

RECORD AND GUIDE.
 ESTABLISHED MARCH 21st 1868.
 DEVOTED TO REAL ESTATE, BUILDING ARCHITECTURE, HOUSEHOLD DECORATION,
 BUSINESS AND THEMES OF GENERAL INTEREST.

PRICE, PER YEAR IN ADVANCE, SIX DOLLARS.

Published every Saturday.

TELEPHONE] - - - - CORTLANDT 1370.

Communications should be addressed to

C. W. SWEET, 14 & 16 Vesey St.

J. T. LINDSEY, Business Manager.

"Entered at the Post-office at New York, N. Y., as second-class matter."

VOL. LI. FEBRUARY 4, 1893. No. 1,299

FROM the pessimistic talk that has sprung up again lately it would appear that the people of the United States are becoming bears on their own country. They are in somewhat the same condition of mind as some very wealthy people who have committed suicide under a fear that they might ultimately end up in the poor-house. The United States is the largest producer of gold as well as of silver, it has the largest area of coal deposits of any country, except perhaps China, more timber than any country except Russia, and a larger exportable surplus of the most easily marketed products, namely, food stuffs, of any country in the world. When its population reaches seventy millions of people there will still be about thirty-two acres of land per head, as against about one acre per head in the most densely-populated country, Belgium. Surely these facts should limit the pessimism of the people. One alone ought to enable them to bear up against many miseries, the fact that should the very worst come no one need go unburied for want of place of sepulture. In spite of so many things which should elevate and encourage, even if they held themselves with caution, so many refuse to get out of the dismal, but continue to enjoy themselves in their own sad way, with pictures of the ruin to follow the continued export of gold or legislation adverse to business interests. The silver law is doomed to repeal, and the courts stand in the way of interference with commerce, either by State or Federal legislative action. Whatever else may be subject to suspicion, no one should ever be a bear on a country. Even the Argentina is recovering from the awful experience it had two years ago, and if it can show so much recuperative faculty, how little can a country like this be hurt by a year, more or less, of any currency law however bad. There was a time to fear, but it has passed away. The very fact that prices are in many departments so low should be one of encouragement. The dullness and hesitation that characterize business on the stock market are due to the nursing of apprehensions which recent events and conditions should remove. The more important of them have been discussed before, one of to-day and not an unimportant one is the prospect of getting the Richmond Terminal matters into a condition of peace and respectability. That the securities affected have not advanced more on this announcement is due probably to the fact that the hands that are expected to do the work of reorganization have never spared the knife and until their plan is known it is impossible to tell where the cutting will be most severe. However, reorganizations heretofore made by those hands have stood, and it is safe to say that any of the Richmond Terminal securities that have declined heavily and some intrinsic value back of them are good to buy on the prospect of this reorganization of the property as an entirety becoming a certainty.

FOLLOWING on the arrangement made by the Hungarian Finance Minister with the Rothschild syndicate, an arrangement has also been made by the Austrian Finance Minister with the same syndicate. The loan is undertaken by the Rothschilds at 94½ per cent. Of each emission the syndicate under takes one-half from the first at its own risk, the other half at option. Upon the second half the syndicate shares the profit with the Finance Department. The arrangements are almost the same as those made by the Hungarian government, the only difference being that the Austrian government gets the syndicate to take the emission at 1 per cent higher than the Hungarian—92, instead of 91 per cent. This is in proportion to the prices quoted on the Bourse. It is probable that in the future even this difference will disappear, since Hungary contributes only 30 per cent of the Empire's common expenses, whereas its population numbers two-thirds of Austria's population, and its economical progress has been very great in late years. Austria is bound to Hungary by a treaty which

is all to the advantage of the latter country. The Russian Budget for 1893 has been published, and the feature thereof is the enormous estimated increase of about \$37,000,000 in the estimated revenue. About half of this is to be raised by new taxes, and the other half by the estimated increase of revenue derived from existing taxes. The interesting point in this connection is that the Finance Minister contends that life is well within the bounds of moderation in estimating this large increase, because the country has well-nigh recovered from the effects of the famine. Independent observers do not take this view of the matter. They maintain that at the best it will take a long time for the agricultural population to recover from the ruinous losses which they have suffered, while many unprejudiced people have plausible grounds for the opinion that the former had for years prior to 1891 been going from bad to worse. The condition of the English labor market, according to the latest returns is worse than it has ever been before. Of the 23 unions which send in reports regularly, 28,453 members out of a total of 279,361 are out of work. This is an increase of 5,847 over the month before, the increase of percentage being from 8.27 to 10.2, eliminating as far as possible all those who are on a strike, rather than out of work in the ordinary sense; there remains a proportion of a little over 8½ per cent of unemployed among the skilled trades making returns. The two unions not included in the above calculations are the Durham and Northumberland Miners' Associations, with an aggregate of 60,000 members, of whom only 26 per cent are out of work. Coal miners are not affected in the same way as most trades by dull trade, production being reduced by the working on short time rather than by the discharge of workmen.

WE are sorry to say the Farquhar bill does not contribute to the settlement of our absurd Rapid Transit muddle. It adds merely confusion to confusion and conflict to conflict. If passed it will result in practically pushing back the whole question to a beginning again. New issues will be raised and new difficulties will arise which will result in delay and an ultimate sacrifice of the interests of the public. For, in the end, hasty action will be taken and the city will obtain not the great system of transit which it needs, but the first trumpety makeshift that comes to hand. Everything to-day points to ultimate mistake and failure. There is not a single indication visible that this city will get the rapid transit system it ought to have. Between the Politicians on the one hand and the Manhattan Co. on the other the interests of the metropolis will surely be sold. There is no help for it that we can see. The situation is lamentable and disgraceful beyond characterization. It must be plain to everybody now that the Manhattan Co. has controlled all the work that has been done in the last two years; and that the public could not get anything that did not come to them through that company. Indeed, no one ought to fool himself any longer about the position we occupy. It is farcical to continue to discuss rapid transit as though it were a matter to be considered chiefly in relation to the well-being, comfort and decency of the inhabitants of this city. Pshaw! it is nothing of the sort. [Rapid Transit, whether the people like it or not, is a strictly private affair. It will be settled finally as such by the Manhattan Co. and by Tammany. What suits these good individuals, we can have. What doesn't, we must do without. A vast amount of real hard kicking will have to take place if we are to get anything else. There is, though, one thing the people can have, that is all the delay they like. Nothing can possibly pay the Manhattan Co. so well as the present condition of crowded cars and inadequate service. The elevated roads continue in operation while an intelligent public vapors about what it does and does not desire, and as in the end it will have to take what the Manhattan Co. gives it, what does that company care? There is, however, one step the Rapid Transit Commissioners might take, before they are legislated into obscurity or confusion. They should sanction at once the third track on the present elevated structures. Presumably that step will suit the Manhattan Co., and certainly it would make life more comfortable to decent people. The Commissioners ought not to withhold their permission because the company will not consent to a through five-cent fare. It was ridiculous to ask for any such concession. No road run for dividends can perform the service required for five cents, and as the Manhattan Company exists for business and not for philanthropy (and controls the situation), what is the use of people making unbusinesslike demands? If the municipality owned the Elevated roads, they could be run to promote the growth of the city; but, naturally, no private company operates, if it can help it, in anybody's interest but its own. Indeed, in this rapid transit matter, people all the time are making unbusinesslike requests upon a private corporation. They want the speediest of service, and the finest of cars, plenty of trains night and day, fares at prices that don't pay, etc. The Manhattan Company is not a public department, but a private enterprise. If people want a public service conducted for the public benefit, let the municipality go into the railroad business itself and let the public be the stockholders,

The public then could forego their 6 per cent interest on millions of watered stock and take instead better accommodation. But apparently, in the estimation of many of our citizens, this course is opposed to some gaseous *political* principle, and consequently cannot be pursued. What should we say of any man who would not buy his bread where he could get it cheapest and best because of a political phrase? Shouldn't we tell him politics and political principles and party phrases had nothing to do with the matter and that expediency should govern him. And if after this the ass continued to buy the dearer and inferior article, what should we say of him?

DURING the last year or two announcements of improvements on the upper part of 5th avenue have followed rapidly one upon another. Very rich New Yorkers apparently do not care to build anywhere else. Not only do the accessions from other parts of the country to New York's society of millionaires rear their residences upon upper 5th avenue, but the older families, when the encroachments of business make a removal from the lower part of the "Avenue" desirable, almost invariably find the sites for their new houses farther up on that sacred and peculiar thoroughfare. The location of the Metropolitan Club on the corner of 60th street has doubtless done something to keep the loyalty of New York millionaires to the "Avenue" from wavering; but if there had been any possibility of a change we doubt whether that severe and not altogether ingratiating structure would have been situated where it is. The expectations once entertained that as soon as Riverside Drive was made accessible our millionaires would seek the expansive outlook across the Hudson, which Riverside offers, are now no longer reasonable. Riverside Drive must be content with smaller fry. Fortunately there are plenty of rich men in New York who can afford fine houses without being able to afford a residence on 5th avenue. In the fullness of time, doubtless, this class of men will find their favorite sites on the West Side, and by preference on Riverside Drive. There are a number of reasons for supposing that events will shape themselves in this way. In the first place people who have \$80,000 or \$90,000 to invest in a dwelling have already shown a decided preference for the pleasanter parts of the West Side; and in matters of this kind good examples go a long way. But apart from the effects of examples, it is difficult to see where else these people who are only beginning to be millionaires can go. The East Side has in the past possessed a great many attractions for people of this class. Large numbers of them are living on the streets and avenues just east of 5th avenue and south of 14th street; but the space available on the East Side for this class of improvement is pretty well used up. North of 85th street the general character of the buildings steadily deteriorates; and the vacant land now existing is decidedly inaccessible. Moreover, it will remain inaccessible long after the transit facilities for the West Side have been improved, and consequently the movement of population will naturally be on the other side of the Park. This part of the city offers great natural advantages and plenty of room for development. As soon as the West Side itself is pretty well built over, Washington Heights will still remain to be occupied by improvements of the same general character. The effect of all this upon prospective values is sufficiently obvious. Nothing like 5th avenue prices can be expected on any part of the West Side. The most that can be anticipated is a more general increase of values on the West Side to the prices that prevail in the most desirable streets.

IT is strange that our brainy, newsy editors do not perceive that they are moving too fast about this Hawaiian business. Will it not be time to consider the wisdom of annexation when the Hawaiian people make a request for annexation? According to the reports received so far, the "Revolution" in Hawaii was the affair of a small coterie of sugar men, mostly foreigners, who desire annexation for "what there is in it" as an avenue to the United States Treasury. It was a revolution in which the people of the kingdom played the part merely of spectators. Annexation under these circumstances would not be annexation, but seizure. Our editors had better wait until the Hawaiian people have been heard from. At present the talk for immediate annexation seems based upon the fact that England or Germany may do, and really ought to have done long ago, something they exhibit no indication of doing.

WE print elsewhere in this paper a few illustrations of an elevated railroad which some people are talking about in Paris. It is said that the public are beginning to favor the erection of such a road in preference to an underground system which has been a "proposition" before the citizens of the French capital for a great many years. Clearly, the contemplated elevated road is copied from our New York structure, but, equally clearly, the Parisian has greatly improved upon the prototype, and in return for the idea borrowed gives the New Yorker a lesson which ought not

to be quite unheeded. The Elevated Roads occupy four important thoroughfares of our city. They encompass, encounter and intercept the New Yorker in his coming and going everywhere. They are not to be avoided. If the people of this city were not brutishly insensible to the æsthetic condition of their daily pathways they would never have permitted the erection of anything like the existing elevated edifice, which beyond doubt is the most hideous civic disfigurement yet devised by the mind of man, whose achievements in the unsightly are not at all insignificant. Indeed, the Elevated Roads bear witness to the gross insensibility of our people to all the higher characteristics which a city should possess. The Parisian's notion of what a city ought to be is so much higher than a pig's about a hog pen that it contains some place for beauty, and so when he even "plans" for an elevated road he pays attention to the appearances as well as to the purposes of the structure. The result, as our readers will see, is very different from the boiler-maker's structure which disfigures our streets. There was no reason but indifference to the city's appearance why the Manhattan Company should not have made the present structure more sightly than it is. As it is, it could be greatly improved upon. The Frenchman shows us the way, and the possibilities are very great. An elevated road may be a necessary nuisance with us, but it need not be a civic calamity. At the very least the structure should be painted more frequently than it is, and it might be lighted as it is proposed to light the one in Paris. Certainly any privileges that may be granted to the Manhattan Company should be conditional upon improvements of the kind we speak of, and if the company be permitted to extend its lines, any continuation of the existing abomination should be strictly prohibited.

Taxing Street Railways.

A BILL has been introduced into the Senate by Mr. McCarthy, of Brooklyn, which has every appearance of being a "strike" upon the street railway companies. This legislator wants the surface railroads in Brooklyn to be taxed upon their gross receipts for the benefit of these cities. The source from which this proposal comes does not tend to give one very much confidence in its sincerity and disinterestedness. This same Senator, if we do not mistake, at the last session of the Legislature, had Brooklyn exempted from the provisions of the Cantor Act, for the sake of himself and friends; and he is hand in glove with the group of Brooklyn politicians who are preparing to go very extensively into the street railway franchise business. Consequently, it is probable that Mr. McCarthy is only using this bill as a menace to hang over the heads of the older companies in Brooklyn, who are competing with his friends for the control of many new streets in that growing city. So we should not discuss the proposal seriously—were it not that a great many people have taken it seriously, and have approved or condemned it, as their disposition or interest dictated.

