forster. West End av, e s, 62.2 s 84th st, 60.4x100. Sub. to mort. \$15,000. April 1, demand. 9,500

Rohrs, Frederick to Richard H. L. Townsend. 108th st, n s, 125 e 5th av. P. M. April 28, demand. 17,000

Same to same. 108th st, n s, 150 e 5th av. P. M. April 28, demand. 17,000

Roos, Peter A. to Harriet D. Fotter, Pau, France. 49th st, s s, 275 e 10th av, 25x117.5. May 15, installs, 5%. gold, 14,000

Rothmund, Maria wife of Christian formerly Guden to Maria Guden. St. Marks pl, No. 109, n s, 250.6 w Av A, 12.6x94. May 19, 5 years. 716

Same to Julia Guden. Same property. May 19, 5 years. 716

Ruff, Charles to William H. Macy, Jr. and ano. exrs. Albert B. Strange. 7th st, s s, 150 e 2d av, 25x99.11. May 24, 5 years, 5%. 25,000

Same to William H. Macy, Jr., et al. trustees Josiah Macy, Jr., dec'd. 7th st, s s, 175 e 2d av, 25x99.11. May 24, 5 years, 5%. 25,000

Same to same. 7th st, s s, 200 e 2d av, 25x99.11. May 24, 5 years, 5%. 25,000

Schaefer, Henry, Charles F. Olpp and Bertha his wife to Emma E. Gotthelf, Brooklyn. Van Corlear pl, n s, lots 97 and 98 map of North Marble Hill, 12th Ward, 44.5x80x32 3x 80.11. May 22, 3 years, 5%. 5,000

Schmalholz, Louise et al. exrs. Laurent T. Schmalholz mortgagors with Margaretha Hirtler et al. exrs. Caspar Hirtler mortgagee. Extension of mort. at 4%. May 5. nom

Schneider, Douglas H. to George A. Codmus, Seward, Neb., exr. George J. Codmus. Liberty st, No. 131. P. M. May 5, due May 20, 1894, 5%. 20,000

Seward, Michael to Peter Doelger. 32d st, No. 429 W. Store lease. May 19, demand. 2,000

Same to same. 35th st, No. 332 E. Store lease. May 19, demand. 2,000

Siems, Henry G. to Bernheimer & Schmid. 11th av, No. 20. Saloon lease. May 16, note, demand. 1,500

Smith, Frank L. to William B. Isham. Riverside av or Drive, n e cor 76th st. P. M. May 20, 3 years, 5%. 75,000

Same to same. Riverside av or Drive, s e cor 77th st. P. M. May 20, 3 years, 5%. 55,000

Smith, John J. to Margaret Shannon. 66th st, No. 149 W. P. M. Sub. to mort. \$20,000. May 19, 1 year. 1,000

Same to Bernheimer & Schmid. Same property. P. M. Sub. to mort. \$21,000. May 19, demand. 1,500

Stern, Abraham to John B. Shea. Columbia st. P. M. May 23, 3 years, 5%. 13,000

Stern, Louis to THE DIME SAVINGS BANK of Brooklyn. 5th av, n e cor 80th st, runs north 104.4 x east 100 x south 2.2 x east 49.9 x south 102.2 to st, x west 149.9 to beginning. May 22, due May 1, 1896, 4 1/2%. 200,000

Storm, George to DRY DOCK SAVINGS INST. 26th st, n s, 110 e 3d av, runs east 25 x north 98.8 x west 27 x south 49.4 x east 2 x south 49.4 to beginning. May 19, due May 20, 1894, 4 1/2%. 20,000

Stuart, Wallace to James E. Stuart, Elizabeth, N. J. 13th st, s s, 248 e 7th av, 23.9x103.3. May 19, 5 years, 4 1/2%. 10,000

Schade, George and William to Wilhelmina wife of Charles A. Borbein. Park or 4th av widened, s w cor 125th st, 25.6x90. May 6, 3 years, 5%. See Conveys. 6,250

Same to Eckhardt Schade. Same property. May 6, 3 years, 5%. 6,250

Schluter, Christian L. to Ruth A. Brown. 99th st, s s, 225 w Central Park West, 25x100.11. May 18, 3 years, 5%. 20,000

Same to same. 99th st, s s, 250 w Central Park West, 25x100.11. May 18, 3 years, 5%. 20,000

Schnugg, Francis J. to Henry J. Braker. 126th st, n s, 100 e Columbus av. P. M. Sub. to mort. May 25, 1 year. 4,000

Same to same. 126th st, n s, 200 e Columbus av. P. M. Sub. to mort. May 25, 1 year. 3,000

Same to same. 127th st, s s, 100 e Columbus av. P. M. Sub. to mort. May 25, 1 year. 4,000

Same to same. 127th st, s s, 200 e Columbus av. P. M. Sub. to mort. May 25, 1 year. 4,000

Shaw, Henry G. to Henry J. Braker. Columbus av, s e cor 127th st. P. M. Sub. to mort. May 25, 1 year, 4%. 7,500

Same to same. Columbus av, n e cor 126th st. P. M. Sub. to mort. May 25, 1 year, 4%. 7,500

Smith, Elizabeth wife of William J. to David J. King et al. exrs. and trustees Edward J. King. 58th st, s s, 68.9 w Lexington av, runs west 37.6 x south 100.5 x east 26.3 x north 20 x east 11.3 x north 80.5 to beginning. May 23, 3 years, 4 1/2%. 18,000

Sommer, Sebastian and Emma J. his wife to THE EMIGRANT INDUST. SAVINGS BANK. Morts. (suspended) recorded May 18, 1898.

Stampfer, William and Josephine to Moritz Moszkowitz. 2d av, No. 156, and 10th st, No. 204 E. Leasehold. All title. May 23, installs. 1,500

Todd, Judson S. to Daniel R. Kendall. 119th

st. P. M. May 24, due June 5, 1894, 5%. 8,000

The Ministers, &c., of the True Reformed Protestant Dutch Church in the City of New York to William D. Ramsey, Ramsey, N. J. Bank st. P. M. May 23, 1 year, 5%. 7,000

Thomas, Sarah G. to DRY DOCK SAVINGS INST. 20th st, s s, 220 w 5th av, 25x92. May 22, due June 1, 1894, 4 1/2%. 30,000

Tipping, Edward to William Hall's Sons. 76th st, s s, 325 e Amsterdam av, 120x102.2. May 20, due Dec. 1, 1893. 10,000

Tipping, Edward to William Hall's Sons. 76th st, s s, 325 e Amsterdam av, 120x102.2. April 25, due Nov. 1, 1893. 29,300

Townsend, Kate G. wife of Henry G. to TITLE GUARANTEE & TRUST CO. 123d st, No. 354, s s, 164 e Morningside av East, 16x100.11. May 16, due June 1, 1894, 5%. 8,000

Tucker, Robert to Bernheimer & Schmid. 3d av, No. 484. Saloon lease. May 19, note, demand. 3,000

Turek, Alois to Eva Bechtel, Stapleton, S. I. 59th st, No. 420 E. Store lease. May 19, demand. 1,500

Van Dolsen, John and Elizabeth L. M. his wife mortgagors with Mary L. Breese guard. of Eloise L. Breese mortgagee. Extension of mort. principal and int. payable in gold. June 10, 1892. nom

Verdery, Minnie D. to Harriet I. James. 76th st, n s, 422 w Columbus av, 18x102.2. March 27, due April 1, 1895, 5%. 5,000

Voth, Richard C. to The Female Academy of the Sacred Heart. 126th st, n s, 100 e Columbus av. P. M. May 25, 5 years, 4%. 12,500

Same to same. 123th st, n s, 200 e Columbus av. P. M. May 25, 5 years, 4%. 9,500

Same to same. Columbus av, s e cor 127th st. P. M. May 25, 5 years, 4%. 14,000

Same to same. Columbus av, n e cor 126th st. P. M. May 25, 5 years, 4%. 14,000

Same to same. 126th st, n s, 275 e Columbus av. P. M. May 25, 5 years, 4%. 23,000

Same to same. 127th st, s s, 200 e Columbus av. P. M. May 25, 5 years, 4%. 12,000

Same to same. 127th st, s s, 100 e Columbus av. P. M. May 25, 5 years, 4%. 12,000

Same to same. 127th st, s s, 300 e Columbus av. P. M. May 25, 5 years, 4%. 23,000

Wier, Martin to Tessie A. Lamb, Mamie C., Katie C. and John P. Phelan. Columbia st. 4-5 parts. May 25, due Aug. 19, 1893, 5%. See Conveys. 3,800

Wilson, Peter M. to THE IRVING SAVINGS INST. Bleecker st, n w cor West 11th st, runs north 95 x west 50 x south 95 x east 5 (?). May 17, 1 year, 4 1/2%. 25,000

Warburton, Frank T. to Jonas and Samuel Weil and Bernhard Mayer. 8th av, s e cor 16th st, 25x93.6. Leasehold. P. M. May 23, installs, 5%. 7,000

Warburton, Frank T. to Walter I. Averill. 8th av, s e cor 16th st, 25x93.6. Leasehold. P. M. Sub. to mort. \$27,000. May 23, due May 2, 1895, 5%. 15,000

Ward, Annie W. wife of and Aaron, Roslyn, L. L., to Frederick D. Tappan and ano. trustees Ann E. Cairns. 29th st, s s, 192 w Madison av, 27.6x98.9. 1-3 part. May 24, 3 years, 5%. 5,000

Ward, Mary M. wife of Charles H. to THE GREENWICH SAVINGS BANK. Broadway, Nos 165 and 167, w s, 56.6 s Cortlandt st, 37.6 x103.2. May 20, due June 1, 1894, 4 1/2%. 225,000

Warner, Helen M. wife of Frederic M. to Philip Walter et al. trustees Joseph Deutsch dec'd. 56th st. P. M. May 16, due Sept. 5, 1898, 5%. 4,000

Same mortgagor with same mortgagees. Extension of mort. May 16. nom

Weinstein, Jacob to Abraham Friedberg, Brooklyn. Pike st and Monroe st. P. M. May 23, due March 1, 1894. 8,400

Weissbaum, Nathan to Abraham Stern. Columbia st. P. M. Sub. to mort. \$13,000. May 23, installs. 3,250

Weston, William H., Boston, Mass., to Hannah J. Gillette. Crosby st, No. 9, e s, 117 n Howard st, 25x100. May 23, 3 years, 5%. 3,000

White, Isaac and Matilda his wife to Corinna Jacobs. 7th st, n s, 108 w Av C, 25x97.6. May 23, 5 years, 5%. 21,000

White, Isaac to James A. and W. Emlen Roosevelt trustees Marcia R. Scovel. 3d av; 104th st. P. M. May 24, 3 years, 5%. 18,000

Same to Christian Baumert. 3d av. P. M. Sub. to mort. \$18,000. May 24, 3 years, 5%. 3,000

Same to Caroline Stern. Rivington st, No. 79, s s, 50 w Orchard st, 25x77. May 1, 2 years, 5%. 5,000

Williams, Benjamin A. and George N., Jr., to THE GERMANIA LIFE INS. CO., New York. 92d st, s s, 255.7 e 5th av, 23x100.8. May 17, due Aug. 1, 1896, 5%. 26,000

Same to same. 92d st, s s, 278.7 e 5th av, 22x 100.8. May 17, due Aug. 1, 1896, 5%. 25,500

Same to same. 92d st, s s, 300.7 e 5th av. 20x 100.8. May 17, due Aug. 1, 1896, 5%. 23,500

Willoughby, Dillon C. to Isaac L. Kip trustee for Adelaide B. Harris. 57th st, No. 49, n s, 19 w Park av, 20x80.5. May 23, 3 years, 5%. 36,000

Zeiger, Moritz to Charles H. Kranichfeld. Cannon st, No. 113, w s, 116.6 n Stanton st, 20.9x 100. May 17, installs. 1,03

23d and 24th WARDS.

Avelone, Raphael and Frances to Claude Roche. 151st st, n s, 227.9 w Morris av, 22.3x118x22.3x 113.3. May 23, 5 years, 5%. 2,000

Bonfilis, Sereno D. and Anna D. his wife to Princess Dolores wife of Prince Dominique Radziwill. Washington av, s e cor 173d st, runs south 150.2 x east 120 x north 50 x east 120 to Bathgate av, x north 100.2 to 173d st, x west 240 to beginning. May 9, due May 10, 1896, 5%. gold, 30,000

Brown, John to Mary E. Cochrane. Union st, n e s, 125 s e Ogden av, 23d Ward, 25x100. May 1, 3 years. 1,500

Cave, Charles J. Brooklyn, to Mary A. Cave, Brooklyn. Washington av, part lot 44 map of Village of Upper Morrisania, 108x120. May 22, demand. 910

Coleman, Patrick to William F. Thorn. Mosholu av, n s, 94.1 w old Post road, 25.1x100.6 x25x102.6. April 26, 5 years. 1,600

Chambers, Ellen wife of and Matthias to Louisa K. Kuntz. Part lot 18, on map of Adamsville, Fordham, 24th Ward, begins at point in boundary line of land late of Thomas Bassford, 25 s w from intersection of division line bet lots 18 and 19 on said map, runs southeast 85 x southwest 25 x northwest to point 130.2 from said boundary line, x northwest 25. May 23, 3 years, 5%. 2,500

Clemens, Joseph to George Clemens. Tiffany st, e s, 179.3 s 167th st, 25x100. May 24, 3 years. 2,500

Creighton, Lizzie W. wife of and Charles to Letitia M. McKinley and Frances M. Walsh, Sparkill, N. Y. Av B, e s, lots 170 and 171 map of Prospect Hill estate at Fordham, 24th Ward, 100x122. May 24, 1 year, 5%. 4,000

Dundon, Arthur H. and Charles Keary to Caroline B. Kirk. Highbridge road, s w cor Av A, 24th Ward. P. M. May 25, installs, 5%. 4,750

Dowd, John F. to Eliza Thompson. 183d st, s s, lot 118 map of lands in partition of Thomas Bassford, Fordham, West Farms, 50x100. May 24, 3 years, 5%. 4,000

Egan, William C. and Anne his wife to Teresa M. wife of and Frederick Kuser. Elmsere pl, s e cor Marmion av. P. M. May 11, 1 year, 5%. 1,500

Ewald, Henry to Jakob Muller. 151st st, s s, west 1/2 lot 263 map of Village of Melrose, 25 x118.5x25x118.5. May 18, 3 years. 1,700

Eichler, Nicholas to the trustees of the St. Johns German Lutheran Church. Inwood av, w s, 25 n Goble pl, 25x100. May 20, demand. 800

Entwistle, Richard to John T. Hunt. 144th st, s s, 35 w of an angle point in st, 150 w College av, runs southwest 47.3 x northeast 47.10 x northwest 35. May 20, 3 years. 2,000

Farrall, Bridget widow to THE HARLEM SAVINGS BANK. 149th st, n s, lot 153 map of Melrose South, 23d Ward, 50x100. May 13, 1 year, 5%. 10,000

Garniss, Mary E. to Margaret Strese. Madison av, 24th Ward. P. M. May 20, due July 1, 1896, 5%. 2,000

Grassmann, Charles and Josephine his wife to Julius B. Denicke. Villa av, w s, 209.11 n Southern Boulevard, 50x100. May 22, 3 years. 2,500

Groll, Theodore and Henriette his wife to Henry C. Meyer. Grant av, e s, 200 n Valentic av, 25x187, except part taken in opening Webster av. May 22, 5 years. 600

Green, Moses to Eliza A. Raisbeck. 153d st. P. M. May 1, 5 years, 5%. 2,000

Hammond, Vanderburgh Y. to Mary E. Stamler. Washington av, n w s, part lot 35 map Morrisania, 24.2x150; Washington av, w s, 125.10 n e 4th st, 24.2x150; Washington av, w s, 96.6 n e 4th st, 24.3x150; Washington av, w s, 120.9 n e 4th st, 5x150. May 19, 1 year. 500

Henry, Martin L. and Mary C. his wife to Margaret Strese. Madison av. P. M. May 1, 3 years, 5%. 2,000

Horr, Minnie to Caroline L. Purdy. Courtlandt av, e s, 106.6 n 148th st, 17.6x100. May 20, 3 years. 1,000

Kramer, Sylvester and Konrad to The Twenty-third Ward Co-operative Building and Loan Assoc. Melrose av, e s, 73 n 158th st, 27x71. Sept. 14, installs. 3,000

Lydecker, Garrett P. to Sherman Evarts. Grand av, s w cor Wadsworth st, 50x100. May 19, 3 years. 2,600

Lawrence, Eunice C. to Martin Walter. Lots 24, 25 and 26 map of 87 choice lots at Bedford Park, 24th Ward. Secures note. May 22, 1 year. 500

Lowe, Mary wife of and William R. to Frederick Beck. Jerome av, e s, 381.3 s Cameron pl, runs south 139.8 x northeast 318 x south 33 to centre of brook, x east 39 x north 12 x north 43.9 x southwest 15.9 x north 69.8 x southwest 279.10 to beginning. Secures debt of mortgagors and Frank E. Mainhart. May 23, installs. gold, 7,000

Lamphear, William H. to Goldchen Adler. 137th st, s s, 325 e Willis av, 50x100. May 22, 3 months. 1,900

McCaw, Eliza J. to Noah C. Rogers. Anthony av, n w s, 25.1 n e Garfield st, 120.6x118x120 x107. Sub. to mort. May 20, 1 year. 500

Merz, M. Rudolph to The Napa Valley Wine Co., San Francisco, Cal., and Johnson, Dutton & Dean, New York. Boston av, s e s, 80.7 s w 164th st, 26.10x115.7x25x105.10. May 18, 1 year, 5%. 2,200

Moore, William to Catharine R. Appleton. Webster av, w s, 225 n Scott av, 50x112.6. May 18, 3 years. 4,000

Murray, John J. to Etta Forgotston. Robbins av, w s, lot 329 map of East Morrisania lying

east of the Branch Railroad, 100x168x—x 195.5, except part taken for Westchester av; Tinton av, north cor Pontiac st, 125x105; Westchester Railroad st, n s, part lot 337 same map, 25x130 to Terrace pl; Tinton av, s e s, 100 n e Lexington st, 25x100. All title as heirs of Mary Murray. May 22, note. 337

Narbetti, Giorgio and Domenico Zito to Lyman Tiffany and Edward Wood exrs and trustees Charlotte L. Fox. Jennings st, n e cor Bristow st, 100x125. May 22, 1 year. 3,400

Osterburg, Andrew to West Side Co-operative Building and Loan Assoc. Pyne st, w s, 346.7 s Union av, 25x100. May 8, installs, 5%. 500

Poggi, Josephine wife of Joseph A. to Eliza Worthington. Arthur av, w s, lot 91 map of Powell estate, Fordham, 24th Ward, 50x124. May 17, due Sept. 14, 1895. 100

Rohdenburg, Louis to THE EMIGRANT INDUST. SAVINGS BANK. 138th st, s w cor Brook av, 65.6x100. May 20, 1 year, 4%. 25,000

Ramsteck, Frank, Jr., to Martin Walter. Tremont av, s s, part lot 106 map of Fairmount, 24th Ward, 34x200. May 1, 2 years. 3,000

Reinken, Sophia L., Maria B. and Annie M. Kreimer or Kramer heirs Henry Kreimer to Hermann H. Reinken, Jersey City, N. J. Taylor av, s e s, lot 173 map of Belmont Village, 24th Ward, 100x108x100.2x114. May 23, 1 year, 5%. 1,000

Rosenberg, George to Abbie O. G. Brigg. Boston av, s e cor 164th st, 26.10x86.3x25x76.5. May 24, due May 25, 1896, 5%. 20,000

Selje, Fritz to HARLEM SAVINGS BANK. 149th st, n s, 300 w Courtlandt av, 25x100. May 24, 1 year, 5%. 8,000

Schmidt, Henry to THE HARLEM SAVINGS BANK. 3d av, south cor Grove st, 23d Ward. 26.2x186.11 to Bergen av, x49.5x192.8. May 24, 1 year, 5%. 10,000

Smith, D. Van De Water to William T. and William K. Smith, of W. T. Smith & Son, Philadelphia, Penn. Suburban st, s w s, 94.1 n w Marion av, runs southwest 76.6 x still southwest 45 x northwest 71.3 x northeast 137.8 to st, x southeast 57.11. May 19, installs. 2,512

Stonebridge, Margaret to Terence McGuire. West Farms to Kingsbridge road, n e s, 128.3 n w Arthur st, 80.6x76x75x110. May 15, due Sept. 23, 1893, 5%. 700

Sullivan, Lizzie B. to Jewelers' Building and Loan Assoc. 181st st, s s, at intersection of boundary line bet lots 207 and 208 on map of Prospect Hill estate, Fordham, runs west 25 x south 100 x east 25 x north 100. May 8, installs, 5%. 3,250

Schmuck, Herman to Enoch C. Bell. 144th st, P. M. May 18, due Dec. 1, 1893. 6,000

Stone, Eugene to Elizabeth Anderson. 147th st, P. M. Sub. to mort. \$3,500. May 22, 5 years, 5%. 2,000

Thompson, Henry C. to Eliza J. Evans. Bathgate av, s e cor 188th st, 100x100x98 to Bayard st, x100. May 19, 3 years. 6,000

Same to Joseph O. Brown trustee. Bathgate av, n e cor 187th st, 98.7x100x96.7x—, May 17, due May 1, 1896. 6,000

Van Cleve, Jane daughter of Garret Van Cleve to Thomas S. Moore and Daniel G. Thomson exrs. Thomas H. Rodman. 149th st, n s, 126.3 w Mott av, 17.8x103.5x17.8x 103.1. May 23, due April 1, 1896, 5%. 5,000

Same to same. 149th st, n s, 108.7 w Mott av, 17.8x103.1x17.8x102.11. May 23, due April 1, 1896, 5%. 5,000

Same to same. 149th st, n s, 90 w Mott av, 18.7 x102.11x18.7x102.6. May 23, due April 1, 1896, 5%. 5,000

Same to Effe V. V. wife of Charles H. Knox. 149th st, n s, 60.8 e Walton av, 17.8x91.10x 17.10x89.4. April 10, 3 years, 5%. gold, 5,000

Same to same. 149th st, n s, 43 e Walton av, 17.8x89.4x17.10x86.10. April 10, 3 years, 5%. gold, 5,000

Same to Charles H., Clark G. and Mary Voorhees guard. Mary G. Voorhees. 149th st, n s, 78.4 e Walton av, 17.8x94x17.10x91.10. April 10, 3 years, 5%. gold, 5,000

Same to William Ormiston. 149th st, n s, 90 w Mott av, runs north 102.6 x west 59.9 x south 9.6 x west 47.5 x south 86.10 to st, x east 106.11. Sub. to mort. \$30,000. May 23, demand. 9,828

Same to John J. Hughes. Same property. Sub. to mort. \$39,828. May 23, demand. 2,818

Woods, Mary to Laura F. Van Riper. Crescent av, s e s, part lot 21 map of Belmont Village, West Farms, 24th Ward, 28.10x82x23.6x100. May 20, due May, 1896. 1,200

Wiprut, Morris to Jacob Ruppert. Courtlandt av, No. 566. Lease. May 16, demand. 800

Wilkinson, James to John J. Brady. Webster av, s e cor Welch st, 66x90. May 20, 1 year. 200

MORTGAGES -- ASSIGNMENTS.

NEW YORK CITY.

MAY 19 TO 25—INCLUSIVE.

Adler, Simon and Henry S. Herrman to Theresa Lavene admrx. \$4,100

Archer & Pancoast Mfg. Co. to Archer V. Pancoast and Alanson T. Enos recvrs. of said Co. nom

Appleby, Charles E., Glen Cove, L. I., to Edgar S. Appleby. 85,500

Appleby, Charles E., Glen Cove, L. I., trustee for John B. Miller to Daniel and Franklin B. Lord exrs. of Cyrus W. Field. 10,683

Brown, J. Romaine to Isabella E. K.

Burnham guard. of Alexander O. Burnham, Yonkers, N. Y. 700

Barton, Anna D. to Katharine Yale. 3,755

Bayer, Minnie guard. of Stephen A. and Edwin M. Bayer and Stephen D. formerly Stephen A. Bayer to Edwin S. formerly Edwin M. Bayer. 5 assigns. nom

Bayer, Minnie guard. of Stephen A. and Edwin M. Bayer and Edwin S. formerly Edwin M. Bayer to Stephen D. formerly Stephen A. Bayer. 3 assigns. nom

Bayer, Stephen D. to Edwin S. Bayer. 5,000

Brown, J. Romaine to Isabella E. K. Burnham, Yonkers, N. Y. 2,500

Baker, Frederick, Brooklyn, to Joseph F. Ismay. 1,500

Bach, Lewis Z. to Louis Abrahams and Reuben Grunance, of Abrahams & Grunance. \$4,775

Benziger, Louis trustee Joseph N. A. Benziger dec'd to Anna M. N. F. Benziger. order of Court 5 assigns. order of Court

Same to Felicitas M. C. Benziger. 4 assigns. order of Court

Birch, Frederick H. to George L. Slawson and Frederick G. Hobbs, other consid. and 100 Caponigri, Pasquale to Maria T. Caroselli. nom

Cohen, Eva to Johanna Cohn. 5,014

Cohen, Jacob to The East River Savings Inst. 16,125

Cohn, Johanna to Henry Gottgetreu. nom

Coates, Elizabeth to Charles E. Appleby, Glen Cove, L. I. nom

Dudley, Henry and ano. exrs. Ann M. Dudley to The Harlem Savings Bank. 7,000

Donovan, Cornelius to Gottfried Schultz. 250

Duesing, Louis W. to Bernard and Philip Katz. 4,750

Eden, John H. to The Mutual Life Ins. Co. of New York. 2,000

Ehrlich, Ferdinand to Nathan Federgreen, Brooklyn. 2,500

Echeverria, Anita P. to Paulino Echeverria. 5,000

Friedberg, Abraham, Brooklyn, to Adolph S. Kalischer. 8,400

Fay, Michael and William Stacom to Leopold Haas. 8,800

Fish, Marian G. to Francis H. Weeks. 1879. 4,500

Freund, Ludwig A., Frankfort-on-the-Main, Germany, to Frederic de P. Forster as trustee of Clara Delafield. interest and 16,000

Fay, Michael and William Stacom to Herman Joseph. 10,450

Froese, Robert to James McCabe. 3,500

Ferry, J. Milton, Bayonne City, N. J., to Eugene C. Potter. nom

Goldschmidt, George B. exr. Samuel B. H. Judah to Ellen C. Goldschmidt. 1,526

Goll, Jacob individ. and exr. Nannette Goll to Harlem Savings Bank. 4,020

Gebhard, William H. exr. Frederick C. Gebhard to August Limbert trustee Frederick C. Gebhard. nom

Getz, Mary to Daniel Rothstein. 1,500

Hall, Thomas R. A. and William H., of William Hall's Sons, to Michael Conlan and Terence Gannon. nom

Hall, William W. to Thomas R. A. and William H. Hall, of William Hall's Sons. nom

Harbeck, Charles T. et al. exrs. and trustees Ella S. Flagg to Charles T. Harbeck and William G. Sterling trustees for Eliza D. Harbeck 12,000

Hyatt, George E., Brooklyn, to Edward Winslow. 2 assigns. nom

Hillyer, Adelaide A. guard. will of George H. Hillyer to Clarence W. Hillyer, Bayonne, N. J. 2 assigns. nom

Hays, De Witt C. to The Produce Exchange Building and Loan Assoc. 20,000

Hoffmann, Louis to Katharina Hoffmann. nom

Harting, Henry to Anna S. Thees. 4,500

Hawks, Henry S., Jr., to David B. Simpson. 2,500

James, Harriet I., Brooklyn, to Edward V. W. Rossiter, Flushing, L. I. 5,000

Jones, Leonora C. to John J. Brady. 500

King, Elizabeth J. and ano. exrs. Thomas H. King to Elizabeth J. King. nom

Lynch, Francis, New Windsor, N. Y., to Franciska B. Hohmann. 6,500

Levi, Hannah to Cyrus J. Marshall and Addie A. his wife. 1,000

Limbert, August trustee Frederick C. Gebhard dec'd to Frederic J. Middlebrook. 3,072

Lese, Louis to Morris Goldstein. 3,300

Marbury, Francis F. et al. exrs. Caroline D. Langlois to Johann G. Schlingloff. 7,000

Mayer, Sophia to Frederic J. Middlebrook, Brooklyn. consid. omitted

Manning, William D. to Charles E. Hall. 2 assigns. nom

Middlebrook, Frederic J., Brooklyn, to Clara R. Gerken. 7,162

Same to same. 8,049

Same to Harriet E. Wilmerding extrx. Henry A. Wilmerding. 2 assigns, each \$7,681. 15,362

Same to August Limbert trustee Frederick C. Gebhard dec'd. 18,420

Same to same. 9,049

Same to James N. Platt extr. John G. Kane. 18,152

Middlebrook, Frederic J., Brooklyn, to August Limbert trustee Frederick C. Gebhard dec'd. 13,276

Middlebrook, Frederic J., Brooklyn, to James N. Platt and Charles H. Jewett exrs. John Jewett. 17,215

Same to New York Realty Co. 17,335

Martin, Runyon W. to James W. Arbona. 1862. 63

New York Realty Co. to Albert Flake, 17,611

Olivella, Lizzie to Title Guarantee and Trust Co. 11,000

Olivella, Lizzie formerly Crespo to The Title Guarantee and Trust Co. 7,000

Payntar, Mary B. and ano. exrs. John G. Payntar to Bertha Pratt. 9,176

Putnam, James D. to Frederick A. Snow. 2 assigns. nom

Robinson, Thomas J. to Abraham Steers. 7,000

Rogers, Clarence D. W. to Eleanor R. Blake, Morristown, N. J. 9,000

Stern, Abraham to Simon Bing, Jr. 3,250

Sheehy, Edward C. and Patrick to Michael Regan. nom

Simpson, David B. to Henry S. Hawks, Jr. 2,000

Schember, Carolina to Mary Schneittacher and Yetta Van Oppens. 5,000

Squire, George H. trustee Lewis L. Squire dec'd to The United States Trust Co. of New York. 2 assigns. nom

Semple, Lorenzo, ref. to The Farmers' Loan and Trust Co. as substituted trustee under will of Mary C. Kenney. nom

Stachelberg, Michael to Ethel J. wife of Carlisle Norwood. 4,686

Schetter, Charlotte O., Brooklyn, to The New York Orthopaedic Dispensary. 7,500

Scudder, Edward M. to M. Taylor Pyne. 5,076

Shannon, Robert H. to Hester A. Shannon. 14 assigns. nom

Stillwaggon, George A. admr. Cornelia M. Stillwaggon to Catharine A. Willets and George A. Stillwaggon. nom

Sherman, George to James A. and W. Emilen Roosevelt as trustees of Marcia R. Scovel. 7,680

Same to same. 7,680

Tully, Michael and Dennis O'Connell to Edward J. Cunningham, Tompkinsville, S. I. 2,500

Title Guarantee and Trust Co. to Susan E. Sammis. 11,000

Same to The National Savings Bank of the City of Albany. 8,000

Title Guarantee and Trust Co. to Nathaniel B. Hoxie, Sr. and Jr., trustees Mary J. Weatherby dec'd. 6,000

Same to Morgan Dix extr. John A. Dix. 7,000

Same to same. 6,000

Same to Helen C. Cole, Waverly, N. Y. 8,000

Same to same. 8,500

Same to same. 11,000

Title Guarantee and Trust Co. to Frank E. Bliss and Archer V. Pancoast trustee Lillie A. P. Bliss dec'd. 3,500

Same to same. 8,500

Title Guarantee and Trust Co. to Church of the Holy Communion. 7,000

Same to The General Theological Seminary of the Protestant Episcopal Church in the United States. 6,000

Tide Water Oil Co., New York, to James T. Riddle. nom

Williams, George G. and ano. exrs. Catherine M. McCoskry to Benjamin M. Hartshorne, Highlands, N. J. 80,562

Willets, Catharine A. and George A. Stillwaggon, Flushing, L. I., to Minnie E. Stillwaggon, Flushing. nom

Wood, John, West Cornwall, Conn., to John Wood extr. Martha B. Wood. 4,500

Weeks, Francis H. to George W. Folsom, committee of Margaret C. Folsom lunatic. 4,500

Same to same. 5,000

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.

May

22 Askin, Harry—D V Bell..... \$228 33

22 Armstrong, Walton—J E Nichols.... 149 68

23 Adee, Fred—Albert Gray..... costs 73 38

23 Ayres, Isaac H—Emerson Mfg Co... 895 50

24 Ames, Caleb T } John McNally. costs 139 14

24 Ames, Frank D }

24 Appleton, Daniel F } J W Apple- 2,429 43

24 ABBETT, LEON as exrs } ton.....

25† Anderson, Franz K—David Mayer 48 00

Brewing Co.....

25 Abramson, Hyman—Ike Abramson .. 606 49

25 Arnault, Clara A—E P Tysen..... 380 19

25 the same—Morris Spiegel..... 1,129 88

25 Adamson, Edward—S E Bernheimer.. 771 00

26 Arnault, Clara A as extrx—Morris Spiegel..... 1,129 08

26 Abeles, Simon—Lena Prager..... 196 31

26 Armstrong, William A—D L Phillips 179 17

20 Bloom, Edward L—The Mason Stable Co (Lim)..... 124 76

20 Bagott, Richard H—The Gutta Percha and Rubber Mfg Co..... 1,157 36

20 Block, Morris—The H B Clafin Co.. 1,114 33

20 Bostwick, Charles B—W B Taylor & Sons..... 541 72

20 Bleichrode, Jake—E H Faulkner. ... 171 45

20 Blume, Anton F } Elizabeth Kroe- 533 14

20 Blume, Mary V } mecke.....

20 Brewer, Thomas C—F D Tansley.... 38 69

22 Burleigh, Henry G } Seaboard Nat 2,117 95

22 Burleigh, Brackett W } Bank.....

22 Blumenthal, Benjamin—Edward Lang 117 63

Table of names and addresses with associated numbers, including entries like Boisaubin, Alfred E., Baldwin, Marcus W., and others.

MECHANICS' LIENS

NEW YORK CITY.

Table of mechanics' liens in New York City, listing dates (e.g., May), addresses, and amounts, such as '20 Seventieth st, Nos. 6 16, s s, 150 w 8th av...'.

Table of mechanics' liens in New York City, continuing from the previous table, listing addresses and amounts, such as '24 West End av, n e cor 77th st, 102.2x175...'.

*Discharged by deposit.

BUILDINGS PROJECTED.