William Richardson, for instance, who recently disposed of the Atlantic Avenue Railway to the Brooklyn Traction Company at a very handsome profit, took advantage of a hearing offered by Mayor Boody to protest most vigorously against the tax. He pointed out that these enterprises already contribute to public income in eight different ways. They are taxed on their real estate just as any other property-owner is. They are taxed on all the tracks laid in the streets. They are taxed upon their capital stock as personal property. They are obliged to keep their tracks and about 20 feet of the pavement of the street always in repair. They are required to pay to the State one-half of 1 per cent of their gross receipts whether they make any profit or not. If they earn any dividends they must turn over to this same insatiate State \$1.50 on every thousand dollars of dividends paid. They must contribute to the city a license fee of \$20 for each car in use. Finally each of the companies must pay its full share of the salaries, expenses and publications of the Board of Railway Commissioners. Why, Mr. Richardson wants to know, should they be subjected to the additional burden proposed by Senator McCarthy? Is not this making an invidious distinction between street railway companies, which do so much to build up a city and other corporations? Why should not banks and trust companies, some of which pay more than 10 or 12 per cent in dividends, be subjected to a similar persecution? "The very theory of the constitution," he wound up by declaring, "both of the United States and the State of New York is that the people shall be equally taxed; and that taxation, to be equal, must apply in fair and even proportions to all forms of both individual and corporate development."

THE RECORD AND GUIDE agrees with Mr. Richardson that, as a matter of taxation, Senator McCarthy's bill is decidedly objectionable. Taxation as such should not fall more heavily upon one class in the community than on another; street railway companies should not be taxed any more severely than other corporations. They certainly get no more benefit than the other corporations do from the privilege of having their laws made by Mr. McCarthy and friends, executed by Roswell P. Flower and interpreted by Judge Maynard. We do not, indeed, believe that at the present time

they are taxed any more than they ought to be. Not a single one of Mr. Richardson's formidable list of State and local charges appear, on careful examination, to be particularly onerous or in the least unjust. In spite of these many different public burdens, the largest of the street railway corporations manage to pay fat dividends on a great mass of fictitious capitalization, and they now propose to consolidate and expect in the future to pay still larger dividends upon a capitalization still more inflated. We admit, of course, that the justice or injustice of a tax is not measured by the ability or the inability of the corporation to bear it; but as a matter of fact the contributions of surface railway companies from all these sources is not disproportionate to their resources and income. In case, however, five per cent. should be deducted from their gross income as an additional tax by the State, the stockholders in street railway companies might well feel themselves injured.

But on the other hand the traveling public of New York and Brooklyn have under the present circumstances a just cause for grievance against these poor stockholders. For years the latter have been in possession of public property without pretending to pay anything for it; and because of the possession of this public property they have been able to earn large dividends, bearing no ordinary proportion to the amount of money originally invested. It is just here that we find the ground of discrimination against street railway companies. It is true, as he says, that other corporations earn dividends quite as large as those of the street railway companies, but Mr. Richardson must remember that these companies can do so only by virtue of privileges granted to them by the municipality. The franchises used by surface railroads give them one of the most perfect natural monopolies which the industrial world offers—more secure because less artificial than the monopolies which kings hundreds of years ago used to grant to favored subjects. In the long run no possibility of competition exists. A consolidated monopoly is the type which street railway systems are always tending towards. Hence it is that companies owning such systems occupy a relation to the public different from that occupied by trust companies or banks. Banks are organized under general banking laws, and receive no privileges from the State which their competitors cannot obtain. Consequently, when they earn large dividends and accumulate handsome surpluses, it is because their business methods are better than the business methods of their banking competitors. They earn their way, not because of peculiar privileges, but because of higher business ability. Some European banks, like the Imperial Bank of Germany, are granted special privileges, but these banks are, as they should be, subjected to special burdens also, for as the profits increase the government takes an increasingly larger share thereof. But in our country no banks of importance with peculiar charters still continue to exist. Hence it is that street railway companies differ from other corporations—even in large measure from other railway corporations—and hence it is that the cry is continually raised that they should be burdened with special taxes.

Special taxes are not, however, what the circumstances require. Taxation differs utterly in purpose and method from the management of municipal franchises. The State taxes its citizens in order to raise the revenue which public expenditure demands. A city ought to manage its franchises so as to make just as much money out of them as possible—either directly or indirectly—for the consumer. Whenever it fails to manage them honestly and economically, it directly assists in the defrauding of its citizens. When a street railway company, for instance, because of its possession of the streets of a city is enabled to earn 8 per cent on stock that is nothing but water, the municipal government is party to an outrageous swindle, because by proper management a large part of that money could be kept in the pockets of the people. In time our enlightened press and public-spirited citizens will find this out; and our municipal governments will take measures to recover what it has lost. The end will not be the taxation of the gross receipts of surface railway companies by the favorite 5 per cent; but it will be ownership of these railroads by the city—to the great loss of the Richardsons and their political partners, the McCarthys.

NATHAN MATTHEWS, Mayor of Boston, recently sent a message to the Common Council of that city, which shows that he believes municipal government to be business and not politics. The corporation of Boston has long been paying extravagant prices for its gas and its electric lighting. So far as the gas is concerned, the special report of the Board of Gas and Electric Light Commissioners, made to the Senate in 1892, shows that the cost of manufacturing gas, by the larger companies doing business in Boston, is about 53 cents in the holder and 77 cents in the consumer's meter. The consumer, for the purpose of this calculation, is the average consumer, having a special and separate meter; and the cost of distributing gas to the city itself, a single consumer only and largest of all, must be less than 77 cents. Hence, it would seem that the prices charged by the gas companies for street

lamps, which vary from \$1.00 to \$1.50, are excessive. With a view to seeing whether the city was paying extravagantly for electric lamps also—the price charged being 40 cents a night—Mayor Matthews asked the city engineer to engage the service of practical electrical experts, and with their assistance, to prepare estimates of the cost of constructing and maintaining a municipal plant for lighting the streets by electricity. [According to these estimates, a plant with two stations giving the power necessary for 2,000 lights could be erected at a cost of \$953,000, while a plant giving power for 3,000 lights would cost \$1,286,320. The annual cost of maintaining the first of these plants would be \$202,347.50, while the cost of maintaining the second would be \$283,120.45. Finally, the cost of each light to the city per night would be 27.7 cents with the first plant, and 25.8 cents with the second. So the Mayor concludes that the widespread belief that too much is paid by the city as a corporation as well as by its individual inhabitants for gas and electric lights would seem to be amply justified; and he takes it to be the duty of public officers to do what they can to procure more moderate and reasonable charges. It is a pity that the public officers of New York cannot spare enough time from politics to come to a similar conclusion. In order that these or more reasonable charges may be introduced, the Mayor petitions the Legislature for the passage of a number of laws—among which are laws looking towards the payment by gas and electric lighting companies of certain sums of money to the city for their privileges, and repeal of the act which prohibits Boston from founding a plant of its own. In order to be consistent the Mayor should also have made an investigation to the affairs of the West End Railway Company and the relation of the interests of the corporation of Boston thereto. That huge monopoly, owning all the street car lines in Boston and vicinity, is guiltless of paying a cent for its franchises.

The Pennsylvania Tax Conference.

WHENEVER the farming class of this country or of any considerable section of it is thoroughly in earnest and practically united in demanding specific reforms, alleged or real, the very extravagance of their demands is not without use; it helps to frighten the other classes of the community into being candid. In the legislature of Pennsylvania, in 1891, the Granger influence was strong enough to secure the passage in the lower house of a general tax bill, the provisions of which were unbearably bad. The manufacturing interests rallied to secure its defeat in the senate, and succeeded in their purpose, but not until certain important facts had received general public recognition. First, it was shown past all doubt that the existing system of taxation was absurdly inequitable and vexatious; secondly, that the farming interests were honest in their belief that they were unfairly treated and that they did not wish to exploit other people, but only to secure justice for themselves; thirdly, that the bill they were backing was no remedy, but would still further confound the confusion; fourthly, that the facts were not at hand upon which a rational system of state and local taxation might be based.

Mr. Price, of Scranton, who led the opposition to the pending bill, incidentally suggested on the floor of the Senate that the various interests which bear the chief burden of taxation should be called together at some time in the near future to formulate a plan on the basis of which future tax levies might be equitably distributed. A precedent existed in certain conferences that had outlined legislation afterwards adopted for the government of cities of the third class, and the suggestion was immediately accepted by the representatives of the various interests concerned.

What was proposed was not a "tax commission," the State had already had several of those without appreciable result. The gentlemen appointed on such commissions had uniformly drawn their salaries, if entitled to any, spent the appropriation made by the State for their work, written a report embodying their personal views, and adjourned without delay. The report was pigeon-holed as soon as printed, having no strong interests behind them, and there the matter in each case stopped. The tax conference which has resulted from Mr. Price's suggestion is entirely independent of the State government, has no public appropriation of any kind from which to defray expenses, and has no authority at all except such as may come from the manifest justice of its proposals, and the influence of the interests it represents.

The six leading interests of the State have five representatives each. These interests are agriculture, transportation, manufacturing, trade, labor, and the county commissioners as representing the present official tax gatherers. At the first meeting held at Harrisburg last January nearly every one of the thirty members was present, each, of course, attending at his own expense, or at the expense of the interest he represented. The sessions have thus far been uniformly harmonious, and the money needed for incidental and clerical expenses has been contributed without question.

Two of the committees appointed by the conference have already reported, and their reports have been published. The first was a Committee to examine and report upon the tax laws of all the States. Their report is a useful comparative digest of the fiscal

legislation of the several States. The second Committee has just issued its preliminary report on "Valuation, taxation and exemption in the Commonwealth of Pennsylvania." This Committee, of which Joseph D. Weeks, of Pittsburgh, is chairman, has accomplished a great amount of work in a very short time and at a very small expense. To take a census of all property in the State would possibly have cost a million dollars. The amount of property has been computed with great apparent care, at a total cost of \$3,200. A careful examination of the report shows that its results are based on a computation and not on a series of guesses.

The assessed valuation of property in Pennsylvania has been about two billions and a-half. The report of this committee indicates that its real value is about \$9,692,000,000. This includes all property, real, personal and mixed, and no deduction is made of the \$300,000,000 of property which has been specifically exempted from taxation by legislative enactment. The total taxes paid, including State, county and local taxes, are \$49,383,000. It thus appears that if all property could be reached and assessed at its real value a tax of one-half of 1 per cent would be adequate for all the public expenditures.

One result of the general confidence with which the Conference seems to be regarded is an unusual willingness on the part of the various interests to answer the questions put to them. The railroads and the manufacturing corporations seem especially willing to give whatever information is needed.

The committee appointed to formulate the principles on which a system of taxation should be based has not yet reported, but should they be able to formulate conclusions having the practically unanimous approval of the Conference it cannot be doubted that such conclusions would be speedily crystalized into legislation. The interests behind them would be too strong to be ignored. Unlike the wandering "thoughts on taxation" which the average tax commission promulgates, the conclusions of this conference will have behind them the powerful influence of six of the greatest interests of the State.

Bad as are the present provisions of the Pennsylvania law on the subject of taxation they are yet better than those of many States. Especially in the matter of taxing corporations, experts are of the opinion that the Pennsylvania system is as good as any yet devised. All interested in the promotion of good citizenship must wish that her present encouraging experiment may result in giving her a tax system which it will be worth the while of other States to copy.

Investments.—Good and Bad.

The reports for last year of the three most prominent coal roads whose stocks are actively dealt in on the New York Stock Exchange—Reading, Lackawanna and Delaware & Hudson—have all appeared within a few weeks and have been critically examined with the view of finding the extent to which each was benefited by the Coal Combination. Delaware & Hudson acknowledges an increase of \$1,294,323 in its coal business for the year. Reading and Lackawanna are not so outspoken, though they cannot altogether deny that they have profited by the increased price the consumer is compelled to pay as a result of Pres. McLeod's policy. Last year the amount of anthracite mined was nearly 42,000,000 tons, and the price was increased on most sizes of the product at different times in the year until the increase amounted to from 75c. to \$1 a ton. Supposing even that the amount marketed did not equal that mined, and as no increase was in force in the first quarter of the year, it would still most probably be fair to say that the cash results of the increase was equal to 30c. per ton on the mined tonnage. On 42,000,000 tons this would be equal to \$12,600,000 to be distributed among the coal producers. Reading and Lehigh Valley mined 685,963 tons less than in 1891, yet an advance of 30 cents per ton on the 15,135,581 tons that they did mine would be equal to about \$4,500,000, or very much more than the gross loss by the reduction in the amount mined. Even Jersey Central with an output of 5,271,131 tons and a reduction of 586,837 tons from the output of the previous year would be more than compensated by an all round increase of 30 cents per ton on the amount actually produced for the reduction in tonnage, the market price and the cost of production being taken into account. This very clearly illustrates the power put into the hands of the coal companies by this combination. They may very easily limit production and compensate themselves by increased prices. For instance, an agreement to limit the production of the current year to the amount produced last year and to increase the price twenty-five cents would put \$10,000,000 into the treasuries of the agreeing companies. With a further limitation of the supply the price might be still further advanced to the greater enrichment.