A handsome bound volume of over 250 pages, containing, (1) The New York Building Law, with Headings, complete Index, Marginal Notes and Colored Illustrations, showing the heights and thicknesses of walls for all kinds of buildings; (2) Regulations of the Building Department; (3) Tenement and Lodging House Laws; (4) Law Limiting the Height of Dwelling Houses; (5) Laws for Extinction and Prevention of Fires, etc.; (6) Regulations of the Department of Public Works; (7) State Factory Inspection Law; (8) Mechanic's Lien Law; (9) Complete Directory of Architects, for New York, Brooklyn, Newark and Jersey City. This valuable book is for sale at THE RECORD AND GUIDE office, 14 and 16 Vesey st. Price, \$2.00.

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. When character of roof is not mentioned it is to be understood that the roof is to be of tin.

NEW YORK CITY.

SOUTH OF 14TH STREET.

Charles st, No. 119, five-story brk and stone flat, 25x80; cost, \$20,000; estate S. R. Jacobs, 30 W. 38th st; ar'ts, Thom & Wilson. Plan 743. Columbia st, No. 56-60, three five-story brk and stone flats, 26.8x88.6; cost, \$20,000 each; Weil & Mayer, 227 E. 60th st; ar'ts, Schneider & Herter. Plan 747. Downing st, No. 27, three-story brk and stone stable, 25x62; cost, \$20,000; Helen C. Juillard, 16 W. 57th st; ar't, A. Zucker. Plan 752. Hester st, No. 53, rear, six-story brk and stone factory, 23x36; cost, \$10,000; lessee, N. Weisbaum, on premises; ar't, F. Wandelt. Plan 750. Washington st, No. 522, five-story brk and stone warehouse, 25x150; cost, \$20,000; J. M. Ridley, exr., 293 State st, Brooklyn; ar't, Snook & Sons. Plan 749. Broadway, No. 751, seven-story brk and iron warehouse, 26x100; cost, \$40,000; S. Dessau, lessee, 140 E. 79th st; ar'ts, Cleverdon & Putzel. Plan 755. Pike st, s e cor Monroe st, six-story brk and stone flat, 44.2x55.6; cost, \$35,000; J. Weinstein, 171 Madison st; ar'ts, Schneider & Herter. Plan 758. Stone st, No. 9 } eight and ten-story brk and stone office buildings, 24.2 and 55.4x123 and 104.3, concrete and brk roofs; cost, \$300,000; N. Y. Produce Exchange, on premises; ar't, H. Gilvray; m'n, J. C. Lyons; c'r, A. Beinbauer. Plan 763. Stuyvesant pl, No. 19, five-story brk and stone flat, 28x83.1; cost, \$24,000; Brosse & Rentz, 243 E. 19th st; ar't, C. Rentz. Plan 762.

BETWEEN 14TH AND 59TH STREETS.

58th st, Nos. 536-538 W., five-story brk and iron factory, 49.10x97.5, gravel roof; cost, \$30,000; Jefferson Real Estate Co., 540 W. 58th st; ar'ts, Cleverdon & Putzel. Plan 739. 8th av, No. 594, frame shed, 13x25; cost, \$50; lessee, H. Engelman, on premises; c'r, J. S. Lowmy. Plan 738. 1st av, s e cor 28th st, two-story brk church, 42.8x116.2, tin and slate roof; cost, \$15,000; Department Charities and Correction, 3d av and 11th st; ar'ts, Schickel & Co.; b'r, J. T. Smith. Plan 757. 42d st, s s, 110 e 11th av, five five-story brk and stone flats, one 17x84.6, four 25x88.6; total cost, \$95,000; H. Murray, 21 E. 73d st; ar't, G. F. Pelham. Plan 773.

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

64th st, No. 6 E., five-story brk and stone dwell'g, 30x90.5; cost, \$60,000; J. W. Alexander, 10 W. 43d st; ar't, R. H. Robertson. Plan 742. 89th st, s s, 96 w Av B, six five-story stone flats, 25x75; cost, \$16,000 each; Sauer & Gross, 548 E. 87th st; ar't, F. Wennemer. Plan 770.

*Vacated by order of Court. †Suspended on Appeal. ‡Released. §Reversal. ¶Satisfied by Execution.

APPROVED PAPERS.

Resolutions passed by the Board of Aldermen calling for the following improvements have been signed by the Mayor for the week ending May 20, 1898. *Indicates that the Mayor neither approved nor objected thereto, therefore the same became adopted.

MAINS.

112th st, bet Madison and 5th avs, water.
115th st, bet Lenox and 7th avs, water.
117th st, bet Park and Madison avs, water.

PAVING.

64th st, from West End av to Hudson River Railroad granite block.
136th st, bet Lenox and 7th avs, asphalt.

CURBING, FLAGGING, ETC.

Bowery, n e cor 5th st, 25x100.
59th st, in front of Nos. 16 and 18 W.
82d st, s s, 125 w Amsterdam av, extends w 100 feet.
95th st, s s, bet 1st and 2d avs.
100th st, s s, 100 w Columbus av, extends w 50, relay.
116th st, both sides, from Pleasant av to East River.
117th st, bet 5th and Lenox avs.
2d av, in front of No. 15.
6th av, s e cor 40th st, 75x100.
7th av, e s, bet 19th and 20th sts.

REGULATING, GRADING, ETC.

156th st, from Westchester to Prospect av.

ADVERTISED LEGAL SALES.

REFERREES' SALES TO BE HELD AT 12 O'CLOCK NOON, AT THE NEW YORK REAL ESTATE SALESROOM, 111 BROAD WAY, EXCEPT WHERE OTHERWISE STATED.

- List of legal sales including property addresses and details, such as 'Baxter st, Nos. 115 and 117, e s, abt 49 n Canal', 'Sullivan st, Nos. 119-123, e s, 60.4 s Prince st', etc.

- Continuation of legal sales from the previous page, including 'east 100 x south 99.6 to n s Stewart st', '12th st, Nos. 44 and 48, s s, 454.7 w 5th av', etc.

LIS PENDENS.

NEW YORK.

- List of pending legal cases and suits, including 'Lexington av, e s, 103 n 39th st', 'Broadway, s w cor 14th st, the Domestic Building', etc.

- List of recorded leases, including '49th st (Mitchell pl), n e cor 1st av, 18x80', '122d st, No. 221, n s, 225 w 7th av', etc.

RECORDED LEASES.

For long term leases, also assignment of leases, see Leasehold Conveyances.

- Continuation of recorded leases, including 'Boulevard, n w cor 60th st, store. John E. Ellison to Marie J. wife of John H. Fisher', etc.

FORECLOSURE SUITS.

- List of foreclosure suits, including 'Madison av, s s, 62.2 n 80th st, 40x70. Warren B. Smith agt Siegmund T. Meyer et al.', etc.

Fay, Frances, 168 E 90th... E Paulsen, 1,000
Gannon, J. J. 585 Lexington av... H Thoesen, 127
Goldin, F. E. 1435 Broadway... O'Farrell & Co, 125

Walsh, Margaret, 131 W 20th... S J Wells, 230
Walter, Lizzie, 8 E 47th... J Baumann, 209
Wefter, H. 80 E 10th... J Moriarty, 169

King, John, 182 and 183 West... Nat Cash Reg Co. Register, 225
Krill, John... M Armstrong & Co. Coach, (R) 25
Kriz, Vaclav, 418 E 72d... J Jurisk, Butcher Fixtures, 100

MISCELLANEOUS.

Adams & Morabella, 310 Canal... S Costa, Fruit Store Fixtures, 790
Acquilio, Pasquale, 733 3d av... A Schwaab & Son, Barber Fixtures, 558

Sias, A. R. 58 Pitt... G W Allen. Horses. (R) 1,000
Sammiti, Antonio. 319 Greenwich... A Schwaab & Son. Barber Fixtures. (R) 376
Sarasohn & Son. 185 East Broadway... Babcock P P Co. Press, &c. 2,000

BILLS OF SALE.

Adam, Jacob. 286 East Houston... J Kohn. Restaurant Fixtures. 800
Bull, A W... N Y Fish Co. Fish Store Fixtures. 150
Cooperman, Samuel. 154 Attorney... J Leibel. Saloon Fixtures. 1/2 hlt. 300

ASSIGNMENTS OF CHATTEL MORTGAGES.

Koch, Fred to E Mori. (Mort given by N Y Engraving and Die Stinking Co, April 26, 1895.) 1,600
Riefe, John to H H Heert. (H G Siems, March 15, 1895.) 1

Kings County Records.

CONVEYANCES.

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

Adelphi st, e s, 399 s Myrtle av, 22.6x123.10. Elizabeth Bremner widow, Elizabeth, N. J., to Thomas D. Henry and Bridget his wife. \$5,500
Ashford st, w s, 125 s Stanley av, 20x100. Adolph Sussman to John Kilduff. 125

Same property. Walter F. Clayton to Robert A. Pearson. Mt. \$40,000. nom
Bergen st, n s, 200 w Rockaway av, 25x59.3x 25.5x66.10. Henry H. Pettit to Henry Weil. Q. C. 100
Bergen st, s s, 183.4 w Buffalo av, runs south to centre of Hunterfly road, x northwest along same to point 200 w of Buffalo av, x north 75 to st, x east 16.8, h & l. Noble A. Taylor to Helen P. Larson. Mt. \$1,600. 3,650

Halsey st, s s, 125 w Patchen av, 25x100. Halsey st, s s, 150 w Patchen av, 14.4x100. Charles A. O'Neil, New York, to Wilber T. Hawkes. 3,500
Halsey st, s e s, 300 n e Central av, 20x100. Release mort. William Duryea, Nyack, N. Y., to Charles H. and George W. Francisco. 2,500
Same property. George W. and Charles H. Francisco to Adolph G. Grossman and Veronica his wife. nom
Hancock st, s s, 425 e Lewis av, 16.8x100. Prospect av, n s, 110.6 w Webster pl, 18.5x80. John S. Griffith to Norma V. D. Griffith. gift Hancock st, n e cor Marcy av. 23x100. M. Howell Topping to Mary H. F. Topping. nom Hancock st, s s, 261 e Sumner av, 18x97.9x18.1 x99.6, h & l. Emily D. wife of George N. Birdsall to Emily E. Armstrong. exch Harman st, s e s, 150 n e Hamburg av, 25x100. John G. Pritting, Jr., to Maria wife of and Jacob Wagner Mt. \$4,000. 6,950

son to Theodore and Lilly Schmidt. *Mt.* \$4,800. 7,500
 Rochester av, e s, 203 s East New York av, 50 x94, Flatbush. Mary Dames to Mary wife of John Condon. *Mt.* \$350. Dated Sept. 1888. 400
 Rockaway av, e s, 125 n Eastern Parkway, 25 x100.2, h & l. Kalman and Abram Barnett to Isaac Hall. *Mt.* \$2,350. nom
 Rockaway av, e s, 125 n Belmont av, 25x100. Samuel Levy to Oscar Weidhopf. Q. C. nom
 Rogers av, e s, 320 s Av C, 100x102.6, Flatbush. Germania Real Estate and Impt. Co. to John S. McKeon. 2,000
 Schenck av, w s, 175 n Blake av, 25x100. Richard D. Max to Matilda De Marrais, of New York. *Mt.* \$1,800. 3,500
 Schenck av, e s, 45 s Hegeman av, 40x100. Christian Meyer to Hugo Schuller and Dorothea his wife, of Middle Village, N. Y. 650
 Shepherd av, w s, 120 n Ridgewood av, 20x100, h & l. Caroline Walker to Peter G. Kerr. *Mt.* \$2,810. 200
 Shepherd av, w s, 200 s Eastern Parkway, 100 x100. Release mort. Henry J. Davidson, Jr., trustee for Evelina B., Carrie T. and Ella H. Davison to Israel Fischer. nom
 Shepherd av, w s, 100 n Belmont av, 100x100. Israel Fischer to George Schade. 2,100
 Soediker av, e s, 100 n Glenmore av, 100x100. Emeline C. Gribben to Frederick Eiermann. 2,800
 St. Marks av, n s, 145.6 e Troy av, 20x100. Release mort. Manhattan Savings Inst. to The Keystone Nat. Savings Loan and Investment Assoc. 600
 Same property. Keystone Nat. Savings Loan and Investment Assoc. to Adolph Sussman. 700
 Stone av, w s, 25 n Belmont av, 25x100, h & l. Abraham Ruth to Philip Duff. *Mt.* \$2,800. 6,000
 Stone av, w s, 50 n Belmont av, 25x100, h & l. Abraham Ruth to Harris Brenowitz. *Mt.* \$2,800. 6,000
 Stuyvesant av, e s, 16 n Hart st, 16x60. Mary J. Calyer to Emma E. Hill. *Mt.* \$2,500. 4,000
 Stuyvesant av, e s cor McDonough st, 100x155. The Hebrew Orphan Asylum, Brooklyn, to Arthur Taylor. nom
 Stuyvesant av, e s, 60 n McDonough st, 20x80, h & l. William R. Bell to Ellen I. Cochran. *Mt.* \$7,000. exch
 Sutter av, n s, 50 e Watkins st, 25x100, h & l. Joseph Kleiman to Hyman Sendrowitz and Burech Heine Kalb. *Mt.* \$1,500. nom
 Sutter av, n s, 75 e Watkins st, 25x101, h & l. Hyman Sendrowitz and Burech Kalb to Joseph Kleinman. *Mt.* \$500. nom
 Sutter av, n s, 50 e Watkins st, 25x100. Release mort. Gilbert S. Thatford to Hyman Sendrowitz, Burech Kalb and Joseph Kleinman. 288
 Sutter av, s s, extends from Logan to Fountain st, 200x90. Charles J. Warren to William E. Valentine, of Hempstead, L. I. *Mt.* \$1,000. exch
 Throop av, e s, 80 n Quincy st, 20x50. Alexander A. Forman to Mary J. Mann, Passaic, N. J. *Mt.* \$2,200. exch
 Tompkins av, w s, 80 s Halsey st, 20x100, h & l. William A. Pendleton to Sarah E. Clegborn. *Mt.* \$2,000. 4,300
 Tompkins av, w s, 20 s Halsey st, 20x100. David J. Van Winkel. Elmira wife of Samuel Lawson, Emma E. Van Winkel and Mary V. wife of Jonathan B. Schoonmacher to Catharine Van Winkel. B. & S. *Mt.* \$2,500. nom
 Utica av, s w cor Bergen st, runs south 47.2 x west 80 x south 19.8 x west 20 x north 66.10 to Bergen st, x east 100. Release mort. The Riverhead Savings Bank to Cora E. wife of Israel H. Pitt. 750
 Vernon av, s s, 168 w Throop av, 32x100. Franciska Madn to Sarah O. Schneider. *Mt.* \$12,700. See De Kalb av. exch
 Washington av, e s, 65.11 n Willoughby av, 21.1x100, h & l. George M. Heatley to Nathan Kaplan. *Mt.* \$6,000. 9,500
 Willoughby av, n s, 135.1 e Kent av, 17.7x100x 17.5x100, h & l. Lena wife of Joseph Kohnstamm to Marie wife of Claus B. Butt. *Mt.* \$3,000. 5,000
 Wyckoff av, west cor Bleeker st, runs southwest abt 144 to New York & Manhattan Beach R. R., x northwest 100 x northeast 44 x southeast abt 80 x northeast 100 to av, x southwest 20. John F. H. Von Lange to Paul W. Ledoux. *Mt.* \$3,000. nom
 3d av, w s, 25.2 s 40th st, 25x100, h & l. Mary wife of and James Riley to The Sea Side and Brooklyn Bridge L. R. R. Co. 5,350
 3d av, west cor 94th st, 25x110, New Utrecht. Martha Mills, of New York, to John Gallagher. *Mt.* \$500. 1,200
 4th av, w s, 58 s 13th st, 28x66.9. Foreclos. John Courtney, Sheriff, to William Bowers. 10,400
 5th av, e s, 20 s Prospect pl, 20x78.10, h & l. Herman Posbergh to Charles C. Stelle and Frank P. Berig. nom
 7th av, n w cor 21st st, 100x100. The Manhattan Life Ins. Co. to Frank E. Grace. 2,500
 7th av, w s, 21 s 10th st, 19.11x77. John Schluter, New York, to Mary Wiese. *Mt.* \$4,500. 8,550
 7th av, n w cor 40th st, 100.2x100. Emma Quinn to Karoline L. Klett. 2,300
 14th av, n w s, 40 s w 63d st, 60x100x67.10x100, Bath Junction. James V. S. Woolley to Peter J. Roth. 862
 14th av, e s, 100 s w Bath av, 40x96.8, Bath Beach. John H. Stone to Richard F. Stone, New York. nom
 14th av, westerly cor 66th st, 40x100, New