The annual reports of the Reading and Lackawanna make showings which might at first sight be attributed to the natural growth of such large enterprises without any combination to restrict the production of coal or to increase its price. Reading, owing to the Coal and Iron Company having paid its own way last year instead of calling on the controlling company to make good a deficiency, as has been the habit of that institution, was able to pay full interest on all its three issues of income bonds. But the amount of money this called for in excess of the interest paid on incomes for the year 1891 was only about \$1,500,000. Actually the net earnings as reported did not increase last year so much as they did in the preceding year, the increase being \$1,523,242, as compared with \$2,303,039 in 1891, when the combination did not exist. This is no more than should be expected under ordinary circumstances from a great property like Reading in the hands of competent managers. Lackawanna

reports even more modest results. Its increase of net earnings in 1892 was only \$489,238; interest and rentals decreased \$51,820; consequently the balance available for the stock was only \$541,058 greater than in 1891. Of this increase \$343,065 was offset by additional expenditures for betterments. The actual earnings on the stock were reported as 9.93 per cent, as against 9.21 per cent in 1891, but also compared with 10 per cent in 1891, so that the results for 1892 do not appear to be more than the ordinary ones for this magnificent property. But Lackawanna increased its anthracite output by 331,601 tons in 1892 and had a total output of 6,529,649 tons from which it received a very largely increased income, not only by reason of the growth of the output but also from its increased price. Reading and Lackawanna made large expenditures on their properties last year, evidently preferably to carrying forward to the credit of their stocks such results as would strengthen the opposition that has arisen to the coal companies in consequence of the combination made among them last spring. Gross earnings of the Reading Coal and Iron Company increased \$15,246,070 and its operating expenses \$14,455,547, leaving net earnings only just sufficient to pay fixed charges and carry forward a small surplus of \$212,319. This company is, of course, always operated in the interest of the Reading Railroad Company, so that large results are not to be expected in its showing, but the increase in operating expenses is so enormous as to leave only one conclusion. In the same way Lackawanna increased gross earnings by \$4,376,529 and net by only \$146,174, so that the cost of operation increased by \$4,330,355. The average increase for some years prior would be from \$1,000,000 to \$1,200,000. In the report of Delaware & Hudson, the results of its coal business are more apparent and are carried through the accounts to the surplus for the stock. It reports an increase of coal business of \$1,294,323 and an increase of the earnings on stock of \$1,011,414.

The importance of these figures is in their bearing on the value of the coal road securities. They unquestionably show that if the coal companies can continue to act in unison not only are the coal securities already in demand still more desirable, but those which have had only a speculative value may be expected to take on a new character and have greater esteem. If Lackawanna can continue to spend such large sums as it did last year on the improvement of its property and still add something to its surplus, which already amounts to over 60 per cent. of the face of its capital stock, its stock is not dear from an investment point of view even if it does sell on a 4½ per cent. basis. It is not likely either that Reading will continue to spend all its increased income on improvements. It has been seen what a large increase to its income a small increase in the ton price of anthracite will produce, and this fact taken into consideration with another, that about \$2,000,000 would pay 5 per cent on the capital stock, is very significant. Of course, there is also a cold douche to be taken with this glowing showing. The Coal Combination may be said so far to have emerged very successfully from the legal attacks made upon it. If Reading has been compelled to make a formal surrender of Jersey Central, it still holds Lehigh Valley and there is nowhere any intimation of the coal companies reducing prices. There is, however, still a good deal of litigation to be disposed of, and it is yet to be seen whether the bill introduced into the New York Legislature can pass, and if it passes whether its provisions can be maintained in the courts. Hitherto it has been the form of trade combinations that have been attacked, here it is proposed to control the prices of the commodity dealt in. It is very doubtful if New York can assert this principle for itself. The courts have been successful in breaking up objectionable forms of combinations to put up prices, but they have not succeeded in preventing the results which those combinations were made to produce. A long step toward the adoption of the Socialistic programme must be made before that is possible, and that step is not likely to be taken just yet. Legislation which can fix the price of coal can also fix the price of every commodity subject to trade. This is a principle that has but comparatively few supporters. Experiments were made in its direction from the days of antiquity, and always failed.

Slow Progress in Rapid Transit Matters.

A MEETING OF THE GENERAL COMMITTEE AT THE REAL ESTATE EXCHANGE TO-DAY.

Rapid transit matters have not progressed very hopefully this week. Assemblyman Percival Farquhar last week telegraphed to Chairman Richard V. Harnett, of the General Committee on Rapid Transit, saying: "I heartily favor city building Rapid Transit road. Shall introduce bill next week to that effect. Could I confer with your committee in New York to-morrow." So valuable an ally as this telegram promised the committee was entitled to the highest consideration, it was thought, and accordingly two conferences were held on Friday and Saturday, at both of which Mr. Farquhar's ideas were in every way consistent with his telegram.

But on Sunday he conferred with Mr. Croker and Mayor Gilroy, and on Monday when he resumed the conference with the Committee, although without a draft of his proposed bill present, he had modified his ideas so greatly that the Committee could not agree with him. His bill made no provision for city ownership beyond limiting the period of sale of the proposed franchise to 150 years. It made no provision for city construction, but removed many of the restrictions contained in the present act upon the corporation purchasing the franchise, and was designed to make the franchise more attractive to private capital.

The main feature of the new bill, however, was the provision calling for the appointment of a new Commission by Mayor Gilroy. This was a direct slap at the present Commission. The Committee felt that it could not decide upon so important a matter off-hand, and has called a meeting of the full committee for to-day at one o'clock, at the Real Estate Exchange. There is a general sentiment in favor of preparing a separate bill embodying the provision for city ownership and construction and pressing it upon the Legislature by popular agitation and petition.

Before the Rapid Transit Commission the only events of importance were the answer of the Manhattan Elevated Railroad Company's Special Committee of Conference, refusing to construct extensions of their roads

to the city limits and to agree to transport passengers from the Battery to the northern limits—sixteen miles for a single five-cent fare, and the numerous protests of workingmen's organizations against elevated railroad extensions and of Boulevard property-owners against the construction of an elevated railroad in the Boulevard.

Real Estate Legislation at Albany.

(From the Correspondent of THE RECORD AND GUIDE.)

ALBANY, Feb. 3, 1893.

The chief legislative measure of the week from the point of view of the Senators and Assemblymen from New York City was that submitted by Assemblyman Farquhar on Tuesday last, abolishing the present Board of Rapid Transit Commissioners, authorizing Mayor Gilroy to appoint a new Board of five members, sweeping away restrictions as to the sale of the stocks and bonds of a rapid transit road; and, lastly, authorizing the Manhattan Elevated Railroad to build spurs from its Third Avenue line to the East River ferries, and from its Sixth Avenue line to the North River ferries. Furthermore, the bill exempts the rapid transit road thus built, for one year after its construction, from taxation.

Assemblyman Farquhar has the reputation at Albany of being an honest man and his legislative record bears it out. His bill, therefore, is not a "strike." But Mr. Farquhar is ambitious politically, and, therefore, while no one suspects his sincere desire to give New York rapid transit, there is some belief that he may have presented the measure partially on the instigation of influential politicians animated with a desire to head off any rapid transit measure which "means business," or at least to have a rapid transit bill before the Legislature in order to control the situation. Mr. Farquhar himself acknowledges that prominent persons standing in the background compelled him to give up one of his ideas, namely, that the city should extend aid to a rapid transit railroad corporation, or perhaps build the road itself and then lease it to some company to operate.

Section 38 of the Act says: "Any corporation formed under this Act shall be exempt from taxation until one year from the commencement of the operation of its railways or a portion thereof." In another section the construction of the road is exempted from any supervision or restriction by the Commissioner of Public Works of New York. The New York Senators and Assemblymen who had glanced at this feature of the bill were not surprised to see Mayor Gilroy of New York quoted in one of the New York newspapers yesterday as saying: "There are two provisions in the bill which I should vigorously oppose. It exempts the property from taxation until a year after the road is in operation. I am against that. It also exempts the road from any supervision by the Department of Public Works in regard to its underground work—the displacement of sewers, gas and water pipes. I am against that, too." Against Mayor Gilroy's opposition, of course, the bill could not be passed with these provisions.

As for the provision that there shall be a new Rapid Transit Commission the New York Senators and Assemblymen are silent. One of them, however, volunteered the remark yesterday that it looked to him as if it were an attempt to get rid of William Steinway on account of his alleged opposition to the extension of the elevated railroads.

The amendment to the Rapid Transit Act, authorizing the extension of the elevated roads to the ferries reads as follows: "Nothing in this act shall authorize the construction of an elevated railway in the City of New York south of 126th street and north of Bowling Green, except in exterior streets or in the portions of streets now occupied by elevated railways, and except in the portions of said city east of the present so-called Sixth Avenue Elevated Railway and west of the present so-called Sixth Avenue line for spurs running east and west respectively to now existing ferries."

Mr. Farquhar also in his bill has attempted to preserve the work already done by the Rapid Transit Commissioners, for he makes the following provision in Section 37:

Section 37—In case any Board of Rapid Transit Railroad Commissioners constituted under this act shall adopt the route or routes and general plan of construction determined by any board previously constituted under the provisions of Chapter 4, of the Laws of 1891, it shall not be necessary to renew the application for consents of the Common Council, or of the property-owners, appointment of commissioners to the General Term of the Supreme Court, or confirmation by said court, as provided in Section 5 hereof, but said route or routes and general plan of construction as adopted by said board constituted under the act shall be deemed already consented to by the Common Council and confirmed by the court, and the said board shall for that purpose be deemed the successor of the said previous board, as if said law were not repealed.

Summing up the situation at present in Albany, your correspondent would say that there is little likelihood of Mr. Farquhar's bill passing in its present shape. It will be subject to great modifications; and what those modifications are will depend a great deal upon the manifestations of public opinion on the subject in New York. Plainly the New York Senators and Assemblymen are reluctant to do anything to change the present Rapid Transit Law, except to give increased privileges to the Manhattan Elevated Railway. As for passing any rapid transit measure which may possibly set up a competitor to the present elevated railroads, that seems impossible. Apparently the New York Senators and Assemblymen are under bonds not to harm the elevated railway corporation, and, if they can, to give it assistance toward procuring further privileges. But it should be stated that many of these Senators and Assemblymen favor an extension of the elevated railroads to the ferries as a measure of convenience to the public and adding to the facilities in getting around New York City.

Assemblyman Farquhar said yesterday: "I am going to New York to-morrow to consult various people about my bill. Possibly I may have some amendments to it prepared by the time I return here. I shall ask the Committee on Cities to give a hearing upon it week after next."

Mr. Farquhar evidently thinks he must be deliberate in pushing his measure. However, unless his fellow New York Assemblymen and Senators are united upon his bill through the influence of the city authorities of New York he could not possibly pass it. There is one man in the State

in high official position who probably does not have his hands tied by any engagements in regard to this rapid transit matter and his name is Roswell P. Flower, the Governor of the State. The Real Estate Exchange and owners of real estate generally in New York should appeal to him to rescue New York from its present helpless condition and give it an actual rapid transit road.

Meanwhile, while New York is puttering over whether or not it shall have a rapid transit road, the real estate dealers in Brooklyn are "reaching after" New York's surplus thousands of population. This was illustrated forcibly yesterday to THE RECORD AND GUIDE correspondent by Senator McCarren, of Brooklyn, saying in response to an inquiry on the subject: "Yes, the construction of the proposed bridge from Grand street, New York, to the Eastern District of Brooklyn will soon be begun, the War Department at last having given its consent to the construction of the bridge. I am now putting a bill through the Legislature, permitting of the running of locomotives and cars over this bridge. We shall not depend upon cable power or electrical power. We propose putting a man and woman in a car and whirling them from Broadway, New York, over the bridge, drawn by a locomotive, to Brooklyn, and thence to thousands of acres of unoccupied land in the outskirts of Brooklyn. Any one who will examine a map will see that there is vacant territory on Long Island, nearer the heart of New York, by two or three miles, than the lands in the Annexed District of New York. We expect quite a boom in the real estate of this part of Brooklyn, as soon as the great bridge is completed."

CITY BILLS ACTED UPON THE PAST WEEK.

The Senate Committee on Cities reported favorably yesterday Senator McCarty's bill abolishing the present Board of the Brooklyn Bridge Trustees and substituting another Board composed of the Mayors and Controllers of New York and Brooklyn, and two citizens to be appointed by the Mayors.

The Senate passed Senator Plunkitt's bill, providing that the Metropolitan Museum of Art shall be open free five days in the week; and also that Senator's bill authorizing the Dock Department to set aside a pier on the West Side of New York for the use of the Board of Health in removing dead animals from the city.

The Senator also passed Assemblyman Foley's bill, ceding to the United States the title to land in New York City for a Custom House.

Assemblyman Webster and Senator Aspinall introduced the bill providing for a submission to the people of New York, Brooklyn, Long Island City, Richmond County, and part of Westchester and Queens, at the next election, whether or not they shall all become part of a "Greater New York."

The Assembly passed Mr. Webster's bill providing that the Museum of Natural History, New York, shall be open free to the public five days in the week, including Sunday and one evening.

Assemblyman Walker, of New York, has introduced a bill amending Section 24, Chapter 342, Laws of 1885, relative to the discharge of liens.

Senator Cantor introduced a bill providing that any one can examine the records of the United States Loan Commissioners in New York City upon paying a small fee; and Assemblyman Wolf a bill amending Section 2724 of the Code of Civil Procedure, relative to the judicial settlement of accounts.

Senator Plunkitt has deferred asking the Senate to pass his bill for the payment of the street sweepers of the Street Cleaning Department by the day instead of by the month in deference to a protest from Professor Charles F. Chandler, of New York, and others interested in the Department. "I was at the head of the Street Cleaning Department for six years," he said to THE RECORD AND GUIDE correspondent yesterday, "and it is my judgment that the most economical way of cleaning the streets by hiring men by the day instead of by the month. If you hire by the month they won't work on inclement days, but you have to pay them nevertheless. If the day is rainy when they are paid by the day you do not have to pay them a cent, for you do not put them to work."

The Assembly Committee on Cities will give a hearing on the pending New York bills on Tuesday of the coming week. The city authorities desire the Elm street improvement bill passed at once. The Committee on Cities did not take up the bill this week in consequence of the illness of Mr. Blandy, the city's counsel here. It is expected that on Monday the Assembly will have presented to it Mayor Gilroy's Speedway Bill, for the construction of a speedway along the Harlem River.

Assemblyman Butts has introduced a bill of importance, although it has thus far attracted little attention. It authorizes the Board of Estimate and Apportionment hereafter yearly until 1898 to appropriate \$200,000 yearly for the improvement and maintenance of the new parks in the 23d and 24th Wards. In all \$1,000,000 will thus be expended. The work is to be done under the charge of the Commissioners of the Park Department. It would seem that the word "improvement" would give authority for the purchase of additional land for the parks.