Utrecht. Effingham H. Nichols, of New York, to Susan F. Adams. 650
 Bath plank road, north cor 65th st, 44.6x98x40 x117.7, Lefferts Park. Effingham H. Nichols to Henry Bruns. 825
 Lot 3 map Jos. S. Case's property, 26th Ward. John H. Ives to Frederick Hornby. Q. C. nom
 Lot 715 block 691; lot 798 block 695; lots 633-640, 642-644 and 646-651 block 690; lots 521, 528, 529 and 530 block 689; lots 541 block 689; lots 822-828 block 696; lots 811-814 block 658, and lots 632-641 block 690 map 2 German-American Impt. Co. Cord, Jr., and C. M. Meyer exrs. Cord Meyer to German-American Impt. Co. 9,250
 Lots 552 and 553 block 27 map 2 of Cowenhoven farm, New Utrecht. Effingham H. Nichols to Thomas McNally. 260
 Lots 550 and 551 same block and map. Same to Ann Lamb. 260
 Lots 62 and 63 map Ridgewood Heights property, partly in Newtown and partly in East New York. Richard Long to Jane E. Long. gift
 Lots 5 and 6 block 1 and lots 342 and 343 block 8 map 618 lots Cowenhoven farm, New Utrecht. Effingham A. Nichols, of New York, to Belle J. Stewart and Jennie M. Witte. 780
 Lot 41 map No. 3 South Greenfield United Freeman Assoc., 100x100. Rose M. Corrigan, Elizabeth T. Gardiner, Mary J. Duhain and Henrietta J. Morrison heirs Henry Morrison to William V. B. Bennett. 400
 Lots 104-108 and 133-135 inclus. block 3 map W. Ziegler property, Gravesend. John Gallagher to Edward Grotelless. 2,250
 Lot 147 map rear part of H. Suydam in Bushwick belonging to Wm. Coit. Release mort. Cornelia B. Jackson to Theodore F. Jackson. Substituted for lost deed. nom
 Lots 441, 442 and 443 block 8 map 597 lots, Town of Gravesend, belonging to William Ziegler. William Ziegler to Charles Schiffmann. 505
 Lots 406, 407 and 408 block 8 and lots 199 and 200 block 4 same map. Same to Cecilia Schiffmann. 540
 Lots 794-797 and 809-815 inclus. block 18 and lots 817-824 block 19 map of H. D. Campbell et al., Bay Ridge Heights. Frederick B. Spooner to Caroline M. Spooner. Q. C. 1,900
 Lot 530 block 659 map 2 of German-American Impt. Co. Release mort. Cord, Jr., and C. M. Meyer exrs. Cord Meyer to The German-American Impt. Co. 250
 Interior lot, 100 e Sherlock pl and 152.8 s Herkimer st, 163x10. George E. Young to Samuel A. Ireland. 15
 Interior lot, on centre line bet Park pl and Prospect pl, at point 90 w Rochester av, runs west 101 x south 88.9 x northeast 105.2 x north 60.9. Release mort. Ella E. Fowler to Annie C. Middlebrook. nom
 Interior lot, 132.5 e Strong pl and 244 n e Degraw st, runs northwest 4.4 to centre old Degraw st, x south along same to line 122.5 s e Strong pl, x northeast 1.6. Louis Lehn to Thomas L. Perrin. Q. C. 1890. nom
 Parcel of salt meadow, adj Duggan, McGret-trick and the creek, Gravesend, 2 7-10 acres, also parcel near above on creek, 1 2-10 acres. Stephen S. Williamson and Sarah E. wife of Jacob Cole to William F. Silleck. nom
 Plot on Barren Island adj Rockaway Inlet, 95.11x650x95.1x683. Catharine A. Clapp to Andrew Wissel. 5,000
 West 1/2 of old Clove road, extdg from centre line Park pl to centre of block bet Park pl and Prospect pl. James J. Bell and Rebecca A. wife of George H. Mead heirs Peter C. Bell to Calvin B. Camp. Q. C. nom
 All of mortgaged premises lying east of a line 351.3 east of 8th av. Release mort. Catharine Buckley et al. trustees Amos Buckley to Thomas Brown. nom
 All portions of old Wyckoff st' lying south of centre of said st and contiguous to lots 462-465 and 454-457 inclusive map of Rose Hill property, 8th Ward, &c. Jacob Outwater assignee R. S. Bussing to Bernard Cruse, Jr. 25
 All title in property real and personal of which Michael Dalton died seized. Mary T. McCann daughter of Michael Dalton to Bridget T. Dalton widow and sole devisee Michael Dalton. nom
 Same property. Annie Farrell to same. nom
 So much of mortgaged premises as lies north of Prospect pl and west of Howard av
 So much of mortgaged premises as lies in block bet Prospect pl, Howard av. Park pl, Saratoga av and west of centre line bet Howard and Saratoga avs.
 Prospect pl, s s, 100 e Ralph av, runs east 20 x north 127.9 x east 100 x south 20 x north 127.9 x east 320 x north 107.3 x east to Howard av, x north to Prospect pl, x west.
 Howard av, n w cor Park pl, runs north 20.6 x west 90 x south - x.
 Release mort. Emeline Parfitt to Walter E. Parfitt. 7,500
 Assignment for benefit creditors. Thomas M. Barr to Frederick T. Sherman. nom

MORTGAGES.

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

Acker, Anna to Jacob J. Van Siclen. Barbey st, e s, 40 n Blake av, 20x100. May 19, 3 years. \$1,600
 Adams, Alonson W. to Mary R. Wright, Monroe st, n s, 410 w Throop av, 20x100. May 20, due May 1, 1896, 5%. 4,500

Same to Martha A. Adams. Monroe st, n s, 430 w Throop av, 20x100. May 20, due May 1, 1896, 5%. 4,500
 Ahern, Mary E. wife of John J. to The German-American Real Estate Title Guarantee Co. Hoyt st, s w cor Butler st, 20x75. May 20, 1 year. 1,000
 Amann, Anton and John to Charles Kuecherer. Himrod st, n w s, 200 n e Knickerbocker av, 25x100. April 1, 3 years, 5%. 4,000
 Anderson, William S. and Daniel W. Whitmore to George B. Whitmore, of Sherburne, New York. 20th av, e s, at centre line 78th st, runs northeast to w s 22d av at centre line bet 74th and 75th sts, x north along same to point 152.1 n 73d st, x southwest to e s 20th av at point 16.7 n 73d st, x south -. 23,390
 Axelrod, Jacob and Isaac Levingsoa to Ida Sinderband. Belmont av, s s, 25 w Powell st, 25x100. May 18, 2 months. 580
 Axelrod, Jacob and Isaac Levingson to Herbert C. Smith. Glenmore av. P. M. May 17, 2 months. 1,687
 Bachenheimer, Samuel mortgagee with Marie E. Jacobson. Agreement as to apportionment of mortg, &c. May 19. nom
 Ball, Emma to Albert V. B. Voorhees, Jr. 18th av, w s, 642 n Bath av, 50x96.8, New Utrecht. May 16, 3 years. 1,000
 Ballard, Martha W. to Kennard Buxton. Gravesend av, w s, 579.9 n Av O, 34x150, Gravesend. May 22, due July 1, 1893. 100
 Barthman, Eleonora M. wife of and William to Joseph N. Hallock. Greene av, n s, 299.10 e Tompkins av, 18.9x100. May 1, 3 years, 5%. 2,500
 Barton, William H. to Clarence M. Nelson. Wyckoff av, n w cor Gates av, 30x80. May 24, 2 years. 2,500
 Bassemir, Jacob and Barbara his wife to Henry W. Mahland. Van Voorhis st, No. 116, s s, 183.4 e Evergreen av, 16.8x100. April 23, instalts. 500
 Baumann, Adelaide to Jacob Bossert. Myrtle av, n s, 25 e Lewis av, 25x100. May 19, due May 1, 1896, 5%. 500
 Baumann, Wilhelmina widow to Leopold Michel. Flushing av. P. M. May 15, due May 1, 1898, 5%. 2,500
 Bedell, Nettie to Alfred Ogden. Pacific st, s s, 100 w Saratoga av, 25x107.2. May 19, demand. 1,000
 Bell, William R. and Laura G. his wife to David H. Beyea. Stuyvesant av, e s, 20 n McDonough st, 20x80. May 4, 1 year. 800
 Benner, Fernando W. to Harriett Bartlett et al. exrs. William H. C. Bartlett. Clinton st, w s, abt 600 s Park av, 50x125. May 19, 1 year, 5%. 9,000
 Bereis, Andrew to Conrad Weisgerber. Park av. P. M. May 1, 5 years, 5%. 3,300
 Bernheim, Katharine formerly Steineck heir, &c., Adam Steineck to The German Savings Bank, Brooklyn. Graham av, e s, 75 s Mese-role st, 25x100. May 19, due June 1, 1894, 5%. 3,000
 Bloodgood, Edward D. to Frank A. Barnaby. New York. Park pl, n s, 100 w Underhill av, 100x131. Sub. to mort. \$24,000. May 12, demand. 11,500
 Birdsall, Emily D. wife of and George N. to Emily E. Armstrong, Parkville, L. I. Macon st. P. M. May 22, 3 years, 5%. 2,500
 Borchering, John W. to Rebecca Borchering. Summer av, s w cor Pulaski st, 22x93. Oct. 1, 1892, 3 years, 5%. 6,000
 Borst, Magdalena widow to Charles Engert. Warwick st, No. 47, w s, 143.3 s Fulton st, 25 x95. May 15, 3 years, 5%. 1,000
 Bowers, William to Charles Griffen et al trustees Saml. Willets dec'd., Walter R. Willets residuary trustee. 4th av. P. M. May 16, 3 years, 5%. 9,000
 Same to Albro J. Newton. Same property. 2d mort. May 16, demand. 1,400
 Brennan, John T. A. to John Dill, Jr. Dean st, n s, 400 e 3d av, 20x100. May 18, due May 1, 1894. 500
 Brenowitz, Harris to Abraham Ruth. Stone av. P. M. May 18, instalts. 925
 Brophy, John A. to Joseph E. Johnson. St. Marks av, No. 46. Feb. 14, 15 days. 75
 Brown, Catharine M. widow to The Title Guarantee and Trust Co. Greene av, s s, 335 e Tompkins av, 20x100. May 19, 3 years, 5%. 5,000
 Brown, Melvin to Walter E. Parfitt. Howard av, north cor Prospect pl. P. M. May 12, 2 years, 5%. 1,980
 Same to same. Howard av, west cor Prospect pl, 20.6x90. P. M. May 12, 2 years, 5%. 360
 Same to same. Howard av, north cor Park pl, 20.6x90. P. M. May 12, 2 years, 5%. 336
 Burke, James to The Industrial Co-operative Building and Loan Assoc. 47th st, s s, 220 e 3d av, 20x100.2. May 10, instalts. 5,000
 Same to Richard J. Dilworth. Same property. Sub to last mort. May 10, 2 years. 600
 Caldwell, James R. to Emma J. Berry. Hull st, n s, 165 e Paca av, 15x100. May 19, 3 years, 5%. 2,000
 Campbell, George W. to William M. Brasher. 18th st, n e s, 305 s e 4th av, 35x100. May 19, 3 years, 5%. 10,000
 Campbell, Michael and Mary A. his wife to Stephen Martin. 44th st. P. M. May 18, 5 years, 5%. 1,350
 Carpenter, Emma E. wife of and Charles H. and Samuel R. and Millard F. Whitson heirs Willett P. Whitson to William H. Weeks. Fort Greene pl, e s, 273 s Hanson pl, 20.6x 100. May 8, on termination of life estate of Mary Whitson; 4%. 708

Carnes, Charles T. mortgagor with Andrew Icken. Extension of mort. May 17. nom
 Carson, Henry to Title Guarantee and Trust Co. Prospect pl, s w cor Bedford av, 100x125. May 23, 1 year, 5%. 35,000
 Cicchetti, Luigi to The Birkbeck Investment Savings and Loan Co. Lots 2388-2389 block 12 map Effingham H. Nichols, New Utrecht. Sept. 27, installs. 2,500
 Clement, William to Jaques Bennett 54th st, n e s, 180 s e 2d av, 17.6x100.2. May 18, 3 years, 5%. 3,000
 Same to Elizabeth Bergen and ano. exrs. John G. Bergen 54th st, n e s, 197.6 s e 2d av, 17.6x100.2. May 18, 3 years, 5%. 3,000
 Same to Aletra Suydam. 54th st, n e s, 215 s e 2d av, 17.6x100.2. May 18, 3 years, 5%. 3,000
 Same to Everit Suydam. 54th st, n e s, 232.6 s e 2d av, 17.6x100.2. May 18, 3 years, 5%. 3,000
 Same to Mary E. Seaman. 54th st, n e s, 250 s e 2d av, 17.6x100.2. May 18, 3 years, 5%. 3,000
 Coates, Elizabeth widow, Albany, N. Y., to Warren G. Brown exr. and trustee Roswell E. Lockwood. Clinton st, w s, 60.1 n Warren st, 20x68.7x20x68.9. May 18, 3 years, 5%. 5,000
 Cohen, Joseph to Rebecca Samuelson and Lena Ronginsky. Christopher av. P. M. May 15, 1 year. 200
 Cohen, Isaac to Pauline Hahn. Powell st, w s, 212.6 s Belmont av, 18.9x100. April 24, 3 yrs 2,300
 Same to same. Powell st, w s, 231.3 s Belmont av, 18.9x100. April 24, 3 years. 2,300
 Same to Howard C. Conrady. Powell st, w s, 193.9 s Belmont av, 18.9x100. April 24, 3 years. 2,300
 Same to William Greve and ano. exrs. John N. Eitel. Powell st, w s, 166.3 s Belmont av, 18.9x100. April 24, 3 years. 2,300
 Same to same. Powell st, w s, 175 s Belmont av, 18.9x100. April 24, 3 years. 2,300
 Same to same. Powell st, w s, 137.6 s Belmont av, 18.9x100. April 24, 3 years. 2,500
 Same to same. Powell st, w s, 118.9 s Belmont av, 18.9x100. April 24, 3 years. 2,500
 Same to Charles G. Miller and ano. exrs. Francis Miller. Powell st, w s, 100 s Belmont av, 18.9x100. April 24, 3 years. 2,500
 Collins, William to Title Guarantee and Trust Co. Greene av, s s, 90 w Irving av, 80x100. May 23, demand. 9,000
 Commerce, Jacob to Rebecca Samuelson and Lena Ronginsky. Christopher av. P. M. May 15, 1 year. 200
 Cronin, John to George W. Pearsall trustee. Hoyt st, e s, 60 n Butler st, 20x60, h & l. May 19, 2 years. 200
 Damm, Ida wife of and George to Williamsburgh Savings Bank. Evergreen av, e s, 179 n George st, 25.10x101.1x28.3x93.7. May 13, 1 year, 5%. 3,500
 Devine, Ann wife of and P. trick to Stephen T. Rushmore, Roslyn, l. 1. Nichols av, e s, 135.9 n Atlantic av, 25x125. May 15, 3 years 4,000
 Daniels, Stephen to Charles J. Daniels. Dean st, s s, 275 e Vanderbilt av, 30x78.9x64.9x104.10. May 2, due May 1, 1894, 4%. 2,000
 Darling, Daniel P. to George G. Reynolds. Halsey st, s e s, 119.9 s w Bushwick av, 18x100. May 8, 3 years, 5%. 3,500
 Same to Phineas O. Davidson. Jefferson av, s s, 161 e Ormond pl, 21x100. May 20, 1 year. 750
 Dater, Romelia A. to Adelaide E. Barclay. 58th st, n s, 200 w 13th av, 60x100.2, New Utrecht. May 23, 3 years, 5%. 1,300
 Davidson, Alexander to Catherine Smith. Lots 65-68 map The Inebriate's Home for Kings Co. P. M. May 17, 1 year, 5%. 3,240
 De Marrais, Matilda to Richard D. Max Schenck av. P. M. May 18, installs. 1,300
 Dhuy, Jr., Frederick to Elizabeth S. Turner. Park pl, n s, 386 e Schenectady av, 16x127.9 May 22, 3 years, 5%. 1,000
 Dieffenbach, Susie to Caroline McHench. Union st, s s, 113 5 e Rochester av, 38.5x61.6x43.9x70.8. May 22, 3 years. 500
 Diehlmann, Charles F. to Leopold Michel. Park pl. P. M. May 17, due Nov. 15, 1895, 5%. 1,000
 Same to same. Park av, n s, 100 e Tompkins av, 25x100. May 18, due Nov. 15, 1895, 5%. 2,000
 Dietz, Elise to Mary Schmalstich. Evergreen av, south cor Jefferson av, 25x100. May 18, 2 years, 5%. 1,000
 Dittrich, George and Lippman Reizenstein to Frederick Fries Myrtle av, s s, 68.6 e Harmon st, 25x78.4x27.1x88.10. May 1, 3 years, 5%. 5,000
 Same to same. Greene av, n w s, 187.3 s w Myrtle av, 25x85.10x27.1x78.4. May 1, 3 years, 5%. 3,500
 Downing, William A. to Charles Johnston. Carlton av and Bergen st. P. M. May 24, 1 year, 5%. 6,500
 Doyle, Francis A. to Title Guarantee and Trust Co. 4th st, n s, 437.10 w 7th av, 20x95. May 23, 3 years, 5%. 7,500
 Same to Ellen M. and George Luke and Lizzie L. Brush. 4th st, n s, 457.10 w 7th av, 20x95. May 22, due May 23, 1898, 5%. 7,500
 Same to same. 4th st, n s, 477.10 w 7th av, 20x95. May 22, due May 23, 1898, 5%. 7,500
 Dovle, Ann to Annie G. Kennedy. Navy st. P. M. May 11. 6 years, 5%. 2,500
 Duff, Philip to Abraham Ruth. Stone av. P. M. May 18, installs. 900
 Dunlop, Mary to John Dill, Jr. Baltic st, n s, 204 w Smith st, 21x100. May 8, due April 1, 1898, 5%. 2,000