Senator Cantor has also introduced a bill which has attracted little attention, although worthy of a good deal. This bill authorizes the trustees of the College of the City of New York to acquire a new site for that college at a cost not to exceed \$60,000, and to build upon it a new college building, at a cost not to exceed \$575,000. An expenditure of \$1,175,000 is thus authorized.

Assemblyman Webster has introduced a bill declaring that the balances of all the city departments, unless authorized to be expended for some specific purpose, shall be turned back into the city treasury every year, sixty days after the beginning of the year.

In view of the city owning a large amount of property in the counties of Westchester, Putnam and Dutchess, everyone will approve of Assemblyman Webster's bill providing that the Board of Assessors in any town where the city owns property shall give written notice to the authorities of New York of the assessments levied upon the city's property at least two weeks prior to the date fixed for hearing objections to assessments made by them.

Elevated Roads for Paris.

PARIS, January 23, 1893.

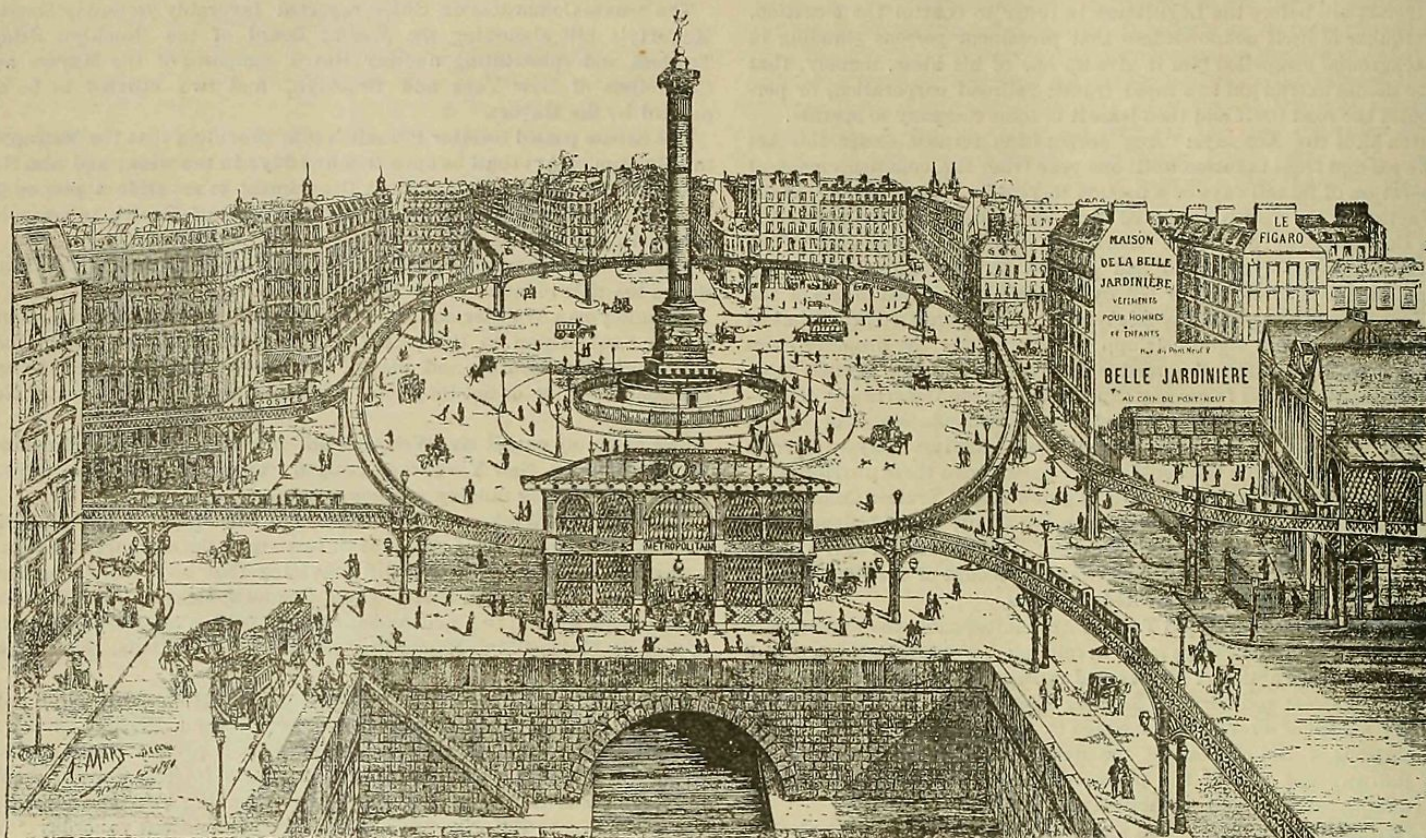
The city of Paris is now undergoing an experience similar in all points to that which is taking place in New York in regard to the rapid transit problem. Paris, with its population of more than 2,500,000 souls, is worse served than New York in the matter of transit. The omnibuses and tram cars are the only cheap means of getting from one part of the city to another, excepting the "Ceinture" or Girdle Railway, which goes from the Saint-Lazare Station, near the Opera House, to the western suburb called Auteuil, and thence all round the outer edge of the city. It thus serves only the west end and outlying parts of Paris, and those who wish to traverse the city itself have no other cheap way of getting to their destination than the omnibuses and tram cars. The following figures show the amount of traffic carried in various ways in 1891: 639 omnibuses carried 113,794,461 passengers; 300 tram cars carried 2,744,919 passengers; Seine boats carried 24,885,084 passengers; circular railway carried 32,530,494 passengers.

Of cabs and hackney carriages, although they do not strictly come within the definition of cheap transit, we may say that there are in Paris 13,350, which is more than in any other city in the world. It is estimated that these cabs carry at least 50,000,000 fares per year. Besides the above, there are a great number of small omnibuses belonging to the railway lines coming into Paris, and these carry many thousands of passengers daily. Yet, notwithstanding these various means of communication, Paris suffers

face of this appalling array of costly probabilities the Eiffel Tower Company abandoned the enterprise, and the whole question of providing a City Railway was found, after twenty years of study, to be no further advanced than the day it was first broached.

Now, the rejected elevated railroad project comes to the front again. The following arguments, for or against the different systems, apply with equal force to New York, and may help to throw a certain amount of light on the situation there. In 1887, just when the different systems were being discussed, Monsieur Boudinot, a prominent French engineer, stated the following: "My opinion is that the State and the City will never consent to the construction of an underground railroad. They are fully convinced that instead of costing 220,000,000 francs, as estimated, the building of such a road would entail an outlay of not less than 400,000,000 francs. An underground railway would be highly inconvenient and dangerous, and Parisians, who abhor tunnels, would not give it their patronage." The opponents of the underground system also bring forward a very weighty declaration of Sir John Fowler, the engineer who superintended the construction of the Metropolitan Railway in London and who has further distinguished himself in connection with the erection of the Forth Bridge. Sir John, it is stated, admits the error which he committed in the conception and execution of the London Underground Railway, and he strongly urges those who consult him not to be guilty of the same fault, which he does not scruple to describe as disastrous.

The principal arguments advanced by the advocates of an underground



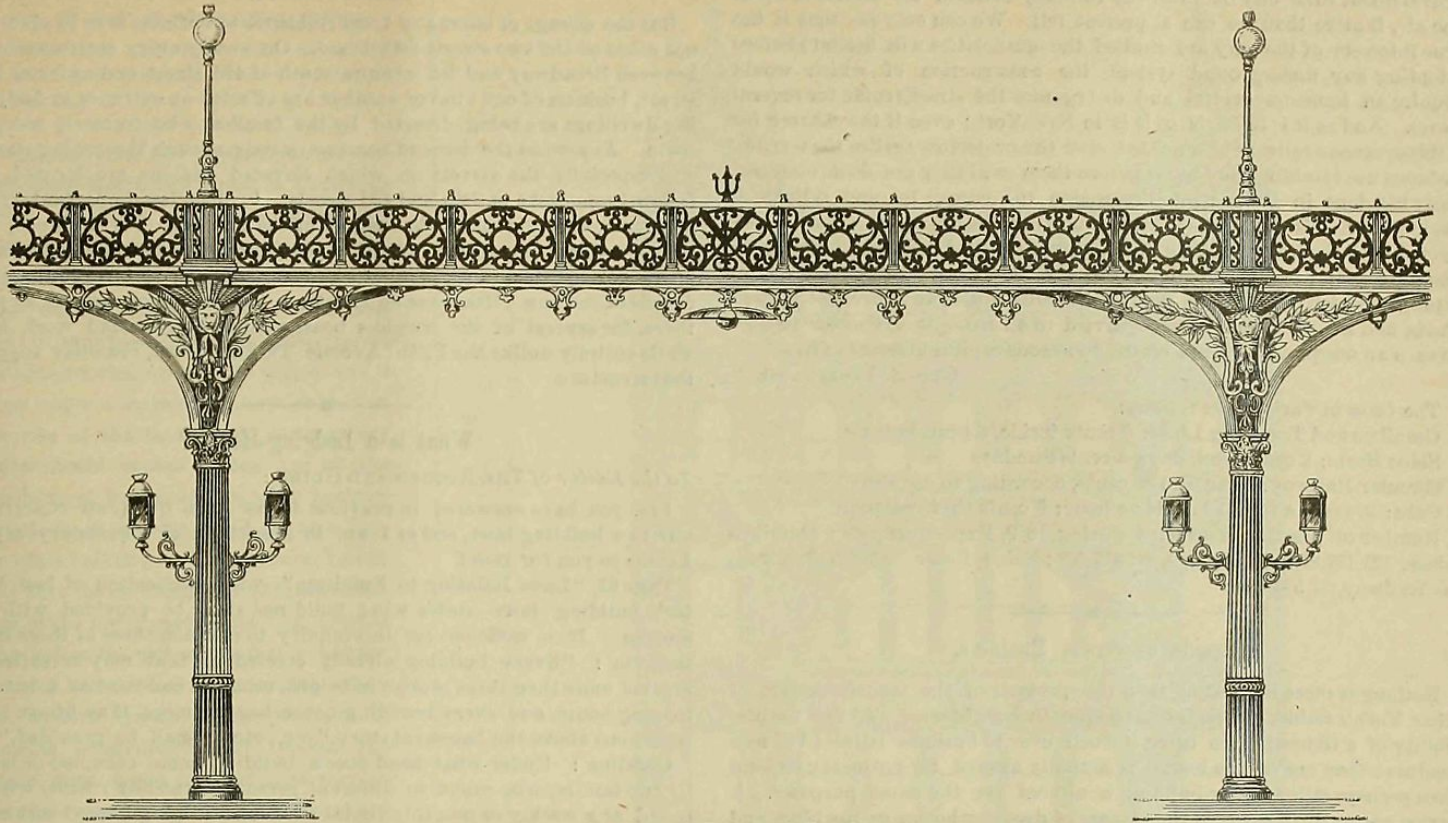
Proposed Lines, Place de la Bastille.

as much, and indeed more than New York, from the want of sufficient and speedy means of transit. It takes, in the trams and busses, with the necessary changes, at least an hour and a-half to go from one end of Paris to another. This is under ordinary circumstances. If the day is stormy, the top or "knifeboard" of the omnibuses and cars is almost deserted and everybody crowds inside the vehicles; this practically reduces their capacity by one half and it is then nearly impossible to find a seat in them, so that fully three hours are often consumed in crossing the city, a distance of five or six miles, as one is obliged to wait half an hour or more at the omnibus station before a seat can be had.

For twenty years Paris has been trying to solve this problem. At the time of the erection of the elevated railway in New York similar projects were considered here, but were laid aside on account of the unsightliness of the proposed structures and the damage that might be done to the city. Then, one after another, all the systems proposed and discussed in New York were brought forward, the viaduct, the road through the blocks, the open cuts and the Greathead and other underground systems, were all examined. The viaduct plan was soon cast aside, the open cut was hardly taken into consideration; the road through the blocks was a very favored one, but when the cost of 40,000,000 francs per mile was found to be the estimated investment required, that plan was given up. The underground project was the only one remaining and after much discussion the city Council decided in its favor. A charter was given, about one year ago, to the Eiffel Tower Company, representing all the leading railroads centering into Paris and provided with a capital sufficient to build the most costly road. There was great rejoicing over this, the Parisian property-owners and storekeepers were greatly elated and considered the matter settled. Unfortunately for them the capitalists who had procured the charter found that it contained a clause which compelled them to make good all damages to sewers, gas and water mains; to put in temporary sewer mains and pipes where required; to give compensation for depreciation of property, and, in fact, to be responsible for the thousand and one claims incident to the building of an underground road. In

railway for Paris are that such a road could be built without disturbing the street traffic or destroying the beautiful trees, that the thoroughfares would not be disfigured and obstructed by unsightly bridgework, as would be the case if an elevated railway were built, and that the stations of the great trunk railroads running into Paris could, by means of an underground railway, be connected one with another.

While frankly admitting the value of the above advantages, it is considered that they are more than counterbalanced by the very serious drawbacks which exist. One of these, and by no means the least, is the impossibility in the case of underground lines of taking the most direct route from one point to another. It is reckoned that a sufficiently complete subterranean system of railways in Paris would require to be something like 40 kilometres in length as compared with 20 or 25 kilometres of elevated railway. This would of course mean more rolling stock, a larger working staff and a considerable extra charge annually for the maintenance of the tunnels, etc. Another and most serious obstacle is met with in the character of the subsoil of Paris, and this is an objection which applies with equal force to New York. The London Underground Railway is built through a close and compact geological formation known by the name of "London Clay." As little or no water was encountered in the construction of that railway, there was not a great deal of pumping to be done, and where the foundations of houses had to be carried down, the work was of a comparatively easy nature. Paris, on the contrary, is for the most part built on an extremely loose subsoil, formed of a deposit of sand and gravel from 12 to 15 metres thick, which is traversed in all directions by water courses of extraordinary abundance, and which are said to flow from the river Seine itself. The construction of railroad tunnels in the midst of such an unstable and watery subsoil, along streets with houses six or seven stories high, and whose foundations would have to be carried down to the level of the abutments of the tunnel, would be one of the most arduous of engineering tasks; the difficulties to be met with could no doubt be surmounted, but only at an enormous cost.