Dunn, Estelle M. R. to Araminta D. wife of Henry G. Small. Reid av. P. M. May 22, 5 years, 5%. 5,500
 Same to same. 3d av. P. M. May 22, 2 years, 5%. 1,500
 Duryee, Harriet L. wife of and William E. to John M. Carolan. Van Buren st, n s, 325 w Sumner av, 25x100. May 19, 2 years. 1,000
 Same to Hester Studwell. Same property May 19, 3 years, 5%. 4,000
 Eiermann, Frederick to Emeline C. Gribben. Snediker av. P. M. May 15, 1 year. 2,200
 Ellis, Clara to George W. Brandt Mfg. Co. 6th av, s e cor 1st st, 100x90. Sub. to mort. May 13, due Nov. 12, 1893. 1,500
 Emrich, John to Citizens' Co-operative Building and Loan Assoc., Bath Beach, L. I. Bay 13th st. e s, 175 s Bath av, 74.2x108.6x66.9x108.4, New Utrecht. May 2, installs. 1,500
 Erdmann, Pauline to Franz Henckel Jefferson av, s s, 112.6 w Central av, 20x100. May 20, 3 years. 500
 Erzinger, Elenora wife of and Frank to Loretta L. wife of William V. B. Bennett. Public highway, from Flatlands to Brooklyn, at north line of Elias Hendrickson's land, 15 x131.9x75x129. May 24, 1 year. 600
 Farrow, David C. to Richard S. Collins, of Harrison, N. Y. Schaeffer st, s e s, 245 n Evergreen av, 90x100. May 17, demand. 1,825
 Finucci, Daniel to Josephine Erwin, Jersey City. McDougall st, n s, 100 w Rockaway av, 20x100. May 18, due May 18, 1893 (?), 5%. 300
 Fisher, Frank J. to John Morrow. Moffat st. P. M. May 18, installs. 5%. 2,600
 Fletcher, George to Williamsburgh Savings Bank. Moffat st, s e s, 215 w Evergreen av, 3 lots, each 20x100. 3 morts., each \$2,750. May 13, 1 year, 5%. 8,250
 Same to same. Moffat st, s e s, 175 w Evergreen av, 20x100. May 18, 1 year, 5%. 2,750
 Foote, John to Henry A. McCarthy. Bainbridge st, s s, 481 e Ralph av, 17.3x100. May 17, 1 year. 1,200
 Forker, Emily M. wife of and David R. to Anna C. Van Pelt. Lots 204-205 map Asa W. Parker, New Utrecht. May 18, due Jan. 9, 1894. 300
 Forrester, William O. to Phebe E. Van Nostrand, Jamaica. L. I. Decatur st, s s, 250 w Ralph av, 18.9x100. May 12, due Jan. 1, 1894. 700
 Foster, Henrietta to William Andrews. Madison st, e s, 116.8 s Evergreen av, 16.8x100. May 18, 1 year. 500
 Fox, Fred^{rk} A. with Dorinda McLerney. Extension of 5 morts. at 5%. May 20. nom
 Furman, Elizabeth widow to Brooklyn Eye and Ear Hospital. Broadway, s e cor Conway st, 100x125. May 22, 3 years, 5%. 10,000
 Gately, Catherine C. wife of and Joseph T. to Samuel S. Free. Kingsland av, e s, 125 n Nassau av, 25x100. May 17, 3 years, 5 1/2%. 3,500
 Germania Real Estate Impt. Co. to Henry H. Adams, Treasurer of Kings County. East 39th st, Flatbush. P. M. May 20, 5 years, 5%. 8,200
 Gibson, P. Latimer to Edward R. Johnson, New York. Herkimer st, n s, 30 e Hopkinson av, 30x100. Sub. to mort. \$17,000. May 20, 5 years. 9,500
 Gidney, Eleanor M. wife of and David S. to The Williamsburgh Savings Bank. Penn st, 225.7 w Lee av, 20.5x100. May 24, 1 year, 5%. 1,700
 Gilgar, Catherine to Emma J. Arguimbau. 2d pl, No. 86, s s, 200 w Court st, 22.6x133.5. May 16, 3 years, 5%. 2,000
 Glunk, Magdalena to Peter Wynen and John C. Heesters. Bergen st, n s, 93.4 w 5th av, 20x100. May 18, due Nov. 12, 1895, 5%. gold, 1,000
 Goldberg, Harris to Fried Goldberg. Blake av, s s, 100 w Osborn st, 50x100. May 23, 3 years, 5%. 200
 Gottlieb, Margaretha to Charles Zeller. 19th st, s w s, 175 n w 4th av, 25x100. May 19, 4 years. 300
 Grace, Frank E. to The Manhattan Life Ins. Co. 7th av, n w cor 21st st. P. M. May 22, 1 year, 5%. 1,500
 Graf, William to James McBrier, Rockville Centre, L. I. Broadway, n e s, 43 s e Moffat st, 27x80. May 18, 3 years. 2,000
 Grossmann, Adolph G. and Veronica his wife to Title Guarantee and Trust Co. Halsey st. P. M. May 16, due May 18, 1896, 5%. 2,500
 Same to George W. and Charles H. Francisco. Same property. May 16, installs. 1,800
 Grotecloss, Edward to John Gallagher. Lots 104-109 and 133-135 block 3 map W. Ziegler, Gravesend. May 19, 3 years, 5%. 1,500
 Hackstaff, J. Frank to Charles Maync. Jefferson av, s s, 92 e Marcy av, 18x100. May 23, installs. 3,000
 Hall, James B. to William H. Lockwood et al. exrs. Robert G. Lockwood. State st. P. M. May 20, due May 18, 1896, 5%. 3,000
 Hanlon, Patrick B. to The German-American Real Estate Title Guarantee Co. Putnam av, n e cor Reid av, 100x100. May 19, demand. 51,000
 Same to Theodore W. Swimm. Same property. 2d mort. May 20, due Sept. 1, 1893. 8,500
 Hatch, William H. to Herman Goggel. East 5th st, w s, 256.8 s Glenwood av, 25x100, Flatbush. May 22, due May 1, 1896. 1,700
 Hawkes, Wilbur T. to Maria E. Hawkes. Halsey st, s s, 567.10 e Reid av, 16.10x100x16.8x100. May 22, 2 years, 5%. 1,000
 Same to Joseph W. Hawkes. Same property. May 22, 2 years, 5%. 1,800

Hastings, Esther A. to Spencer C Doty. President st, s s, 331.6 w 5th av, 17x100. May 1, due Dec. 31, 1893. 500
 Hedin, Charles E. to William E. Kay. 30th st. P. M. May 1, installs. 1,390
 Henderson, Frank S. to Sarah E. Smith., Lester R. and George W. Henderson. Lawrence st, e s, 200 n Willoughby st, 50x100. May 22, demand, 5%. 7,500
 Henry, Thomas D. and Bridget his wife to The Daily News Savings and Building Loan Assoc., New York. Adelphi st, No. 189. P. M. May 13, installs. 5,000
 Same to Elizabeth Brenner. Same property. 2d mort. May 13, 3 years. 400
 Herrmann, Adam to Barbara Hinkelbein. Barbey st, w s, lot 18 block 43 map Jacob H. Sackmann, 25x100. May 15, 5 years, 5%. 1,000
 Hickey, Cornelius J. to Crowell Hadden exr. Crowell Hadden dec'd. Madison st, n w cor Lewis av, 22.4x80. May 18, 1 year, 5%. 5,000
 Higgins, Agnes L. to David Stoddart. 14th st, s s, 297.10 w 4th av, 20x98.8. May 18, 2 years, 5%. 1,200
 Hill, Charlotte S. wife of and Charles L. to Title Guarantee and Trust Co. Garfield pl, n e s, 236.4 n w 9th av, 26x100. May 22, 3 years, 5%. 6,000
 Hofmann, Christian to John Wege. Blake av, s s, 112 w Linwood st, 22x100. Apr. 29, 3 years, 5%. 500
 Hogan, Annie to The Williamsburgh Savings Bank. Bedford av, e s, 40 n Clymer st, 20x90. May 23, 1 year, 5%. 4,000
 Holehouse, Jane to Mary J. wife of William Smith. Montauk av, n e cor Vienna av, runs east 200 to Milford st, x north 277.1 x northwest 202.5 to Montauk av, x south 308.2. Sept. 6, 1 year. 400
 Hommel, Charles D. to The Title Guarantee and Trust Co. Jefferson av, west cor Central av, 100x80. May 18, demand. 15,000
 Honore, Mathias H. and Olaf L. Olsen to Charles Engert. Humboldt st. P. M. May 20, 5 years, 5%. 1,500
 Hoppe, Amelia to William Schaefer. Thomas st, s s, 225 e Bogart st, 25x100. May 16, due Jan. 1, 1896, 5 1/2%. 350
 Hornby, Frederick to John H. Ives. Fulton st. P. M. May 23, demand. 2,300
 Hudnut, Emily L. wife of Frank P. to The Marine Society, New York. Spencer pl, w s, 110.4 s Hancock st, 16x100. May 1, 3 years, 5%. 5,000
 Hunter, John T. to The Title Guarantee and Trust Co. Lexington av, n s, 172 w Reid av, 83x100. May 19, demand. 8,500
 Same to Adelaide A. Robbins. Same property. Sub. to last mort. May 19, demand. 6,750
 Hynes, Patrick to Sherman and Guy Loomis. 16th st, n s, 97.10 e 9th av, 57x100. May 17, 1 year. 780
 James, Sarah E. wife of and George S. to Elizabeth M. Rapelje. Fulton st, s s, 300.4 e Clason av, 20x117. May 1, 3 years, 5%. 6,000
 Jasse, Emil L. to Albert V. B. Vorhees. 60th st, s s, 300 w 11th av, 20x100, New Utrecht. May 13, 3 years. 200
 Jeffery, George C. and Nathan Kaplan to William H. Bulmer. Midwood st, Flatbush. P. M. March 14, 2 years, 5%. 1,000
 Johnson, Albert F. to Daniel Doody. Elmwood av, n s, 220 e East 8d st, 50x120; Elmwood av, n s, 270 e East 3d st, 50x127, New Utrecht. May 9, 6 months. 800
 Johnson, Charles O. to William E. Kay. 30th st. P. M. April 22, installs. 890
 Jones, Josephine S. R. to Bernard Cruse. 3d st, n e s, 97.10 s e 7th av, 20x95. May 18, 1 year. 500
 Jurgens, Emma wife of and Edward to Jane C. Coursen, Morristown, N. J. Hart st, s s, 120 e Nostrand av, 20x100. May 17, 3 years, 5%. gold, 5,000
 Same to John Bohnet, Jr. Same property. 2d mort. May 22, 1 year. gold, 1,600
 Kaplan, Nathan to George W. Heatley. Lawrence st. P. M. May 18, 1 year. 1,000
 Karger, Samuel to The Title Guarantee and Trust Co. McKibbin st, s s, 35 w Humboldt st, 25x100. May 24, demand. 9,000
 Kay, William E. to Garret T. Garretson exr. John J. Hicks. Windsor pl. P. M. May 16, due June 1, 1896, 5%. 2,200
 Kay, William E. to Title Guarantee and Trust Co. 13th st, s s, 289.6 e 5th av, 16.8x100. May 23, 3 years, 5%. 2,300
 Kentana, Joseph F. to Sarah C. Savage trustee Elihu Chauncey. Pacific st, n s, 100 w Saratoga av, 9 lots, each 16.8x100. 9 morts., each \$2,300. May 16, 3 years. 20,700
 Same to Alfred Ogden. Same property. Sub. to morts \$20,700. May 19, demand. 3,000
 Kerr, Peter G. to The German-American Impt Co. Belmont av, n e cor Crystal st. P. M. May 20, demand. 700
 Same to The East New York Savings Bank. Belmont av, n s, 35 e Crystal st, 3 lots, each 25x100. 3 morts., each \$1,800. May 20, 1 year. 5,400
 Kimberler, Frank W. to Mahlon B. Adams. Pulaski st. P. M. May 11, 3 years, 5%. 2,200
 Klein, John and Frank Eller to The German Savings Bank of Brooklyn. Hamburg av, n e s, 25 n w Stanhope st, 3 lots, each 25x100. 3 morts., each \$3,200. May 17, due June 1, 1894, 5%. 9,600
 Same to same. Hamburg av, north cor Stanhope st, 25x100. May 17, due June 1, 1894, 5%. 4,500
 Krepis, George and Barbara his wife to The German Savings Bank, Brooklyn. Hull st, s s, 165 w Broadway, 25x100. May 20, due June 1, 1894, 5%. 3,000

Same to The German Savings Bank, Brooklyn. Hull st, s s, 190 w Broadway, 20x100x10x100. May 20, due June 1, 1894, 5%. 1,300

Lang, Donald to Elizabeth Swackhamer. Milford st, e s, 110 s Eastern Parkway, runs south 100 x east 200 to Logan st, x north 20 x west 100 x north 80 x west 100; Milford st, e s, 110 n Belmont av, 40x100. May 22, 6 months. 900

Lambert, John J. to Title Guarantee and Trust Co. Lexington av, n s, 275 e Marcy av, 25x100. May 23, 3 years, 5%. 1,000

Lane, Richard R. to John Gordon. Monroe st. P. M. May 17, 1 year, 5%. 400

Larson, Hulda P. to Noble A. Taylor. Bergen st. P. M. April 24, installs. 1,855

Larsen, Andrew to William E. Kay. 30th st. P. M. April 25, installs. 890

Lauer, Edward W. to Title Guarantee and Trust Co. Essex st, e s, 140 n Arlington av, 20x100. May 16, 3 years. 2,250

Same to Title Guarantee and Trust Co. Essex st, e s, 160 n Arlington av, 20x100. May 16, 3 years. 2,250

Loehr, John A. to Jacob Joachim. Flushing av, s s, 16,10 e Beaver st, 25.2x53.11 to Beaver st, x40.8x21.9. May 16, due June 1, 1895. 2,200

Logemann, Dietrich H. and Ernestine his wife to Leopold Michel. Flushing av. P. M. May 15, 5 years, 5%. 1,200

Loomis, Sherman and Guy with John Assip and Timothy J. Buckley. Agreement as to priority of mortgages, made by Patrick T. Hynes. May 17. nom

Lynan, Elizabeth widow, Margaret A., Emma L. and Charles S. to Mutual Life Ins. Co., New York. Fulton st, n w cor Waverly av, 116.11x92.2x75x134.2. May 22, due May 23, 1894, 5%. 35,000

Maass, William F. to Libbie Brown. Glenmore av, s e cor Schenck av, 31.6x60. May 1, 3 years. 1,000

Mackie, William J. to The Greenpoint Savings Bank. Lorimer st, w s, 400 s Meserole av, 20 x100. May 19, 1 year, 5 1/2%. 1,200

Martin, William B. and Patrick J. Lee to William A. Hall. Polhemus pl. P. M. May 1, 1 year. 7,700

Martin, Levi V. to Catharine M. Wyckoff. 54th st, n s, 100 e 2d av, 20x100.2. May 4, 3 years. 3,200

Same to same. 54th st, n s, 80 e 2d av, 20x100.2. May 4, 3 years. 6,400

Maus, John to Joseph Welle and Louisa his wife. Jefferson st. P. M. May 22, 2 years, 5%. 1,000

Mayer, Brotasius and Elizabeth his wife to Henry Roth. Floyd st, n s, 116 w Lewis av, 25x71. May 20, 3 years. 2,700

McGee, Rose, to Henry H. Adams, Treasurer. Rockaway av, n e s, being s e from Av F at boundary line of Jas. Savage, runs 141.10 to land of Brooklyn and Rockaway Beach R. R., x southeast to railroad bed of said Co., x south 119.6 x northwest 158 x southwest 33.4 to Rockaway av, x northwest 158, Canarsie. May 22, 1 year. 1,250

McAlevy, Maggie wife of and Peter J. to Henry B. Lyons. 8th st, n e s, 295.9 s e 3d av. P. M. May 22, 2 years. 300

Same to George H. Roberts. Same property. P. M. May 22, 4 years. 1,800

McGloin, Maxwell to Stephen C. Halstead. Railroad av, e s, 517 s Brooklyn and Jamaica Turnpike road, 25x200. May 23, 3 years. 500

McKeon, John S. to The Germania Real Estate and Impt. Co. Rogers av. P. M. May 15, 3 years, 5%. 1,000

McNamee, Patrick to The Dime Savings Bank of Williamsburgh. Park av, n s, 25 w Walworth st, 25x97, except Park av, n s, 50 w Walworth st, runs north 57.5 x east 0.2 x south 57.5 to av, x west 0.2. May 23, 1 year, 5%. 3,500

McSweeney, Mary widow to Henry Wiggins. 14th st, n s, 237.10 e 3d av, 20x100. May 19, due May 20, 1893. 300

Menahan, Patrick J. to Joseph Beckel. Ralph st, n w s, 75 s w Evergreen av, runs southwest 75 x northwest 100 x northeast 50 x southeast 18 x northeast 25 x southeast 32. May 18, due June 1, 1896, 5%. 18,000

Meyer, Dorothea wife of and Henry to J. Henry Dick. Scholes st, n s, 175 e Lorimer st, 25x160. May 18, 1 year, 5%. 2,500

Meyer, William to Earl A. Gillespie. Logan st. P. M. May 10, installs. 500

Michel, Leopold and Rachel his wife to Mary F. Moorhouse. Moore st. P. M. May 1, 3 years, 5%. gold, 2,000

Middlebrook, Annie C. widow to James Cheetham. Park pl. P. M. May 23, 3 years. 750

Same to Elizabeth A. and Emma L. Moise. Rochester av, n w cor Park pl. P. M. May 23, 3 years. 1,000

Middleton, James K. to Betsy Emmans extrx. John A. Emmans. 85th st, n e s, 180 s e 19th av, 60x100, New Utrecht. May 1, 5 years. 4,000

Miller, Charles H. to Israel Y. Cochran. East 8th st, Gravesend. P. M. May 23, 2 years. 550

Mohrman, George to Theodore Maynard. Flatbush. Eastern Parkway, n e cor Bristol st, 50x100. May 19, 3 years. 500

Morrison, William N. to Title Guarantee and Trust Co. Willoughby av, s s, 235 w Marcy av, 20x100. May 18, 3 years, 5%. 5,000

Morrison, Mary A. wife of Peter J. to John J. Kennedy guard. Mary G. Dunlap, New Haven, Conn. Union st, s s, 205 9 e Smith st, x98x20.6x98. May 23, 2 years, 5%, 5,000

Moser, William J. to Minnie D. Gescheidt. Lots 348 and 349 block 6 map William Ziegler, Gravesend. May 16, 3 years. 2,500

Moxley, Harry L. to Warren B. Sammis, Huntington, L. I. Sutter av, n s, 40 e Atkins av, 20x90. May 23, due May 24, 1896. 1,900

Muck, Alma J. to Louisa C. Peterson. 33d st, n s, 196 e 3d av, 16.8x100.2. Dec. 7, 1892, 2 years, 4%. 500

Murcott, Thomas and Patrick G. Campbell to Frank S. Bradford et al. trustees Samuel I. Hunt. North 11th st, n e s, 125 n w Bedford av, 25x100. May 20, due Dec. 23, 1897, 5%. 1,500

Murray, Augusta to Daniel J. Lynch. Richards st, No. 177, e s, 75.4 n Dikeman st, 24.8x100. May 17, 1 year. 275

Nelson, Edward G. to The Williamsburgh Savings Bank. Monroe st, n s, 387.6 e Patchen av, 18.9x100. May 23, 1 year, 5%. 3,000

Newdall, Solomon to Mary A. Dowdell. Pacific st, n s, 312 e Rochester av, 16x100. May 17, 1 year. 100

Nylin, Andrew G. to Noble A. Taylor. Bergen st. P. M. April 24, installs. 888

Ohlsson, Frank to The Flatbush Co operative Savings and Loan Assoc. Montgomery st, s s, 75 e 18th st, 25x100, Flatbush. P. M. May 23, installs, 5%. 1,715

Olvany, Lawrence J. to Caroline Schirmeister. Evergreen av, s w cor Stanhope st, 25x78.6. P. M. May 17, 5 years, 5%. 5,000

Pacziga, Franz to William Snow. Greenpoint av, s s, 200 e Moultrie st, 25x101.9x25x102.8. May 24, due July 1, 1896. 1,000

Palmer, Judson C. to William E. Kay. 30th st. P. M. April 24, installs. 500

Parsons, Charles H. to Herald Employees Co-operative Building and Loan Assoc., New York. Chauncey st, n s, 206.3 w Patchen av, 18.9x103.11 to centre Brooklyn and Jamaica pike, x18.9x103.4. May 17, installs. 3,750

Pease, Jane L. widow to Quincy Raynor. State st, s s, 380 e 3d av, 20x90. May 22, 1 year, 1,000

Pearson, Caroline L. wife of and William J. to Dime Savings Bank of Brooklyn. 5th av, w s, 20 n Union st, 40x69. May 22, due May 1, 1894, 4 1/2%. 8,000

Pearson, Robert A. to The Title Guarantee and Trust Co. Bainbridge st, n s, 175 w Stuyvesant av, 20x100. May 24, 3 years, 5%. 8,500

Same to same. Bainbridge st, n s, 155 w Stuyvesant av, 20x100. May 24, 3 years, 5%. 8,000

Same to same. Bainbridge st, n s, 135 w Stuyvesant av, 20x100. May 24, 3 years, 5%. 8,500

Same to same. Bainbridge st, n s, 115 w Stuyvesant av, 20x100. May 24, 3 years, 5%. 8,000

Same to same. Bainbridge st, n s, 95 w Stuyvesant av, 20x100. May 24, 3 years, 5%. 8,500

Peck, Emma A. widow to George S. Studwell. 46th st, n s, 160 e 5th av, 20x100.2; 45th st, s w s, 120 n w 7th av, 20x100.2; 45th st, s w s, 180 n w 7th av, 100x100.2. May 18, 1 year. 3,500

Phillips, Louis A. to Franz Pfeiffer. Ewen st, w s, 75 s Seigel st, 25x75. May 17, 3 years, 5%. 5,000

Petrowsky, Stanislaus and Agatha his wife to Gilbert S. Thatford. Pennsylvania av, w s, 125 s Eastern Parkway, 50x120. May 11, 3 years, 5%. 1,500

Powell, Charles H. to Annie T. wife of Wilford Dunworth, New York. Pleasant pl. P. M. 4,700

Raynolds, William H. to Title Guarantee and Trust Co. Nostrand av, n w cor Jefferson av, 40x100. May 11, demand. 22,000

Remson, Isaac S. to Mary A. Broly and Margaret Fry. Grand st. P. M. May 20, 1 year, 5%. 2,500

Rimmer, Isabella to Barbara Schulle. 39th st, n s, 325 e 8th av, 100x100.2; 8th av, west cor 37th st, 20x86.4. May 17, 3 years. 3,500

Risley, John E. to William Z. Larned. President st, s s, 82 e 5th av, 35x100. May 16, 6 months. 8,000

Robins, Charles to John A. Wilson. Albany av, w s, 20 n Park pl, 16.7x80. May 3, 1 year. 1,000

Rochemowitz, Abram and Lazarus Black to Solomon Weinhandler. Stone av, s e cor Sutter av, 25x100; Stone av, e s, 50 s Sutter av, 50x100. May 19, 2 years. 600

Rocker, Jacob and August Stocklein to Lembeck & Betz Eagle Brewing Co. Ovington av, s w s, lots 76-79 map of Ovington, 217.8x152.5x217.8x161.6, New Utrecht. May 18, 1 year. 3,000

Rooney, John J. to Frances McCormick. Concord st. P. M. May 24, 3 years, 5%. 4,000

Rudd, William H. to Francis T. Luqueer trustee for Anna wife of Edgar A. Straug. Putnam av, s s, 185 e Ormond pl, 20x100. May 18, due June 1, 1896, 5%. 4,000

Savarese, Salvatore to John E. Kerr, Jr. President st, s s, 65 e Van Brunt st, 20x100. Sub. to mort. \$3,000. May 22, demand. 2,000

Schenck, Angenette mortgagor with Ann Ketcham. Extension of mort. May 22. nom

Schoenfeld, Charles to Henry L. Tyson. 66th st, e s, lots 49 and 50 map Marie Graef, New Utrecht, runs south to Cowenhoven lane, x 95.9x50x100.2; 66th st, e s, lots 51 and 52 same map, 50x95.9, New Utrecht. May 18, due May 1, 1898. 500

Scholey, West L. to William Grandy. Herkimer st, s s, 145 e Utica av, 30x185.6. May 18, 5 years. 500

Schrell, George to John Schoeck. Bleeker st, n s, 250 w St. Nicholas av, 20x100. May 22, due Jan. 1, 1894, 5%. 100

Schulz, Elizabeth L. to Elizabeth Best admrx. Henry Best. Bergen st, No. 1990, s s, 225 w Hopkinson av. May 20, 5 years. 4,500

Schwall, Henry and Milda F. his wife to Heinrich W. F. Schulz. Van Voorhis st, n w s, 75 s w Bushwick av, 25x100. May 22, 3 years, 5%. 5,000

Schuller, Hugo, Middle Village, L. I., to James Bolton, Stanton, N. J. Schenck av. P. M. May 15, 3 years. 450

Seidel, Hermann to Louis P. Walton. Flushing av, s s, 125 e Nostrand av, 25x100. May 22, 5 years. 5,500

Sendrowitz, Hyman and Israel and Berech Kalb to Samuel Schwartz. Sutter av, n s, 50 e Watkins av, 25x100. May 16, 3 years. 800

Seton, John to The Brevoort Savings Bank. Steuben st, e s, 190 s Park av, 75x100. May 17, 1 year, 5%. 10,000

Shalley, Mary to Bridget McGrath. Kingsland av, w s, 146.5 n Nassau av, 19x100. May 19, due June 1, 1896, 5%. 2,000

Silverman, Benjamin to Charles F. Lawrence. Sands st. P. M. May 19, due May 1, 1896, 5%. 5,000

Silberstein, Barnet to Abraham Ruth. Christopher av, e s, 125 n Eastern Parkway. P. M. May 1, installs. 825

Same to same. Same property. May 1, 7 months. 100

Simon, Himan to Title Guarantee and Trust Co., Rockaway av, w s, 775 s Sackett st, runs south 125 x west 91.3 x northwest 29.5 x east 6.11 x north 100 x east 100. May 23, 5 years, 5%. 13,000

Same to Granite State Provident Assoc. Same property. Sub. to mort. \$13,000. May 23, installs. 16,200

Small, Araminta D. wife of and Henry G. to William H. Davol extr. John Davol. Reid av and Quincy st. P. M. May 22, 3 years, 5%. 6,500

Smith, Ada H. to Albert V. B. Voorhees. 56th st, n e s, 100 s e 12th av, 40x87.6 to Cowenhoven lane, x43.2x71.2, New Utrecht. May 15, 3 years. 500

Smith, Thomas C. to William Cutting trustee Nicholas C. Hayward. Milton st, n s, 463.3 e Franklin st, 32.5x95. May 23, 3 years, 5%. 8,000

Soderstrom, Erick to Frank P. Abbot. Prospect pl. P. M. May 22, due Nov. 1, 1893. 2,000

Spence, Sophie D. to The West Brooklyn Land and Impt. Co. 49th st, New Utrecht. P. M. April 24, 5 years. 3,200

Same to same. Same property. P. M. Sub. to last mort. April 24, installs. 1,500

Spooner, Caroline M. to Frederick G. Graff. Lots 794-797 and 809-815 block 18 and lots 817-824 inclusive block 19. May 15, 3 years. 1,900

Slackhouse, Eliza M. to Joseph La Fumee. Pilling st, n w s, 428.7 n e Broadway, 16.5x100. Sub. to mort. \$2,300. May 22, installs. 725

Stackhouse, Eliza M. to Rose R. Sniffen. Pilling st, n s, 428.7 n Broadway, 16.5x100. May 22, 1 year. 2,300

Stern, Hannah to Mary F. Moorhouse. Cook st. P. M. May 16, due May 1, 1908, 5%. 3,000

Stelle, Charles C. and Frank P. Herig to Herman Posburgh. 5th av. P. M. May 22, 5 years, 5%. 7,000

Storz, August and Gesine his wife to Joseph Leydet. Warren st, s e s, 300 n e Fort Hill pl, 50x116.8x50x118.4. Nov. 7, 1892, due Nov. 1, 1897. 1,000

Stryker, Jaques S. to Ellen Stryker and ano. exrs. Samuel S. Stryker. Av T, s w cor Van Slicen st, Gravesend. P. M. May 8, 1 year. 1,400

Sutherland, Anna to Austin and Edwin Ludlam exrs. Silas Ludlam. St. Johns pl, No. 31, n e s, 435.5 n w 6th av, 22.2x100. May 22, 3 years, 5%. gold, 6,000

Swan, Carl A. to William E. Kay. 30th st. P. M. April 25, installs. 800

Swift, Fred. J. to Mary J. Tobey. Arlington av, n e cor Jerome st, 40x100. April 1, 1 year. 2,000

Same to same. Parkway, s s, 140 w Brooklyn av, runs south 220.7 to Union st, x west 21.2 x north 226.10 to Parkway, x east 74.1. May 1, 1 year. 850

Sylvester, Claus F. to The Williamsburgh Savings Bank. Snyder st, s e s, 325 s w Evergreen av, 25x95. May 24, 1 year, 5%. 1,600

Tameling, Henrietta M. wife of and John G. to George H. Roberts. Lot 57 aramedad map Linden terrace beautiful villa plots on Flatbush side of Prospect Park. May 18, 2 years. 1,500

Tanner, Michael and Mary M. his wife to George Beyer. Tompkins av, n e cor Hancock st, 20x75. May 9, 1 year. 2,500

Taylor, Sarah wife of and Alexander to Hannah M. Taylor. East 9th st, e s, 180 s Av D, 40x120, Flatbush. May 15, 5 years. 2,006

Same to Hannah M. Taylor. East 9th st, e s, 100 s Av D, 40x120, Flatbush. May 15, 5 years. 2,000

Taylor, Noble A. to George F. Van Doorn. Buffalo av and Bergen st. P. M. Sub. to mort. \$2,250. May 17, installs. 642

Same to same. Bergen st, s s, 133.3 w Buffalo av. P. M. Sub. to mort. \$2,250. May 17, installs. 642

Same to same. Bergen st, s s, 116.6 w Buffalo av. P. M. Sub. to mort. \$2,250. May 17, installs. 642

Same to Susan P. Embury. Bergen st, s s, 116.6 w Buffalo av. P. M. May 17, due May 1, 1896. 2,250

Same to same. Bergen st, s s, 133.3 w Buffalo av. P. M. May 17, due May 1, 1896. 2,250

Same to Mary S. Udall. Bergen st, s s, 99.9 w Buffalo av. P. M. May 17, due May 1, 1896. 2,250

Thompson, Mary H. to Anna R. Hurlburt. 34th st, n s, 450 w 5th av, 25x100.2. May 17, 3 years. 600

Vall, Sarah W. widow to Marie E. Jacobson. Atlantic av, n s, 123 e Nevins st, 27x90. May 18, due May 1, 1896, 5 % gold, 4,500
 Same to same. Atlantic av, n s, 69 e Nevins st, 27x90. May 18, due May 1, 1886, 5 % gold, 4,500

Valentine, William E., Hempstead, L. I., to Charles J. Warren. Sutter av, Logan st. P. M. May 15, 1 year. 3,000

Vetter, Frances to Andrew M. N. Holm. Myrtle av, s s, 480.7 e Lewis av, 19.9x100. May 1, 3 years. 500

Wagner, Otto F. and Louise to Grace C. Halstead. Himrod st, s e s, 808 w Hamburg av, 20x100. May 17, 1 year. 500

Wallington, Louise F. to The Title Guarantee and Trust Co. Douglass st. P. M. May 22, 3 years, 5 %. 2,000

Walsh, William to The Brooklyn Savings Bank. Fulton st, s w cor Clinton av, 18x74.9x46.10x61. May 23, 1 year, 5 %. 3,000

Weigler, Joseph to The Germania Real Estate and Improvement Co. Nostrand av, Flatbush. P. M. April 29, 3 years, 5 %. 550

Wehr, Charles F. and William G. to Otto Lang. Moffat st, n w s, 75 s w Bushwick av, 20x100. May 22, 3 years, 5 %. 4,000

Weisbecker, Francis A. to Bushwick Co-operative Building and Loan Assoc. Withers st, n s, 225 w Kingsland av, 25x100. May 19, installs. 1,000

West, Eliza K., Roslyn, L. I., to John Ordronaux. North 8th st. P. M. May 1, due in May, 1896, 5 %. 2,000

Whitnack, John O. to William Johnston. Marion st, n s, 180 w Hopkinson av, 75x100. March 9, 1 year, 5 %. 10,800

Whittingham, Charles H. to Edward A. Everitt. 54th st, n s, 100 e 3d av, 20x100.2. May 13, 1 year. 300

Same to Julia A. Schenck. Same property. May 13, 3 years, 5 %. 2,000

Same to Samuel Hill. Same property. Sub. to mort. May 11, due May 12, 1894, 4 %. 300

White, Anna M. to Kate A. Molineux, San Francisco, Cal. Skillman st, w s, 108.8 n De Kalb av, 25x100. May 16, due 1, 1896, 5 %. 1,000

Wiedhopf, Oscar to Samuel Levy, Rockaway av. P. M. Sub. to mort. \$2,500. May 19, demand. 650

Same to German-American Real Estate Title Guar. Co. Same property. May 19, demand. 2,500

Wiessner, Oscar E. A. to Adeline M. and Elizabeth B. Boettcher. 8th st. P. M. May 1, installs, 5 %. 7,500

Wightman, Hester C. to Daniel S. Arnold. Greene av, s s, 316.8 w Nostrand av, 16.8x100. May 24, due May 1, 1894. 500

Wissel, Andrew to Catharine A. Clapp. Rockaway Inlet, Barren Island, Flatlands. P. M. May 17, 5 years, 5 %. 4,000

Washee, Margaret to Francis M. Wilcox. Nassau st. P. M. May 18, 2 years, 5 %. 500

Wohlke, Edward F. to Herman B. Scharmann. Rochester av, w s, 23 n St. Marks av, 27x91.3. May 20, 1 year, 5 %. 4,000

Wood, Susannah mortgagor with Doris Perla mortgagor. Extension of mort. May 6. nom

Youngman, Esther to Joseph Wechsler. Av D, s e cor East 9th st, Flatbush. P. M. May 15, 3 years, 5 %. 950

MORTGAGES - ASSIGNMENTS.

MAY 18 TO 24—INCLUSIVE.