Section of Proposed Road.

The elevated railway scheme now proposed for Paris provides a road which would be built over the footwalks, as will be seen by the subjoined cuts, about as high as the first floor of the houses, the up line being on one side of the street and the down line on the other side. The road would occupy the place now filled by the rows of trees which line all the principal streets and avenues of the city. The total width of this elevated railway would be 2 metres, 40 centimetres; it would be constructed of iron, light and elegant in form, and Monsieur Charles Leroux, the engineer who has prepared this scheme, which is only a copy of the New York roads, claims that his elevated road, far from destroying the beautiful aspect of the Paris boulevards, would be a new attraction for visitors to the capital. Monsieur Leroux proposes to use electricity as the motive power for propelling the cars, and to provide the latter with noiseless wheels of a special type.

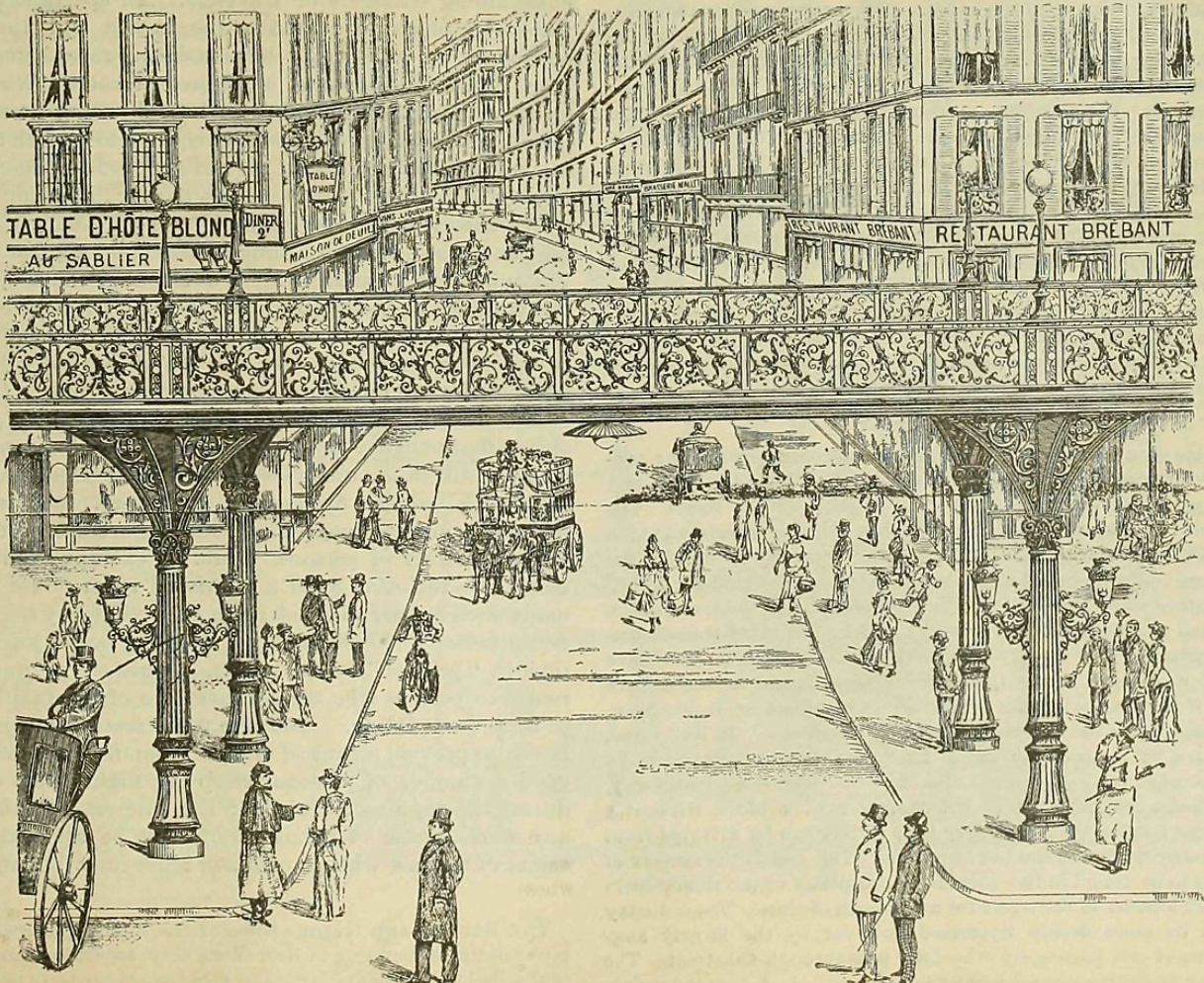
The inhabitants of Paris have not taken a great interest in the endless discussions that have taken place in regard to the special system of city railway to be adopted. Years ago the Parisians came to the conclusion that the existing means of transit were utterly inadequate to meet the

needs of the population, and they have continually expressed their views by signing petitions to the authorities, asking for a railway of some kind or other, without expressing a partiality for any one of the various systems proposed. Recently, however, the question of "Underground" versus "Elevated" has caught the attention of the ordinary citizen, and as an indication of the direction in which public opinion leans, I give you the following resolution, which was passed some time ago at a meeting of electors of one of the wards of the city :

"The electors of the 11th District, in public meeting assembled, considering that of all the projects presented by the various companies, that of Mr. Charles Leroux will render the greatest service to the working classes, invite the City Council to vote the execution of the said scheme. The meeting also requests the authorities to accelerate the building of the road with all possible speed."

The foregoing resolution would show that there is a decided preference among the Paris workmen for an elevated railway.

What the final decision will be, and whether Parisians will ultimately



Crossing the Boulevard and Faubourg Montmartre.

travel about their city on a railway running beneath the streets or up in the air, is more than we can at present tell. We can only say that if the true interests of the city are studied the authorities will hesitate before adopting any underground system, the construction of which would require an immense capital and disorganize the street-traffic for several years. And as it is in Paris, so it is in New York; even if the charter for a subterranean railway is conceded, once the projectors realize the terribly arduous undertaking they have before them will they not do as one company has done in Paris, namely, abandon the enterprise and relinquish their charter. If the city of Paris, knowing the financial dangers connected with the building of an underground railroad, will not dare to pursue the scheme; for its own account surely New York will not embark on a project which presents still greater difficulties there than are met with in Paris, and which, even if it were carried to an issue would never be able to earn an adequate dividend on the enormous capital invested in it.

GEO. S. LESPINASSE

The fares in Paris are as follows:

Omnibus and Tramway Lines: 6 cents inside, 3 cents outside.

Seine Boats: 2 cents week days, 4 cents Sundays

Circular Railway: 4 cents to 20 cents, according to distance.

Cabs: 30 cents a trip, 40 cents an hour; 5 cents tip to cabman

Number of passengers carried during 1897, Exposition year: Omnibus Lines, 121,157,889; Tramways, 92,417,504; Seine Boats, 18,740,422; Circular Railway, 37,530,494.

Residence versus Business.

Nothing is more interesting than the spectacle of the transformation of New York's residence streets into business thoroughfares. At first the possibility of a thoroughfare being turned over to business is talked of as a venture; then one of the houses is actually altered for business uses, and then perhaps still another building is altered for the same purposes. A period ensues during which the owners of dwelling houses on the block and the business people are engaged in active warfare. The former fight every encroachment on their privacy and the latter—wait. Five years pass perhaps and then all of a sudden there is a surrender on the part of the old inhabitants, and house front after house front is altered and interiors are changed for the purposes of trade. A few of the oldtimers hold out and refuse to move, but they do not matter. The real estate agents acting for business houses wait, if necessary, till death brings a cessation of the opposition, and gradually the whole street is one solid line of stores and business establishments. On 14th and 23d streets there are still a number of private dwellings occupied as such. It may take fifteen or twenty years, or perhaps a quarter of a century to change the character of these dwelling houses, but in time the change will come.

THIRTY FOURTH STREET.

In view of this inevitable result in the contest between residence and business for the possession of the wide cross-town streets, the hostile attitude of the owners on 34th street, between 5th and 6th avenues, to the proposed surface railroad through that street would appear to be of little consequence. Already two business houses have opened in that block on the north side of the street, and there is talk of other changes in adjoining houses. The Broadway Tabernacle, which has so long acted as the conservator of the interests of private house-owners, is in the market for sale. At present the price asked for this splendid site is considered exorbitant, but the trustees may make some concessions, or perhaps some speculatively-inclined investor will purchase at the figure now asked. At any rate the property is not likely to remain on the market for more than a couple of years, at most, and in case of a sale the purchaser will surely improve the site with a business or semi-business structure that will quickly alter the character of the remainder of that block. The transformation of this block in 34th street will then be a matter of but a short time and the extension of the surface car line will become a necessity. Further west on the same street the alteration of private houses goes on rapidly. The opening of the Manhattan Opera House has given an impetus to the movement, and the sale of the Fourth Presbyterian Church, presumably to a purchaser who will alter for business, is another nail in the coffin of privacy on this thoroughfare. Owners west of Broadway have practically surrendered to the forces of business, and they are now waiting only for the purchasers who will pay reasonable prices for their holdings and alter them for trade purposes.

FORTY-SECOND STREET.

The next wide thoroughfare, 42d street, has been going through the process of transformation for a much longer period than has 34th street and the business people have a much more complete hold of the street. The houses occupied as private residences are so few and so completely hidden by the business signs and placards that they are scarcely noticed by the casual passenger. But then 42d street has always been destined for a business thoroughfare since the location of the present Grand Central Station was determined and the West Shore Ferry opened. The rapid transformation of this street, too, is largely due to the fact that horse cars have traversed it for so long a time. Under the circumstances it would have been strange if the change had not been made as complete as it has been. That the change is for the best there can be no question. "To let" signs, it is true, are to be seen on more than one building between 3d and 7th avenues, but they are also to be seen on Broadway. No radical change can be made in the character of a block without a temporary loss of momentum any more than a river can be diverted from its original course without some loss of power. The test of the success of the venture is to be found in the increasing prosperity of the shopkeepers who have been located on the street for any length of time. The ordinary observer will be more deeply impressed, however, by the largely augmented volume of foot passengers who daily pass through 42d street. The number to-day is double what it was five years ago. And it is the people after all who give consequence to any street.

OTHER STREETS.

But the change of character from residence to business is to be observed not alone on the two streets mentioned. On nearly every crosstown block between Broadway and 6th avenue, south of 42d street and as far as 14th street, business of one kind or another has effected an entrance and adjoining dwellings are being deserted by the families who formerly occupied them. As soon as the demand becomes strong enough these other streets, and especially the streets on which elevated stations are located, will follow in the wake of 34th and 42d streets. In these less important streets it is interesting to remark the manner of the changes. For instance, 28th street, between Broadway and 6th avenue, presents a bewildering front of cream-colored structures, painted so, presumably, to conform to the street facade of the new Fifth Avenue Theatre. The imitation has not stopped there, for several of the cornices boast a fancy gingerbread work that, while entirely unlike the Fifth Avenue Theatre front, remotely suggests that structure.

What is a Lodging-House?

To the Editor of THE RECORD AND GUIDE:

I see you have answered in previous issues some questions concerning our new building laws, and as I am in something of a quandary myself I come to you for relief.

Page 67, "Laws Relating to Buildings"—your publication of last Winter's building laws—states what buildings shall be provided with fire-escapes. It is sufficient for this inquiry to mention three of those specified, viz.: "Every building already erected or that may hereafter be erected more than three stories in height, occupied and used as a hotel or lodging-house, and every boarding-house having more than fifteen sleeping-rooms above the basement story," etc., etc., "shall be provided," etc.

Question: Under what head does a building come, occupied or leased by one family, who sublet to different persons furnished rooms, without board, at a weekly or monthly rental? Is it a "lodging-house" within the meaning of the law?

"PERPLEXED."

[In the above letter, a very interesting question is raised and one of the most difficult to answer, namely, under what classification shall a dwelling house be placed, when occupied by one family who rents out furnished rooms? A very great number of buildings, which were erected originally as strictly private dwelling houses, are now occupied by families who let furnished rooms and, for the most part, such buildings have not been required to be equipped with outside fire-escape balconies and ladders. The distinction between a hotel, a lodging house, a boarding house, an apartment or tenement house, and a dwelling house is frequently very slight. A Bowery lodging house is a hotel for impecunious men, just as the Hoffman House is a hotel for well-to-do men. The furnishing of meals is not necessarily a concomitant of a hotel. A liquor saloon with three beds is an inn, a hotel. Along Greenwich and other downtown streets where newly-arrived immigrants may be seen in plentiful numbers, many "hotels" are in fact only boarding houses. Abroad, say in France, a hotel is a palace or dwelling house of a person of rank or wealth. Here it means a house for entertaining strangers or travelers. An apartment house where the suites of rooms rented by the month and furnished by the occupants, are without kitchens, a dining-room being used in common by all the tenants, is deemed a hotel. When a stranger wishes to hire a furnished room in a dwelling house occupied or leased by one family he is usually required to furnish references as to his respectability, while in an ordinary lodging house or hotel he is taken in without questions upon paying in advance or presenting a satisfactory appearance of ability to pay. Many houses are occupied and used both as boarding houses and lodgings without board. It would have cleared away a doubt that must still remain had the building law contained the term "furnished-room houses" and specified the number of rooms to make them subject to the fire-escape requirement. To rule that a four-story dwelling house, occupied by one family who rent out one, two or three furnished rooms, must be considered a lodging house, a hotel, or something else different from the commonly accepted meaning of terms, would result in the unnecessary disfigurement of very many buildings with outside fire-escapes, and that, too, when boarding houses having less than sixteen sleeping rooms, and containing a greater number of persons, would be exempt from such requirement. On the other hand a furnished room house might contain many such rooms, and each room be occupied by from one to half a dozen persons. Undoubtedly a dwelling house loses its classification as "private" when rooms, furnished or unfurnished, are rented to persons who are not members of the family who occupy or lease the building. The intent of section 498 of the building law is to provide means of escape from fire in buildings when a goodly number of persons sleep at night time or congregate during the day time. This is in the interest of public safety, and any mere quibble of terms should not be allowed to defeat the intent of the law when a common sense construction will apply.]

THE RECORD AND GUIDE edition of the Building Laws, meaning all the laws relating to building in New York City, together with the regulations of the Building, Public Works and Fire Departments, is published and now for sale at this office.

The J. Monroe Taylor Building.

NOS. 39 AND 41 CORTLANDT STREET.

A NEW AND IMPOSING LANDMARK ON THE SITE OF THE OLD MERCHANTS' HOTEL.

(COMMUNICATED.)

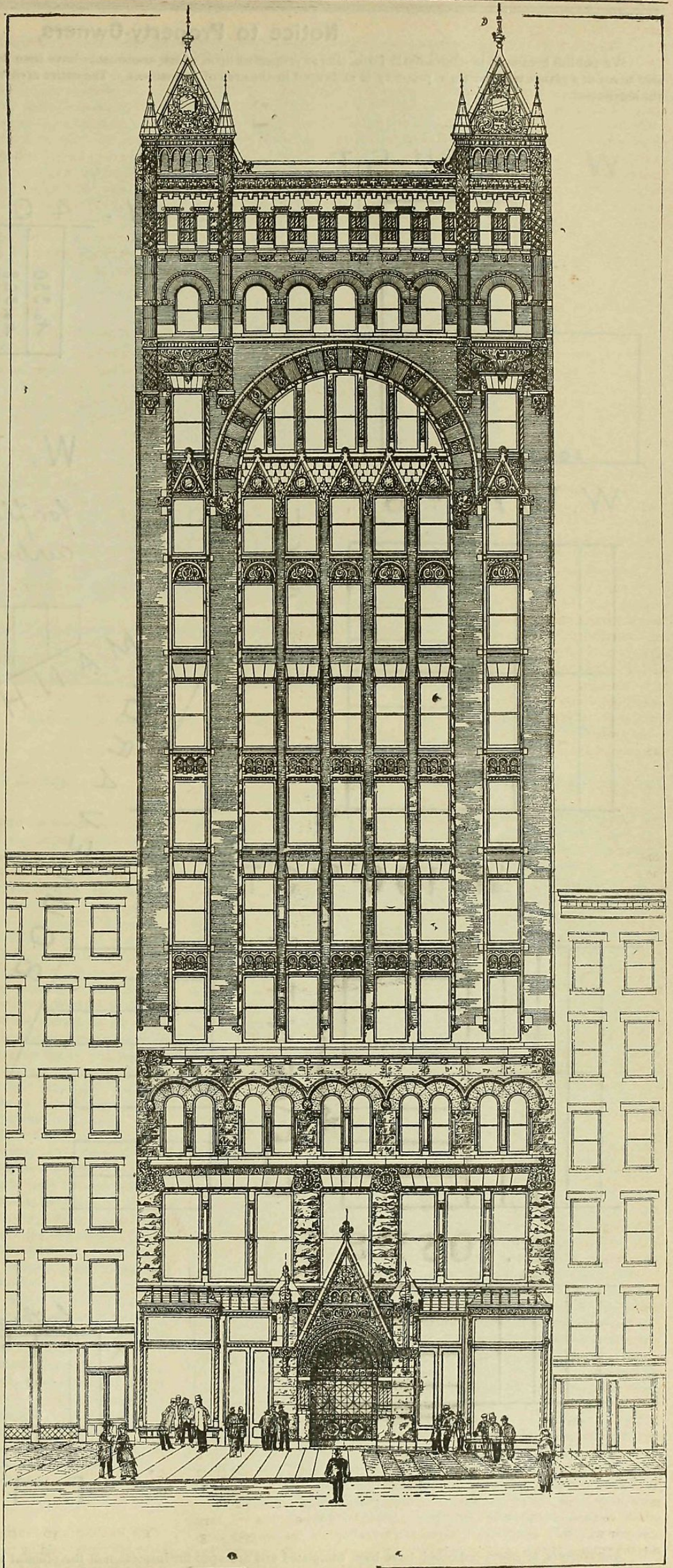
It seems but a few weeks since the far-famed old Merchants' Hotel in Cortlandt street, just west of Church street, was still pointed out to visitors as one of the celebrated landmarks of the earlier and more methodical New York. But in these days of improved fire-proof construction, buildings spring up as if by magic, and it is no longer a matter for surprise that on the site of the famous old caravansary there should appear to-day one of the handsomest and most imposing business structures in the city, the J. Monroe Taylor office building. It is, perhaps, inevitable that the old-fashioned business buildings in the lower part of the city, erected long before the day of the fast passenger elevator had dawned and decades before the modern system of fire-proof, steel skeleton construction had become the vogue, must sooner or later give way to the new system of buildings. Owners are learning by most convincing experience that if they would have the largest possible income from their properties they must do away with the old edifices and put up larger buildings, of the modern type, in their stead.

THE SITE.

But the ordinary mortal would scarcely have selected the site of the old Merchants' Hotel for a grand twelve-story fire-proof office building. It required the expert of long familiarity with the movements of office-building tenantry to see wisdom in such a course. But there the building is, a model of its kind, and the financial success of the operation already demonstrated. Two months before the building was finished one of the stores and many of the offices were rented and to an excellent class of tenants. It is not to be wondered at that tenants are attracted to it, for the building is an inviting one. But the agent, Mr. Geo. R. Read, said the ready renting was largely attributable to the fact that besides the peculiar conveniences afforded to tenants the price of the land was so comparatively low that the owner could afford to rent at rates which, although the building is but a short distance from Broadway, would be out of the question on Broadway.

THE BUILDING DESCRIBED.

The new Taylor Building is constructed in the most massive and enduring fashion. It occupies a plot fronting 52.8 feet on Cortlandt street by about 125 feet deep with a projecting "L" of about 7 feet at the southwest corner. The front is a handsome specimen of the Romanesque style of architecture, built to a height of 170 feet, of ochre-colored brick with imported Scotch sandstone and terra cotta, in harmonizing colors. A longitudinal hallway divides the building with fire-proof walls that extend to the top and inclose the stairs and elevators, of which latter there are two for passengers and one for freight, all close to the entrance of the building. Large light-shafts on either side of the building and the rear court afford light and ventilation on all sides. The building is arranged for stores in the basement and on the main floor, and above for offices, of which there are fifteen to a floor, each with an independent entrance from the hall, yet communicating so that they may be used en suite or separately. Applicants for offices and stores should apply to the agent, Mr. Geo. R. Read, (Astor Building) 9 Pine street.



OSWALD WIRZ,
Architect.

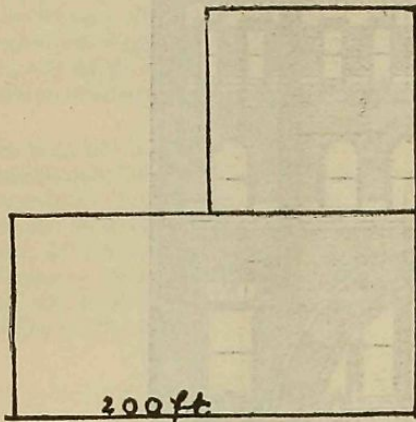
The J. Monroe Taylor Building,
No. 39 AND 41 CORTLANDT STREET.

GEO. R. READ, Agent,
No. 9 Pine Street.

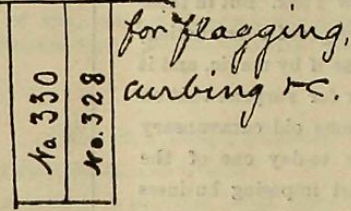
Notice to Property-Owners.

We publish herewith, in diagrammatic form, lists of properties upon which assessments have been laid for public improvements. Owners will be able to see at a glance whether their property is embraced in the area of assessment. The entire area within each of these diagrams is included in the assessment.

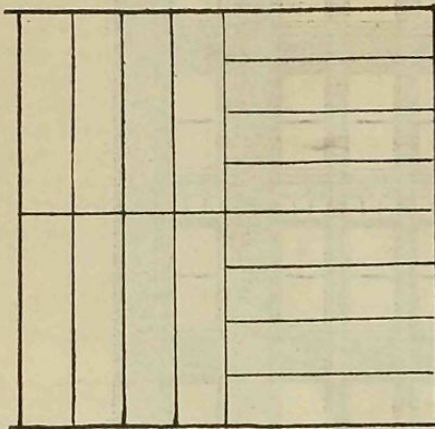
W. 108TH ST.



W. 40TH ST.



W. 107TH ST.

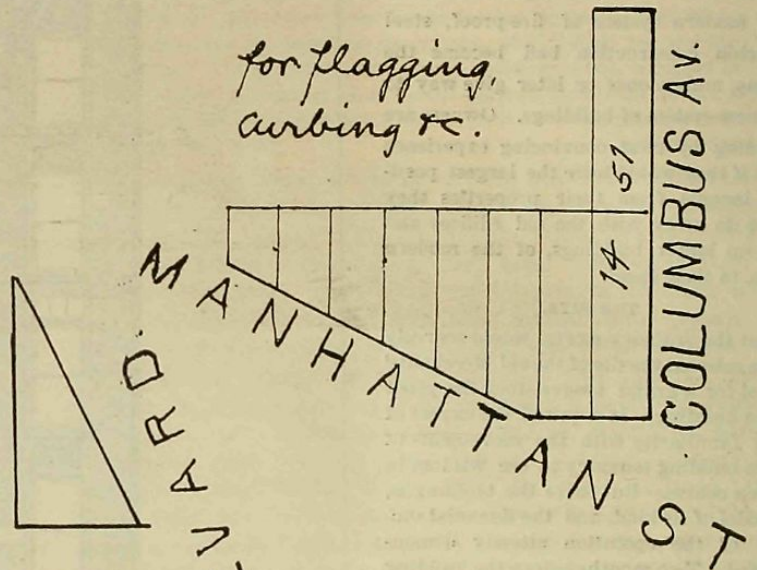


AVE

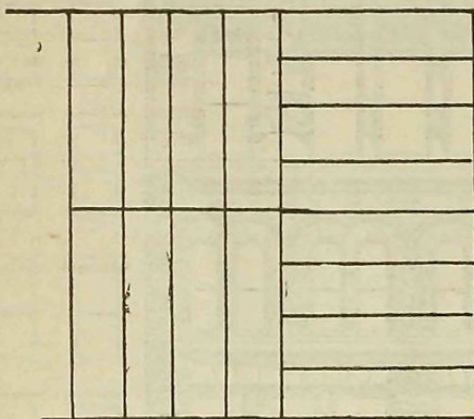
Sewers.

W. 125TH ST.

for flagging, curbing &c.

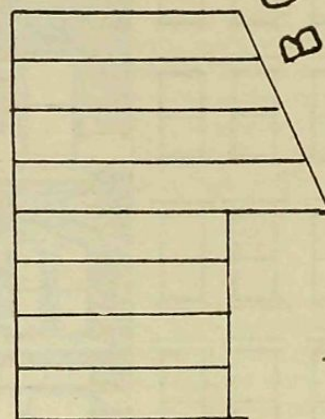


W. 106TH ST.

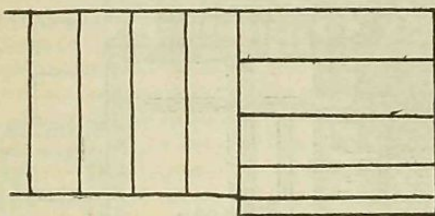


Assessment for

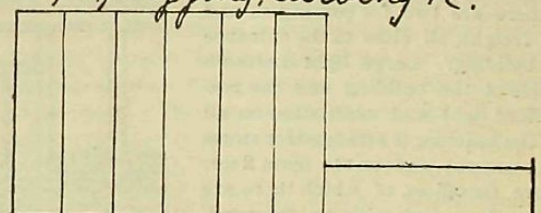
ELEVENTH



W. 105TH ST

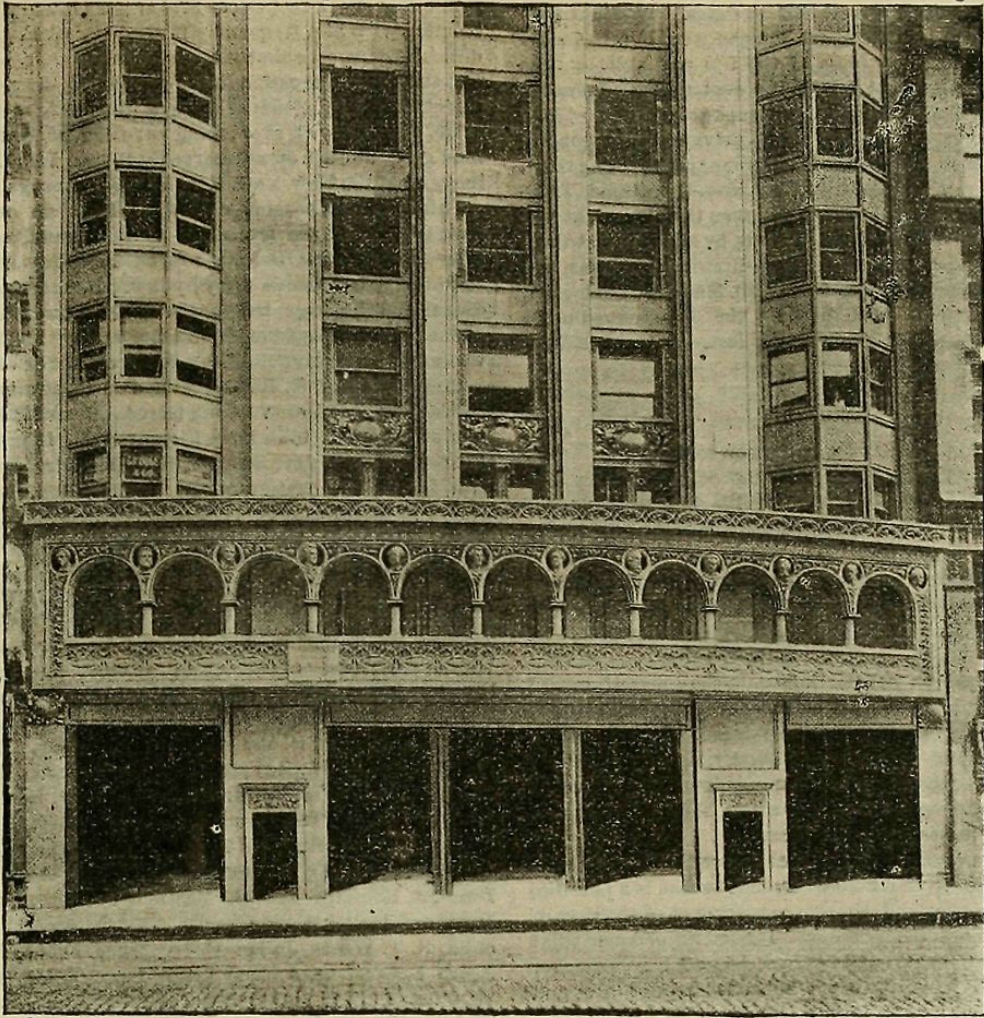


for flagging, curbing &c.