Allen, Isaac W. to J. Charles Sauter. \$2,500

Allen, Franklin to Harry F. Weed committee. 2,000

Busche, Thomas W. to Claus H. Martens. 2,000

Bleecker, William S. exr. Catharine A. Bleecker to Catharine A. Bleecker, Pompton, N. J. 5,000

Byrne, Martin to John Courtney. 7,000

Bartow, Jane E., Hackensack, N. J., to Margaret C. Swanton. 2,000

Benjamin, Joseph to Leopold J. Lippmann. 525

Beyer, George A. to John A. Eppig and ano. exrs. Leonhard Eppig. 5,000

Bohn, Magdalena to Barbara and Philip Schneider. 1,400

Byrne, James to Isaac W. Allen. 2,500

Bussell, Sarah E. to Herman Wronkow 1,500

Collins, Stephen W. guard. Richard Collins to The Kings Co. Savings Inst. 2,000

Collins, Minturn P. to The Kings Co. Savings Inst. 2,000

Collins, Richard to The Kings Co. Savings Inst. 2,000

Close, Armenia P., Greenwich, Conn., to George V. Brower. 3,200

Castner, Parmenas exr. Ruth E. Castner to Mabel V. Castner. nom

Doddy, Daniel to Josiah S. Packard. 10,000

Fuchs, Joseph to The Williamsburgh Savings Bank. 4,000

Fithian, David A. to George W. Pearsall Same to Stephen C. Halstead. 500

Gastmeyer, Charles F. to Helen Kruse. nom

German-American Real Estate Title Guarantee Co. to Harry C. Ager. 1,000

German-American Real Estate Title Guarantee Co. to The Hamilton Trust Co. 1,000

Same to James M. Wentz, Newburgh. 51,000

German-American Impt. Co. to Emily A. Ring. 500

Gilsey, Rachel M., New York, to Margaret G. Brewer, Durham, N. Y. 1,000

Guthiel, John H., Farmingdale, L. I., to Joseph H. David and James H. Smith. 700

Gillespie, Earl A. to William Schwartz. 158

Hahn, Albert G. to Rebecca S. Schaper. 1,500

Hahn, Andrew and Christian to James Gascoine individ. and with Ann E. Cozine exrs. John G. Cozine. 3,500

Hastings, Chauncey J. to William H. Lyon. 6,000

Hommel, Charles D. to Mary E. Ford. nom

Hartmann, Pauline wife of William to Gilbert S. Thatford. 731

Hollingsworth, Henry S. to Loftus Hollingsworth, North Plainfield, N. J. 3,500

Hill, Henry B. to John F. Ross. 1,000

Jay, William H. E., Hempstead, L. I., to Henry C. Bauer and Leonore Agricola. 9,000

Kelly, Sarah extr. Owen J. Kelly to German-American Real Estate Title Guarantee Co. 1,000

Kentana, Joseph F. to Alfred Ogden. 600

Kerr, Peter G. to Theodore Kiendl. 200

Kerr, Peter G. to The German-American Impt. Co. 550

Keener, Stephen N. to Fletcher Williams. 3,500

Kiley, Thomas W. to Elizabeth Swackhamer, Cranford, N. J. 1,100

Kilduff, Bernard F., Newtown, L. I., to Otto Huber. nom

Logan, Charlotte B. to Sarah H. Wentworth. 1,000

La France, Louis to Thomas H. Heffron. 1,000

Lippmann, Leopold J. to Henry McShane Mfg. Co., Baltimore City. nom

Same to Susie B. Simon. 300

Lumby, Alexander T. admr. Jannette N. Lumby to Augusta H. A. Lumby. 1,200

Lynch, Daniel J. to Bernard Cruse. nom

Lyon, Marvin T. to William H. Lyon. 4,750

Mandeville, Louise, New York, to Thomas J. Murta. nom

McDonald, Albert G. to John R. McDonald. 1,900

McDonald, John R. and Albert G. trustee Mary Morrow to John R. McDonald, New York. 2,500

McDonald, John R. to Albert G. McDonald Same to same. 500

Same to same. 500

McDonald, John R. and A. G. exrs. Mary Morrow to same as trustees Mary Morrow dec'd. 1890. 5,000

Michel, David and Joseph Benjamin to Leopold J. Lippmann. 2,650

Murray, Archibald, New York, to Lucy A. Ledwith, New York. 5,000

Mahland, Henry W. to Herman J. Zamino and Mathilde D. his wife. 500

Moon, Christina S. and ano. exrs. Cornelia W. Hegeman to George A. Cassebeer exr. John W. Hegeman. 1,020

Nagel, Barbara to Herman Hamel. 1,000

Needham, Henry C. exr. Henry N. Needham to George A. Needham. 7,500

Peterson, Fannie extr. Mary Peterson to Florence E. Morris. 2,000

Parfitt, Walter E. to Mary W. Smith. nom

Peterson, Louisa C. to Wm. E. Kay. 500

Powell, Sarah H., New York, to Sophia U. Willets, North Hempstead, L. I. 3,750

Same to Elizabeth Higenbotham, Monticello, N. Y. 1891. 1,500

Radiciffe, Thomas H. to Jacob C. Bergen. 1,000

Ross, John F. to Cyrus and Fannie R. M. Hitchcock. 703

Ruth, Abraham to Julius Beirach. 1,450

Studwell, George S. to Hamilton Trust Co. nom

Swimm, Theodore W. to Charles Frazier. nom

Small, Araminta D. to William H. Davol exr., &c., John Davol. 5,500

Smith, Mary W. to Alfred H. Lewis. 200

Smith, Catherine to Michael Smith. 3,240

Schneider, Heinrich to Charles Diebold and Katharina his wife. 500

Swift, Fred. to Mary J. Tobey. 2,100

Taylor, Arthur to Hebrew Orphan Asylum Society of the City of Brooklyn. 8,500

Title Guarantee and Trust Co. to Agnes R. Schenck. 1,500

Same to Brooklyn Trust Co. 2,500

Same to Elizabeth A. Gilbert trustee. 2,000

Same to Margaret A. Cook. 5,000

Same to Luke A. Lockwood and ano. trustees Samuel D. Van Buren. 8,000

Same to Elizabeth A. Gilbert trustee. 2,500

Same to Pauline May et al. exrs. Marx May. 2,500

Same to same. 5,000

Same to South Brooklyn Savings Inst. 1,200

Same to same. 2,500

Same to Atlantic Trust Co. 5,000

Same to Henry E. Pierrepont exr. 3,500

Same to The Church Charity Foundation of Long Island. 4,000

Same to Franklin Trust Co. trustee for Augusta M. Osborn. 6,000

Tracy, Edward survivor of Tracy & Russell to Henry H. Adams, County Treasurer, Trustees of The Reformed Protestant Dutch Church, New Utrecht, to John V. Van Pelt. 700

Same to same. 1,200

Same to same. 1,200

Walsh, A. Stewart to Samuel Riker. 1,160

Same to Eleanor M. Riker. 557

Watson, Benjamin F. to Lettie M. Winter. 1,000

Watson, George D. to Frederick M. Alles. 1,530

Same to George E. Kitching trustee John H. Kitching. 3,000

Watson, George D. to Catharine Bridge. 4,000

Watson, Willard S. to Louise H. Leclere. 6,143

Weil, Carrie wife of and Libman to Albert V. B. Voorhees. 500

Whelan, John to Paul W. Ledoux. 100

Williams, Eugene P. to Edith M. Williams, both of Bridgeport, Conn. 2,200

Wood, Julia to Thomas A. Kiley. 1,100

Zweipel, Robert A. to Robert E. Lovett. 1,476

JUDGMENTS.

May

18 Anderson, Alfred—F C Phelps. \$105 38

20 Adams, William H—South Brooklyn Saw Mill Co. 381 27

20 Alberts, William H—E L Dodge. 420 05

23 Ande, Andrew—J W Gasteiger. 136 94

19 Bell, George H—M G Campbell. 36 23

19 Behnken, John—W Reck. 399 91

19 Berkley, Wales O—W T Smith. 1,809 37

22 Brede, Edward—Thurber, Whyland & Co. 163 33

22 Behrman, Henry—T Lithauer. 1,637 24

23 Beekman, John N—S Aldrich. 120 91

23 Bennett, William—A Klaus as admr, &c. 24 27

23 Bear, Emanuel—C Hutweiler. 22 60

18 Cameron, John L—H T Ketcham. 6,532 04

18 Chase, Charles T—D Dieterling. 52 60

18 Cook, Fannie—G Gunther. 149 08

19 Clohessy, William—A Van Gelder. 62 50

23 Cartereau, Alfred A—L T Bell. 167 93

23 Crandall, Lydia R—C P Peterman. 76 30

23 Carroll, Mary C—A Smith. 2,290 59

23 the same—R W Smith. 4,287 76

24 Curran, John—L Zitto. 34 45

24 Cave, Charles J—Mary A Cave. 926 34

24 Cave, John W { Mary A Cave. 398 13

24 Chetwood, Bradbury C—B B Christ.. 104 10

24 the same—the same. 74 10

24 the same—the same. 1,055 69

19 Dunham, Wales Henry sued as William H—W T Smith. 1,809 37

20 De Zavala, Henry—M J Harrington. 102 34

22 Dresch, Lawrence—J H Zipp. 209 60

22 Dolan, John—W Hughes. 267 58

22 Duran, John C—The Fulton and Flatbush Storage Co. 191 79

24 Dady, Michael J—W P Foss. 480 86

24 Dwyer, Catharine—T Dwyer. 157 98

22 Everett, Susan M—S W Wein. 288 07

22 Endres, Frederick—D Endres. 6,812 71

24 Everett, Susan M { The James W Everett, Samuel H { Birkett Mfg Co 766 72

22 Fook, Wong—Ung Kai. 159 85

23 Franken, Daniel—J Finlay. 163 25

23 Franknagan, John—J Byrne. 116 56

18 Gellert, Christine—M E Sherwood. 1,212 69

19*Griffith, William H—L J Potter. 79 08

23 Glockner, William—F W Fink. 420 65

23*Griffith, William H—John Kroder. 92 28

23 Gawe, Gustav as admr of Otto Goritz—W Ulmer. 225 89

24 Gollner, Ervin G—Emily M Wilson (D) 1,404 50

18 Hunter, Edward P { Indust Bene-Hussman, Frederick G { fit Assoc.. 105 01

18 Hill, Harry—L E Abrahams. 116 71

19 Hodge, William A—L J Potter. 79 08

19 Hegeman, John—J J Allen as assignee, &c. 74 55

20 Hinman, Charles J—E M Frost. 768 02

23*Hodges, "William" A—John Kroder 92 28

23 Heckman, James A—W Kalle. 25 20

23 Journey, Edward—J Phillips, Jr. 306 02

24 Johnson, Peter—W Walsh. 852 08

24 Jennings, James J—J Leffler. 161 32

18 Keating, Patrick { G H Alexander... 27 25

18 Keating, Selina { 423 49

18 Kirkman, Ralph—A W Parker. 435 28

19 Klueber, Leopoldine—F W Fink. 171 59

22 Klein, Bernard—H Lindenmeyr. 34 45

24 Kenny, James—L Zitto. 289 00

19 Lutz, Charles—J J Allen as assignee, &c. 289 00

19 Lillienthal, Joseph—S W Millbank as recvr, &c. 6,587 64

19 the same—E Hart et al. 276 97

19 the same—S W Millbank recvr, &c. 6,587 64

19 the same—L Megroz. 239 17

19 the same—S W Millbank as recvr, &c. 6,587 64

19 the same—L S Brown. 397 69

22 Lemmers, Christopher—F H Leggett. 41 00

23 Lloyd, Edwin—H Lloyd. 1,766 22

23 Lorz, Valentine—T H Mulch. 238 36

24 Lowenthal, Irwin S—G L P Chambers 162 09

18 Moriarty, Daniel—H Herrmann. 171 65

18 Moore, George T—D F Maltby. 183 89

18 the same—W A Voight. 910 22

19 Maschmidt, Emilie—O W Van Campen. 158 20

20 Moore, George T—C F Guyon Co (Lim) 606 20

20 the same—Peck, Slowe & Wilcox Co. 869 35

20 Mattison, Jansen B—The City of Brooklyn. 1,000 00

20 Miller, Frederick R—W Simon. 1,497 82

20 Mulford, J Hervey—E Ostrum. 12,957 36

20 Moore, Nettie L—J C McInnes. 84 81

22 McLaughlin, Peter—J Sharp. 105 38

22 Meyenberg, John B as exr, &c—D Endres. 6,812 71

23 Moulton, Nathaniel W—The Manhattan Beach Hotel and Land Company. 226 49

22 Neil, William A—The Electric Cutlery Company. 53 72

24 Newell, Willard { N Y Photogravure Newell, William { Co. 99 19

22 Opp, Philip { Johanna Grande-Opp, Catharine { mann. 164 85

22 Oiten, Henry C—L Sturken. 188 19

22 Oliver, Robert W—E Du Vivier. 350 05

18 Pratt, Joseph H—Starr Foundry Co. 128 15

22 Peet, Irving W—G Schomaker. 35 94

23 Papauscheck, Anton—J Walters. 21 91

23 Pierson, Edgar L—N L Munro. 96 20

18 Rankin, William A—W E Dodge. 46 45

18 Raymond, Benjamin C { The J L Mott Raymond, Newman H { Iron Works 242 13

18 Rieker, Fred—F W Lewis. 3,493 17

Table of names and amounts, including Ryan, Joseph; Ryan, Thomas F; Robb, James R; Renton, Marie L; Reinheimer, George; Russell, Jacob; etc.

Table of names and amounts, including Russell, Jane; Russell, James; Seerman, Benjamin; Stiger, John S; Shea, Sylvester; Taylor, Alexander; etc.

Table of names and amounts, including Eastern Parkway; Gerson Kuzunski; Same property; East 5th st; etc.

MECHANICS' LIENS.

Table of mechanics' liens, including Van Voorhis st, n s, 100 w Hamburg av; Van Voorhis st, s s, 300 e Evergreen av; Belmont av, n s, 150 w Stone av; etc.

SATISFIED MECHANIC'S LIENS.

Table of satisfied mechanic's liens, including Lexington av, n s, 180 w Reid av; 24* Atlantic av, s w cor Hoyt st; etc.

*Discharged by deposit.

BUILDINGS PROJECTED.

Table of buildings projected, including Plan 849—Linwood st, w s, 100 s Arlington av; 850—Leonard st, n e cor Seigel st; etc.

SATISFIED JUDGMENTS.

May 19 to 25—inclusive.

Table of satisfied judgments, including Beeson, Ruth—H B Seabury; Bartells, Otto—P Bowe; Brennan, John—H Conboy; etc.

Barbey st, w s, 225 s Hegeman av, 20x200 to Schenck av; assessed value, \$90...

Van Sieten av, e s, 150 s Blake av, 25x100. Addie W. Hislop agt Josephine Quin; att'y, John T. Cornell...

CHATELLETS.

MAY 18 TO 24—INCLUSIVE.

SALOON AND RESTAURANT FIXTURES.

Becker, J C—946 Herkimer... Joseph Fallert B Co. \$500
Brown, J. J. 173 Grand... Otto Huber Brewery. 10,000

LIS PENDENS.

May

Warren st, s s, 160.10 w 4th av, 20x100. Augusta Fiegel agt Samuel T. B. Price; att'ys, Smith & Martin...

HOUSEHOLD FURNITURE

Bitters, Rose. 374 Berry... Jordan & M. Branigan, O. 247 7th... M Nason. 118

Haas, S. 604 Willoughby av... Boynton & Co. 806
Hill, L. W. 203 Amity... M Nason. 117
Hack, C. 166 South 3d... M Flegenheimer, 871

MISCELLANEOUS.

Adler, G. 79 Devoe... E A Bremer. Horse and Truck. 105
Beckmann, D. 324 7th av... J M Johannsen. Store Fixtures. 1,050

Table listing names and addresses such as Rothgeber, W. 382 Calyer, Saffen, H C...Campbell P P and Mfg Co. Press.

BILLS OF SALE.

Table listing names and addresses under Bills of Sale, including Bell, Annie P. 771 Fulton, Bolander, A. 97 Graham av.

ASSIGNMENTS OF CHATTEL MORTGAGES.

Table listing assignments of chattel mortgages, including Jacobson, Margaretta to J Fleck, Worn, M & Sons.

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 Abernethy, Margaret—A O Smith, South Orange \$125, Agens, W S—J H Agens, Sussex av.

Table listing names and addresses in the middle column, including Hull, G A—A W Law, Montclair, Harrigan, T P—Christopher Burns, Vincent st.

Table listing names and addresses in the right column, including Williams, L C—F M Brien, West Orange, Williams, Julia—William Parkinson et al, Orange.

MORTGAGES.

Table listing mortgages, including Allgeyer, Joseph—Theresia Allgeyer, Hayes st, Amend, H E—C A Feick, 1st st.

Table listing various items and their values, including Van Sant, E L—The Security Savings Bank, Highland av., 2,500.

CHATTEL MORTGAGES.

Table listing chattel mortgages with names like Allen, Josephine—A H Van Horn, carpets, &c., 93.

JUDGMENTS.

Table listing judgments with names like Cleveland, De Lancey—C H Roll et al, 364.

HUDSON COUNTY.

CONVEYANCES

Table listing conveyances with names like Appleby, Leonard by trustee—Catharine O'Leary, \$500.

Main table listing various items and their values, including Cooke, Jennie E—Jeanette G Barnum, Bayonne, 1,000.

MORTGAGES.

Table listing mortgages with names like Abel, J A—C P Vreeland, 3 years, 1,500.