E. 103RD ST.

FIRST AV



Chicago, Ills.

Entrance to New German Opera House.

Adler & Sullivan, Architects.

An Elevated Railroad for Fifth Avenue.

To the Editor of THE RECORD AND GUIDE :

Your earnest and well-meant efforts to arouse the people of this city to a proper appreciation of their relation to the rapid transit matter prompts a question often asked before under similar circumstances: Is there such a thing as civic pride in New York City? Have our people any regard for their city, its future welfare and appearance, that they sit supinely still and allow its streets—its choicest streets—to be given over to irretrievable ruin by more elevated railroad structures? Some time since this people was mightily stirred by a proposition to lay out a strip of Central Park for a speedway, and arose in such indignant protest that the promoters of the scheme were made eager to renounce it. And yet, to my mind, the Central Park speedway scheme was as nothing to the dangers that confront the city in the proposed extension of the elevated railroads.

The whole extent of the intended iniquity does not seem to be generally understood. If I mistake not the work which the Rapid Transit Commission are engaged upon is not limited to the mere granting of privileges to the present elevated railroads for third tracks, additional terminals and short extensions and connecting links between their East and West Side lines. These the people, though loth to do so, are at last willing to concede. But that is only a small fraction of the Commissioners' work. They are to inaugurate a system of transit for the city for all future time. New longitudinal lines of transit are the pressing necessity of the hour and the Commission are engaged upon the work thus called for; but what they now do will be only a beginning on a system which must be enlarged and continued through the coming years. The pressing necessity of to-day will be a pressing necessity again five years hence. Then more rapid transit lines will be needed, and so on through all coming time. As the years roll on the city will continue to grow. The business district will always be at the southern end of the island. Twenty years hence this business district will provide accommodations for many times its present population of workers under the transformation which is now going on, by which the old three, four, five and six-story buildings are giving way to modern structures, with many times their height and floor space, and this without materially increasing the areas of the business district.

Provision must be made for taking this multiplied swarm of workers in and out of the business district. How shall this provision be made? By elevated or by underground roads? That appears to me to be the question we are called upon now to answer. One road, along the route laid out by the Rapid Transit Commission, underground or elevated, will answer part of the immediate demand for a few years, but not all of it, nor even a part of it, for all time. It seems to me that it will be only a few years before more streets must be given up to transit lines. Supposing Broadway and the Boulevard are now given over, which will next be required? The next most central route is 5th avenue. There is no doubt in any one's mind but that an elevated road in 5th avenue, with an extension down Broadway, or 4th avenue, from Madison or Union square, would be a great financial success, and this very fact will arouse the cupidity of the

elevated railroad touters, who will never be appeased until they are denied the fellowship of decent people.

And if an elevated railroad is to be permitted in Broadway and the Boulevard, why not in 5th avenue? And why not in Madison and 8th, 10th and West End avenues? Ultimately every available longitudinal thoroughfare in the city will be required for transit purposes, and it would be wiser to face the question at once and settle it for all time, than to give over any more of the main streets of the city to the elevated monstrosity now, in the vain delusion that the sacrifice would appease the monster. Elevated or underground roads in all the avenues, is the real form of the question as it appears to me. It would be worse than foolhardy to dispute it. We are prone to laugh at the short-sightedness of the city fathers who constructed the front and sides of the City Hall of marble and the rear of brownstone, because they believed the City Hall would mark the northern limit of the city's growth, and all behind the hall would be kitchen-gardens and goose-pastures. And yet that hall was finished only eighty years ago, and is now to be torn down to make way for a building suited to the present requirements of the city. It would seem that the lack of foresight of our forefathers had descended to their children. Should we now give up Broadway to the elevated railroad, the next generation will rise up and call us cursed. There would be better cause for complaint against us than we have against our forefathers.

With a system of underground roads such a planned by the Rapid Transit Commission none of the streets would be injured in the least, or rendered undesirable for any of their present use. Light and sunshine would pervade the streets and a high order of a kinds of improvements would be induced. Architecture would receive its greatest impulse and the natural beauties of the city would be preserved. How would it be if all the longitudinal thoroughfares were incumbered with elevated railroads? What would be the advantage of our natural beauties and advantages? We might as well have been as flat and unattractive as Chicago.

The people of New York are slow to arouse, and they have not yet grasped the full import of the rapid transit question. But they are getting there, and I am convinced that when they understand the matter they will never consent to the spoliation of their city by the elevated railroad cormorant. The work you have been doing is entitled to all praise. But I think that the best way to get the people aroused to the real dangers of their situation would be to start a counter movement for an elevated road through 5th avenue. Truly, an elevated road through 5th avenue would render more service than along any other line. It affords a direct route through a pleasant and attractive part of the city to Harlem and the North Side, and would bring into the accessible limit that great tract north of Central Park that has for so many years lain dormant. It would be the most popular line on the island. Think of the unusual attractions such a line would afford—with views out of the windows into the homes of the millionaire colony; into the Astor, Vanderbilt, Huntington, Potter, Whitney, Gould, Sage, Dillon and a hundred other mansions. These people are the owners of the principal street franchises now, perhaps they would accept another, if offered gratis, for an elevated road through 5th avenue.

It would be democratic and would please the working people, and surely it is time they did something to please the working people. And if the elevated roads are no injury to other streets and avenues, how could they be of any injury to 5th avenue? Pierrepont Morgan would undoubtedly move over from Madison avenue to get some of the life and activity, the increased pleasure of living that would follow the construction of an elevated road on 5th avenue—a double-decked, four-track road.

Do you think there would be any doubt about private capital coming forward to the purchase of such a franchise? Let the experiment be tried, and if private capital fights shy of this franchise also, the Rapid Transit Commission will have done its whole duty, and then the city might well undertake the work. If we are to have elevated roads, by all means let them be located where they will render the most service—first in 5th avenue, and then in Broadway and the Boulevard, and then in Madison, Lexington, West End and Amsterdam avenues, and then let the 6th avenue line be continued through Central Park; but let this come last.

INDEX.

Editor RECORD AND GUIDE:

In regard to Rapid Transit in our city let us reason together:

First, we are all agreed that Rapid Transit is not only necessary, but that many parts of our city are not only inaccessible but worthless for building and resident purposes; also that our present means are entirely inadequate.

There are three methods that are suggested for our relief, underground, elevated and improved motor on our present surface system. Let us look at each of these calmly and with a view to the benefiting of our city and its people.

The underground system had no warmer advocate than myself until I had visited it in London and thought of it for our city with all the improvements suggested. The Greathead system there, with its electric motor and lighting is the acme of perfection in theory, but in practical operation is a dead failure. As the people will not go down into the earth to travel, where they meet bad ventilation and worse smells which, notwithstanding all efforts, it is impossible to overcome.

Who ever travels through a tunnel with any pleasure or thinks of an accident there but with a shudder! Our Fourth Avenue tunnel is a paradise compared to the London Underground System on account of the rays of the sunlight that come in through the openings. I asked a Londoner what he thought of this Greathead Underground System; he said it was quicker than a bus, but he never used it except when he rode long distances and was in a great hurry. I predict for it a failure if built in New York.

We know our elevated system is a pleasant and agreeable method of traveling and could be made quicker if increased facilities were allowed, such as a third track and other avenues given up to it; but we also know it is unsightly and in some parts of our city a detriment to the property on the line, yet we will admit that without it the present condition of our city would not be possible.

It has been to me a surprise that the owners of our surface lines have not before this used other means than horses for motor. I would advocate a law to compel all surface lines running north and south on our avenues to dispense with horses as motors on account of cleanliness as well as rapidity. If a certain number of cars on the Boulevard and Amsterdam avenue lines with improved motors should continue down Broadway to the Battery this would greatly relieve the elevated lines, as many among the traveling public would rather use them than climb the stairs; it would also give a continuous line from the Battery to 125th street on the West Side, thus opening that territory between Morningside and Riverside Parks.

Few know of the comparative time of the different systems of traveling one mile. It takes a horse-car eleven minutes, cable or electric six and a-half minutes, and the elevated four-and-a-half minutes, including steps.

The Underground System ought not to be considered at all.

I am in favor of giving the elevated system the privilege of terminal loops and a third track, and the extension of their line from 66th street up the Boulevard to Fort George.

I would also urge the adoption by the surface lines of cable or electric motors, so that they could use larger and more comfortable cars and run at a higher rate of speed.

C. J. DOBBS, 198 West End avenue.

Obituary.

Ex-President George Hobart Scott, of the Real Estate Exchange, died at his residence, No. 102 West 57th street, on Saturday, of Bright's disease. The funeral was held at 8 o'clock on Tuesday evening at the residence of the deceased. The Real Estate Exchange was represented by President Geo. R. Read, ex-Presidents H. H. Cammann and E. A. Cruikshank and Richard E. Harnett and Jas. E. Leviness. Mr. Scott was born in this city and graduated from the Washington Institute. He began his business life in the real estate office of W. H. Raynor, whose daughter he afterward married. In 1876 he entered into partnership with Sinclair Myers, and later in 1883 with others organized the Real Estate Exchange. He was Chairman of the Johnstown Relief Committee of Organization, was a member of the World's Fair Committee, and was also a member of the Manhattan, New York, New York Athletic, Lawyers' and St. Nicholas clubs and of the Arion Society. He was a member of the Veterans of the Seventh Regiment and of the Veterans' Club. He leaves a widow, two sons and three daughters. Mr. Scott served two terms as President of the Real Estate Exchange, and when in 1890 the auctioneers organized themselves into the New York Auctioneers' Association to protest against the action of the Exchange Directors in raising the knock-down fees to one-tenth of one per cent, Mr. Scott was elected president of this body also. This position he held until the Auctioneers' Association seceded from the Real Estate Exchange, when he resigned, after having emphatically declared against the proposed secession.

The Annual Banquet of the Real Estate Exchange.

The New York real estate broker is so intensely a man of business, that, meeting with him frequently in the busy whirl of affairs, it is sometimes difficult to imagine that there is a mellow, a social quality within him. But there is one occasion in the year when the severe exterior, the sharp, direct, searching gleam of the eye, the alert, mental attitude are all laid aside, together with everything savoring of business, and the real estate man gives himself up unreservedly to fun. It is the occasion of the annual banquet of the New York Real Estate Exchange and Auction Room.

This event has become almost as fixed an annual occurrence in the transactions of the Exchange as the annual election of directors, and after the dinner at Delmonico's on Thursday night, if put to a vote, it would have been made so by by-law. Delmonico's is a popular place for a dinner and the large hall has a cheery atmosphere, but the great success of the banquet was founded in other facts. First, in point of numbers, it was more impressive than any previous dinner of the real estate men.

President Geo. R. Read presided as toast-master, but to the general regret confined himself to the introduction of the set speakers. Flanking him at the guest table were Chauncey M. Depew, Congressman Franklin Bartlett, Gen. Wager Swayne, St. Clair McKelway, and the Rev. William Lloyd, the orators of the evening, and Judges Simon M. Ehrlich, Henry P. McGown, Jos. E. Newburger, Robt. A. Van Wyck, H. W. Bockstaver, Joseph F. Daly, David McAdam, Henry Bischoff, Jas. M. Fitzsimons and John H. McCarthy.