Table listing various items and their values, including Hickey, S I—Cecile E Ellshemius, Kearney, 3 years, 2,250.

CHATTEL MORTGAGES.

Table listing chattel mortgages with names like Asimus, Caroline and Frederick Horstmann, Guttenberg—The Lembeck & Betz Eagle Brewing Co, saloon, 600.

BILLS OF SALE.

Table listing bills of sale with names like Huncke, Alphonsine, Hoboken—Mathilde L Huncke, hotel, 4,600.

JUDGMENTS.

Table listing judgments with names like Emery, W S—Rebecca Rothstein, 864.

BUILDING MATERIAL MARKET.

BRICKS.—On the market for Common Hard matters seem to have come to an almost dead lock since our last report and business accomplished was upon an exceedingly narrow scale. Primarily the trouble was to be found in the addition to cost made last week which induced greater caution on the part of buyers at once, and in their tendency to stand off they have been greatly assisted by seasonable and natural conditions. There was a nice little fairy story circulated about dealers having met in solemn conclave at the witching hour of midnight and with ink of sanguinary hue signed a compact to buy no more brick until—? but the prosaic facts of the case seem to be simply, that most of the old work is topped out and few new jobs of importance above ground, so that it is just between seasons, and there was really no necessity for buying. It is also said that dealers were afraid of a scarcity of stock and have in consequence been unwilling to enter into contracts with consumers, but the apprehension was unfounded, and just as suggested last week the higher price pulled out supplies pretty lively. When information for this report was obtained there were eighteen barge loads of unsold stock at the depot, and none of the cargoes gave evidence that the yards had been scraped very close to make them up. There is plenty of old brick, and the first cargo of new crop came in this week from Fishkill, but was delivered on contract, and made no rate. For old, prices have remained practically as before. One or two sales did reach \$5 2/4, but \$5.50 is now a top rate, and tone easy. Some Jerseys came to hand and reached \$6 for the best makes, but ordinary stuff would sell lower. There is said to be rather more attention given Paes, and buyers willing to pay \$2.50 @ 2.62 1/2, but hardly keyed up to the fraction or two more some holders are asking. The production is being pushed along freely at most points on the Hudson so far as conditions of weather will admit.

LATH.—Almost precisely the same general conditions have prevailed as during the preceding two weeks, except possibly that there is now a place for a little more stock. Prices have not changed in any respect but are firmly held and with continued moderate offerings of cargoes either on spot or to arrive. Most receivers claim to have custom waiting either here or out of town that will exhaust everything expected for some time to come. Dealers, however, claim slow and unsatisfactory trade with consumers.

LIME.—The market on the whole is a shade weaker. Demand from consumers was only fair, because of large amounts of old work completed and not much new sufficiently forward to want lime, and in consequence dealers felt in no hurry to invest. At the same time the arrivals ran up a trifle fuller and added to the discomforts of receivers with some of them cutting off a small fraction on both grades or either, when that would secure quick custom.

LUMBER.—Trade is increasing to some extent but hardly with a freedom sufficient to create much general satisfaction. A considerable amount of building is going on in the city but it is not of a character to consume much lumber at present, and in any event will require little except for trim. Even the consumption for repairs and alterations has been much curtailed this spring, and principal distribution of the coarser grades is in the suburban districts. For bulk lots there is difficulty in working up custom of a liberal character. Among the large number of dealers in this vicinity there is of course always some business to be obtained, and the more energetic salesmen occasionally manage to land some very good orders, but instead of buyers coming forward voluntarily and making a direct call, the seller has to do the skirmishing, and in a great many cases meets with ill-concealed disappointment. Thus far the line of values has not been greatly modified, and so far as desirable old stock is concerned is not likely to, as fortunately scant supplies largely balance the indifferent character of demand.

Spruce has met with no noticeable increase of attention. There are some special specifications tendered at times, but none of an urgent nature; and for random there is practically nothing that can be called a free open demand. With comparatively moderate arrivals however, and a pretty broad territory to work, receivers can, with due diligence, generally manage to discover a place for cargoes showing any ordinary attractions, or better, and without further modification of the line of value. A great many of the local yards are still abundantly supplied and have no place for additional stocks. Agents who represent the manufacturers of Northern spruce report fair trade for offerings thus far available, but mainly from Eastern custom, to which shipment is made from Albany.

Hemlock has some local and a very fair outside demand, with here and there an operator reporting quite a good business. Supplies have been found plentiful enough, however, for all wants from the Pennsylvania production, and while on boards a pretty firm solid sort of tone is preserved, there are evidences, and indeed, acknowledgments, that on joint occasional slight modification in price take place.

White Pine is uniformly reported as firm, buyers and sellers agreeing upon that verdict without controversy. There is reason to believe also that a considerable quantity of standard stock could be placed in the way of box and shippers, as buyers who had been hopeful that some concealed lots would before this come upon sale do not meet with the discoveries they had anticipated, and commence to think that reports of scarcity from the selling side were really much better founded than supposed. The season is backward, too, and even green stuff, if not scarce, is likely to be late in coming upon the market. The export trade with West Indies is fair at times, but there is disappointment in orders from South America, and especially from River Platte. The Australian trade may be considered as practically at an end for the present.

Yellow Pine shows no great change, though on the whole the inclination is to speak of the market in a more hopeful manner. Prices are said to have hardened on special orders, with randoms less freely offered. Some of the trade are inclined to believe that good management is gradually turning the market into healthier channels. The proportion of consumption is quite as great as usual, and trade is securing some impetus through demand from sources outside the local circle. The export movement is not very extensive.

Carolina Pine meets with some ups and downs in matter of demand, especially right here in this district, but among the outside trade there is still a good business doing, and it is evident that agents find no serious cause for complaint. Cost is well sustained, and manufacturers as heard from express themselves in very confident tone.

Hardwoods are doing very well now, and the prospects for a continuation of favorable trade conditions are considered excellent. Consumption has much broader gauge than for the coarser woods, and of none of the leading descriptions of stock are supplies liberal enough to cause inconvenience. Advices from the interior are very unanimous in reporting a depleted accumulation of dry poplar and a backwardness on the new supply quite certain, with a large proportion already under engagement. Cypress is gaining favor steadily, and the determination to push this wood seems to be meeting with success. Red birch is good selling stock, and supply limited. Quartered oak, as a regular stand by, has an excellent market with all ordinary outlets. Walnut seems to be taken up very well, though the export trade is hardly so free as heretofore.

GENERAL LUMBER NOTES.
STATE.

The Albany *Argus* as follows:

The past week has brought the stock of lumber in the local market to the lowest point ever remembered. Trade has been quiet because there was so little to sell. Receipts are moving along very slowly and pine dealers will be at least a month behind last season by the time the yards are replenished. This is unfortunate, for it gives the Albany dealer's competitors a chance to break into his trade. The rainy weather and floods of last week were the main causes of the trouble, preventing the clearance of lumber boats from Tonawanda, the canal being so swollen as to prevent the boats being able to get under the bridges. Only a half dozen at most Western boats have thus far arrived here. Lumber continues very firm in the West and there appears to be nothing new to affect local prices.

In spruce and hemlock there is considerable doing, although the dealers are not as far advanced as a year ago, owing to the later start this season. One well-known local house, however, has already handled new receipts to the extent of thirty boat-loads. The demand for spruce culls is far in excess of the supply. All the mills on the upper Hudson are again running, those obliged to shut down, as noted last week, resuming operations to day. Hardwoods, shingles and lath show few new features. The assortment of hardwoods is broken, and lath are easier in price.

THE WEST.

The Northwestern *Lumberman* on the Chicago position as follows:

The market has dragged through the entire week. There have been several car loads of piece stuff, some green inch and a number of loads of shingles offered for sale. Short green piece stuff has dropped from \$12 at the outset of the season to \$11.50, and sellers are not particular about letting a considerable percentage of long lengths go in at that figure. Long joists are in poor demand, dealers not caring to buy them at any price, a state of the market in strong contrast to that of last season. The cause of this is the small amount of city building that is going forward.

The amount of inch lumber arriving is meager, and transactions are scarcely large enough on this line to make a market. * * *

The market has been disabled by the hoarding of money in the banks. The yard men cannot discount their paper in the present crisis, and some have exhausted their lines of credit at the banks in buying blocks of lumber to be cut. In this predicament they want to give 90-day paper for lumber purchased, which the commission men do not like to accept in all cases, and seldom unless full prices for lumber are paid. When dealers offer to pay cash or short time notes they demand reduced prices for lumber, which the consignors do not like to accept, for that sets the downward pace for values, which the manufacturers desire to maintain. Thus the market is at dead lock. It is an uncomfortable position in which the commission dealers are placed, and they are not the most cheerful of men just now. Affairs will change for the better when the bankers relax their grip on loanable funds, and bankers begin to freely pick up discounts. That may be in a short time, or it may not be for months. All will depend on circumstances. The best that can be done for the time being is to have patience and await the outcome. While the manufacturers and commission men are waiting, stocks in the yard will not greatly increase, and at length, when dealers conclude to stock up, there will be a brisk demand for lumber.

There has been no change in the poplar market as represented in this city, though it is realized by dealers that this kind of lumber must share in whatever comes upon the general lumber market, as a result of the closeness of money. Stocks were so light when spring opened that the demand has held up well, and prices have been maintained. This is the report that comes from the leading operators who are members of the association. What is in the immediate future they are, of course, unable to accurately predict. Heavy recent rains in the Ohio River valley have made it difficult to handle logs and lumber, and shipments have been almost stopped on that account. High tides in the streams will bring out all the logs afloat, which will furnish a good supply to the mills, if they can be captured and put into mill booms. Thereafter the lumber output will be equal to the capacity of the mills until the supply shall have been exhausted.

In this city the dealers continue to report an ability to purchase all the poplar they want at prices not much above those which they have paid for years. The way they do this has before been explained in these reports. Now that the consumptive demand is subsiding somewhat, the yard men are looking for chances to make contracts at reduced prices. Some men declare that they are receiving increased offers, and expect to buy poplar this year at reduced values.

The Mississippi Valley *Lumberman* as follows:

While heretofore the financial depression has not materially affected the lumber trade, this much can not now be truthfully stated. Although no lumber firms of any importance have gone under, yet the stringency in the money market, and the scarcity of ready money, owing to the banks keeping all available cash on hand, and refusing to loan except in unusual instances, is now being felt in the lumber market. In the first place Eastern capitalists are going slow on building, and the same is true of builders in large cities in general.

Country dealers are unable to secure loans of money, and are consequently careful about placing large orders. Every one seems to be waiting for the flurry to blow over, and holding on to their money at the same time. While the lumber trade is feeling this condition of affairs perhaps less than any other line of business, still it is noticeable and in some localities to a great extent.

The reports from northern Minnesota and the logging districts of Wisconsin indicate that the drives as a general thing are progressing favorably, with plenty of water. The mills of the Wisconsin valley and the Chippewa and the upper Mississippi are all under way for the season.

Navigation has opened in the great lakes, and business at Duluth is better. The mills are all planning for an extensive cut this summer, and prices are firm with a good demand. The market at Minneapolis is perhaps as weak as at any place, but the general indication is that the conditions at Minneapolis are but temporary, and a change for the better will be experienced very soon.

FOREIGN.

The *Timber Trades' Journal* reports an important sale of mahogany at Glasgow, and the following shows the amount sold and averages obtained, viz., cargo ex Anita, from Minatitlan (all sold), 254 logs Mexican mahogany, 100,933 ft. (sale measure), from 3d. to 5 1/4d., average 4 13-16d.; 51 logs cedar, 27,888 ft., from 2 1/4d. to 7d., average 3 15-16d. Ex Messel, from Belize, 314 logs Honduras mahogany, 91.5 ft. (sale measure), from 3d. to 9d., averaging 5 1/4d.; 23 logs cedar, 4,591 ft., at 2 1/4d. and 2 1/2d.

A specially strong demand was experienced for the large self logs, of which the catalogue contained a good quantity, and the medium-sized, particularly of the Honduras cargo, which was of fine, close texture, was also well competed for and brought satisfactory prices; but as regards small wood, the unduly large proportion of this description in the catalogue made it a difficult matter for the brokers to maintain prices and some lots were withdrawn.

The Rio Janeiro market is reported by the *News* as follows:

Pitch Pine.—Receipts are 457,205 feet per St. Mary and 1,216,498 feet per Beneroy, from Pascagoula, and 870,061 feet per Primus, from Pensacola. All of the receipts are reported to be orders, and under the large supply the market is nominal.

White Pine.—There are no receipts and the market is nominally unchanged, and flat, at 170 rs. per foot.

Swedish Pine.—Another cargo, from Carlshamn, is reported sailed; otherwise there is nothing new.

Spruce Pine.—Nothing to report.

METALS.—COPPER.—Ingot since last writing has

been more active in consequence, it is thought, of somewhat better terms offered, although as a matter of fact there is no substantial proof that 11c. was actually shaded. At the close the movement is only fair, but the market appears to be held about steady for near-by deliveries. On the average range of valuation we quote at 11@11 1/2c. for Lake and 10@10 1/2c. for casting brands. Manufactured copper meets with about the usual seasonable demand, against which the supply is promptly available and former rates readily accepted. We quote as follows: Sheet, not above 30x72 in., 16 oz. and over, 22c.; do, 14 to 16 oz., 23c.; do, 12 to 14 oz., 24c.; do, 10 to 12 oz., 25c.; do, 8 to 10 oz., 28c.; do under 8 oz., 30c. Sheets longer than 72 inches add 1c. for 12@14 oz., 2c. for 10@12 oz. and 3c. for 8@10 oz. Sheets, not above 36x96 in., 16 oz. and over, 22c.; do, 14 to 16 oz., 24c.; do, 12 to 14 oz., 26c.; do, 10 to 12 oz., 30c.; do, 8 to 10 oz., 33c. Sheets longer than 96 inches 22c. for over 32 oz. and add 1c. for 16 to 32 oz.; 1c. 14 to 16 oz.; 1c. 12 to 14 oz.; 1c. for 10 to 12 oz.; and 12c. for 8 to 10 oz. Sheets, not above 48x96 32 to 64 oz., 22c.; do, 16 to 32 oz., 24c.; do, 14 to 16 oz., 26c.; do, 12 to 14 oz., 28c.; do, 10 to 12 oz., 32c. Sheets wider than 48x96 and longer, 22@25c. for 32 to 64 oz.; 25@27c. for 16 to 32 oz. 27@29c. for 14 to 16 oz. and 29@34c. for 12 to 14 oz. All bath tub sheets, per lb., 16 oz., 4c.; 14 oz., 28c.; 12 oz., 27c.; and 10 oz., 29c. Bolt copper, 3/8 inch diameter and over, 22c. Circles, segments and pattern sheets, 60 diameter and less, 3c. above price of sheets of same thickness; circles, 60 to 96 do do, 4c. do; circles, 96 do and over, 5c. do. Cold or hard rolled copper, 1@2c. per lb. above the foregoing prices. Copper bottoms, 26@32c. per lb. Incon—American Pig has been meeting with a fair business, but interest appeared to concentrate principally upon the leading popular brands, for which prices are steady. On poorer grades, however, irregularity prevails with tendency mainly in buyers' favor. Supplies are ample of all kinds. We quote at \$14.50 @ 15.00 per ton for No. 1 X foundry; \$13.50 @ 14.00 for No. 2 X do, and \$13.00 @ 13.50 for Gray Forge. Old material had an erratic market but of late inclined rather more to quietness than animation and holders as a rule appeared very well inclined to accept former rates when bid. Offerings have been fair. We quote at \$16.50 @ 17.00 for old iron rails; \$16.00 @ 16.50 for No. 1 wrought scrap; \$11.50 @ 12.50 for cast scrap, 13.50 @ 14 for old car wheels, and \$6.50 @ 10.00 for borings, stove plate, etc. Manufactured iron is meeting with a very fair contract demand, but otherwise the market is quiet and shows less stuff finding custom than at commencement of season. No change is announced in cost. We quote Common Merchant Bar, ordinary size, at 1.80 @ 1.90c. from store, and refined at 1.90 @ 2.30c.; Rods round and square, 2.10 @ 2.20c.; Bands, 2.20 @ 2.30c.; Norway Nail Rods, 3 3/4 @ 4c., and domestic sheet on the basis of 3.00 @ c. for common Nos. 10 @ 16. Other descriptions at corresponding prices, with 1.10c. less on large lots from car. Steel Rails have found greater sale at the West recently, but in this locality were quite slow. On standard sections the rate is steady, but lighter weights sell for relatively less money. We quote standard sections \$29 per ton at mill, with usual advances for delivery at tide water. Pig lead under more or less neglect, weakened in tone somewhat, but of late buyers have shown greater interest and the effect upon values was strengthening. Offerings also appear less liberal. We quote at 3.80 @ 3.85c. per lb. The manufactures of lead are quoted at 6 1/4c. for Pipe, 7c. for Sheet, 15c. for Tinned Pipe, and 37 1/2c. for Block Tin Pipe. Pig tin has been offered with some freedom with a depressing effect upon values, but there is now an effort to restore strength to the market. We quote at about 19.30 @ 19.35c. for round lots, and 19 1/4 @ 19 3/4c. for jobbing parcels. Tin plates meet with a good fair routine business at occasional small fractional fluctuations in value, but in a general way the tone appears steady and likely to strengthen should the demand quicken. We quote as follows: I. C. Charcoal, 1/4 cross assortment Melyn grade, \$6.50 @ 6.55, each