At the heads of the other six tables sat, respectively, William Cruikshank, Charles S. Brown, Cornelius W. Luyster, Secretary Isaac Fromme, George De F. Barton and Richard V. Harnett. Mr. Harnett was the special entertainer of the newspaper men. Among the others present were: William Macalister, Harris B. Fisher, John R. Downey, Harold D. Keeler, John F. Doyle, John R. Foley, H. N. Heineman, John N. Golding, Joseph A. Blake, Edward E. McCall, Elias Kempner, Ed'n A. Cruikshank, Wm. M. Cruikshank, W. H. Van Steenberg, Albro E. Haynes, Edmond J. Sause, Jr., J. Clarence Davies, M. E. Oppenheimer, Ed'd Oppenheimer, James E. Leviness, W. W. Thompson, Abner C. Thomas, George F. Demarest, James L. Libby, G. W. Wallace, Mayer Kahn, Nathan Clark, Jr., James A. Deering, Horace S. Ely, Warren A. Conover, Alex. P. W. Kinnan, John P. Dunn, J. Romaine Brown, Matthew P. Ryan, Charles Buek, Andrew J. Robinson, Hall J. How, Charles Gulden, Wm. E. Jackson, Benj. P. Fairchild, R. T. Weeks, Julian C. Lawrence, Frank Yorán, Henri Cbegnay, Alno E. Conover, Andrew Little, Isaac T. Meyer, William Sperb, James W. Pringle, E. C. Philbrick, John S. Foster, John D. Robinson, Henry Wilson, Wm. F. Rochester, C. W. Luyster, Jr., Edward Zittel, Samuel Kempner, Henry Steinert, Lewis Z. Bach, Walter C. Woolley, Arthur G. Johnson, Jerome Buck, Andrew J. Connick, Elisha S. Camp, Henry W. Donald, Gilbert M. Spier, Jr., Richard M. Henry, Oscar F. Zolnikoff, Carl E. Dufft, John H. McKinley, John M. Fulton, Herman Trost, Lehman Israels, William P. Mulry, George Nicholas, Theodore Weed, Ernest Hall, Edward C. Sheehy, Chas. Henry Butler, Benjamin Wright, Ira D. Warren, Cyrille Carreau, Nathan Kempner, L. Froehlich, Myer Finn, E. Osborne Smith, Geo. W. Ruddell, James R. Farley, Thomas R. Hall, John S. Farley, Charles Andruss, Henry F. Kilburn, John Morrow, Homer Lee, William C. Orr, W. McV. Hoffman, Edward H. Moeran, George M. Gillies, Louis P. Beck, B. Havanagh, Edward Weber, John D. Taylor, Thos. B. Underhill, Hiram Merritt, Jesse C. Bennett, Abraham F. Graff, Richard Deeves, J. Henry Deeves, Frank R. Houghton, C. F. Hoffman, Jr., C. W. West, Wm. W. Richards, John J. Clancy, George Wolfe, James McClenaban, Thomas Dimond, Richard Tracy, Thos. B. Robertson, G. R. Katzenmayer, John B. McKean, A. S. Hammersley, Jr., Augustin Forget, John T. Nagle, Daniel F. McMahon, Joseph Koch, Herman Fromme, Elbert O. Smith, James M. Fitzgerald, L. Topfitz, John T. Boyd, Morris Littman, Henry W. Unger, John Loyd, Thomas F. Murtha, Moses Ottinger, G. H. Stonebridge, Jr., Leo C. Dessar, Joseph A. Carberry, Thos. E. D. Power, John G. Prague, Anthony Clinchy, Abraham L. Fromme, Edward H. Warker, John B. Sexton, James Thomson, James W. Perry, Thomas J. Brady, Samuel McMillan, Cornelius O'Reilly, Julius Goldman, Frederick G. Hobbs, Jacob Steinhardt, George L. Slawson, William W. Hall, Frank B. Hurd, John F. Makley, J. C. R. Eckerson, Rev. G. S. Bennitt, Elmer T. Butler, N. L. Butler, A. E. Hoyt, F. M. Littlefield, J. Edgar Leyscraft, Alfred E. Marling, Samuel F. Jayne, Warren Cruikshank, William R. Worrall, A. W. Cruikshank, E. A. Cruikshank, Benjamin Hardwick, Thos. H. Terry, Arthur S. Cox, W. J. Van Pelt, Jr., Thomas Matthews, Francis H. Weeks, Charles H. Easton, Chas. E. Schuyer, Albert Bellamy, Robert P. Chandler, Frederick Southack, A. Zucker, Geo. P. Cammann, N. T. Lawrence, C. A. Schermerhorn, H. H. Cammann, Henry C. Swords, R. H. M. Ferguson, D. Robinson, Jr., Arch. D. Russell and Charles N. Talbot.

So the dinner was animated by the enthusiasm of numbers—all bent on enjoying themselves without restraint. Chairman Luyster and Secretary Fromme, of the Banquet Committee, were very attentive to their guests, and helped things to move smoothly. Then there was music and flowers and bright decorations and a number of good speeches. The menu, too, was good and the menu card, with an original design in rapid transit on the reverse side, showing a street in cross section, with a four-track underground, a two-track cable and a three-track elevated road in operation, and the legend woven around, "Which is it to-be-or-not-to-be," was much admired.

Congressman Franklin Bartlett [opened the speeches, responding to the toast "Our Country." He mixed in a little politics, and found many sympathizers with his opinions in favor of the repeal of the Sherman Act and of the annexation of the Sandwich Islands and ultimately Canada.

Chauncey M. Depew was given the "Greater New York" for his subject and he extended it all over the world. But he made some sharp hits at the shortcomings of the metropolis, indicting it of a deficiency of civic pride and urging the real estate men to promote a stronger local spirit.

The Rev. William Lloyd spoke of the "Ethical Value of the Real Estate Exchange," taking his subject from the by-laws of the Exchange, which,

he was glad to note, made upright dealing a condition precedent to membership. There was such a thing as a corporate conscience, he said, and business could not be transacted for any time if conscience was left out of consideration.

The other speakers were Gen. Wager Swayne, who responded to "Our Country," and St. Clair McKelway, who made a witty speech about "Our Suburbs."

Special Notices.

The annual statement of the Liverpool and London and Globe Insurance Co. for the U. S. Branch, appears in another column with its usual attractive figures, which speak for themselves. Notwithstanding the unsatisfactory state of insurance business during last year, the surplus shows an increase of \$242,976 for the year, reaching the large total of \$3,029,196. Amongst the gilt-edged assets are \$1,811,250 in U. S. Government 4 per cent bonds, \$209,250 in City of Boston bonds, \$1,574,500 in real estate and \$2,817,537.50 in loans on bond and mortgage, with \$780,149.59 in cash in banks and trust companies.

BUSY BROOKLYN BUILDERS.

M. Gibbons & Son, the well-known Brooklyn builders, have the following work under way: New flat at No. 69 Columbia street for Mr. Morrison, cost \$12,000; alterations to St. Peter's Hospital; remodeling flat corner of State and Henry streets for Mary L. Ward, cost \$9,000; new flat at No. 12 Luquer street for Mrs. O'Neil, cost \$8,000; apartment house at Hamilton avenue and Columbia street for C. M. Schwartz; also additional story to corner building for same owner, cost \$37,000, and other smaller jobs too numerous to mention. Messrs. Gibbons' address is Nos. 318 and 320 Columbia street, near Hamilton avenue.

THE TERRA COTTA IN THE J. MONROE TAYLOR BUILDING.

The terra cotta used in the new and handsome J. Monroe Taylor Building, Nos. 39 and 41 Cortlandt street, illustrated and described on another page, was supplied by the Standard Terra Cotta Co., of Perth Amboy, with offices in the Times Building. The material used is very much admired and is a fair sample of the fine work turned out by the Standard Company.

A GROWING BUSINESS.

A. W. McLaughlin & Co., of 146 Broadway, have just engaged two extra men in their bond and mortgage business, in addition to their regular office force.

THE ARCHER PANCOAST BUILDING FOR LEASE.

Morris E. Sterne, real estate agent and broker, of No. 9 East 14th street

who has for many years made a specialty of leasing and selling properties in the neighborhoods of 14th and 23d streets, and between 8th and 9th streets, on the lines of Broadway, 6th and other avenues, now has the Archer Pancoast Building to lease, on Broadway and 20th street. This is an unusual opportunity for some large firm. Mr. Sterne has practically every property to be had for sale or lease on the line of 5th and 6th avenues and Broadway, and his personal acquaintance with owners, combined with his long experience, give him unusual opportunities for carrying through important negotiations in those sections. Mr. Sterne is a member of the Real Estate Exchange.

THE FORTY-EIGHTH ANNUAL REPORT OF THE NEW YORK LIFE INSURANCE COMPANY.

This great company makes a fine showing in the annual report printed in our advertising columns. The first year, under President John A. McCall's management, has certainly been one of great progress, for in every item that goes to show prosperity, activity and great executive ability, the figures are not lacking for evidence. The New York Life has assets of \$137,499,193, an increase of over \$11,551,000 during the year, and a surplus of \$16,804,918, an increase of \$1,663,924. The number of policies issued in 1892 was 66,259, and the amount of new insurance written was \$173,605,070.

ATTRACTIVE PROPERTIES FOR SALE.

On another page will be found the particulars of desirable properties offered for sale by Ascher Weinstein and S. Jarmulowsky. The offerings embrace the Zabriskie estate property on Rivington, Allen and Orchard streets bought at wholesale last week and now offered in plots and lots, and the Star Brewery property on East 53th street, near 3d avenue. Mr. Weinstein will pay full commission to brokers negotiating sales, and his attractive advertisement will make clear the prices and other necessary particulars.

SCOTCH RED SANDSTONE.

The Scotch Red Sandstone used in the front of the Taylor Building on Cortlandt street, which is illustrated in this issue, is from the celebrated Locharbriggs Quarry. Many architects declare that it is superior in character and color to any red sandstone heretofore introduced on the market, not only because of its tensile strength and great durability, as shown by test and chemical analysis, but by its use in many important structures abroad erected during the last century, in which it shows no signs of wear or decay. It is reasonable in price and easily worked. Weekly shipments are now being made to H. P. Binswanger, the agent, 140 Nassau street, New York, from whom samples and further particulars can be obtained.

THE REAL ESTATE MARKET.

The real estate market this week has not been quite as prolific of interesting sales as was last week, but the record is almost as long. The sales this week, too, while perhaps scarcely as numerous, are of far greater importance and magnitude. The sale of the New York Hotel property by Frederick Southack, for instance, is a matter of far reaching influence, not only to the immediate vicinity in which this famous old Southern hotel is located, but to the market at large. The good news of last week, along upper 5th avenue, and the general enthusiasm which was reported as pervading every section of the city, has had its effect. We have reports this week of several upper 5th avenue sales, and it is more than probable that these will be supplemented next week by others, which are not yet consummated but which are practically closed. Our Gossip column also contains news of several Broadway sales, some of which have been closed and others which are only hinted at. These sales are probably all that is required to cause a favorable turn in numerous other transactions of greater or less importance. But it is not only on 5th avenue and Broadway that real estate is looking up. These are central features and the sale of a single lot involves such large figures that such sales always attract attention. These larger transactions, however, do not by any means embrace the whole market, and in their way the smaller sales are of as much importance. These smaller transactions are even now numerous, and the nearer the season advances to pleasanter weather the greater will they be in number. Especially is this the case in the private-house sections of the city where brokers have been prevented by the recent inclement weather from taking their customers round to examine property.

CONVEYANCES.

	1892.	1893.
	Jan. 20 to Feb. 4, inc.	Jan. 27 to Feb. 1, inc.
Number.....	358	279
Amount involved.....	\$5,552,635	\$5,900,730
Number nominal.....	112	92
Number 23d and 24th Wards.....	56	27
Amount involved.....	\$229,485	\$142,750
Number nominal.....	15	7

MORTGAGES.

Number.....	331	270
Amount involved.....	\$5,578,254	\$1,863, 58
Number at 5 per cent.....	171	130
Amount involved.....	\$2,607,649	\$2,248,330
Number at less than 5 per cent.....	84	29
Amount involved.....	\$628,800	\$834,250
Number to Banks, Trust and Ins. Cos.	59	31
Amount involved.....	\$1,369,800	\$1,058,510

PROJECTED BUILDINGS.

	1892.	1893.
	Jan. 30 to Feb. 5, inc.	Jan. 28 to Feb. 3, inc.
Number of buildings.....	4)	36
Estimated cost.....	\$1,412,800	\$1,902,575

A GREAT WEST SIDE LOT SALE.

If there existed, in any one's mind, doubts as to the demand for West Side lots, those doubts must have been dispelled at the sale by Richard V. Harnett & Co., of the fifty-one lots belonging to the estate of the late Hugh Smith, at the Real Estate Exchange, on Wednesday. The auction-room was crowded by an audience that was made up almost entirely of the active men in the real estate market—well-known brokers, speculators, building loan operators and dealers generally. It is needless to enumerate those present, for they included practically every one who is interested in West Side real estate.

On the stand with Mr. Harnett were John A. Amundson, counsel for the estate, and Henry A. Smith and John H. Coster of the executors.

The bidding was lively from start to finish, and the bargain hunters who came in expectation of getting something cheap went away sadly disappointed. The prices obtained for the lots were all good, and some of them were high—good judges say—but, notwithstanding this fact, there has been a remarkable number of rumors which have it that the purchasers at the sale have been offered good profits for their contracts. However this may be, there seems little likelihood of this sale inuring to the benefit of the already complaining builder. The prices of the few available lots remaining on the West Side are sure to be advanced in view of this sale, and as builders declare that it is already very hard to improve at a profit, house buyers will in their turn have to pay more for their dwellings.

Some interesting comparisons are to be made between the selling price on Wednesday and the price paid by Mr. Smith between 1873 and 1881, the years in which he made purchases. The east front on the Boulevard, between 69th and 70th streets, for instance, was sold, the 69th street half to Oppenheimer & Metzger for \$83,600, while Henry Morgenthau paid \$32,670 for the 70th street half, which is larger. The total price, therefore, was \$176,200. Mr. Smith in 1880 paid \$35,000 for the same lots. So with the south corner of 90th street and Central Park West—five lots which sold for \$87,500, were purchased in 1881 for \$60,000. The north-west corner of West End avenue and 106th st, four lots sold for \$45,600. This same plot, together with a gore, forming the northeast corner of the same streets, was purchased in 1881 for \$29,000. Allowance must be made for the prices of 1881 and 1881, however, for they were transfers to the late owner by his brother. The course of Riverside Drive was well illustrated by the sale of six lots on the Drive and three lots in the rear, running through to Claremont avenue, which Mr. Smith purchased in 1873 for \$87,400. At the sale on Wednesday these lots sold for a total of only \$72,350. This, however, is simply the history of avenues fronting on parks and of the Boulevard. When the Boulevard and the parks were laid out an era of the wildest speculation ensued, and prices were rushed to figures that have never since been equaled. To-day, when lot prices are considered high, lots can be bought on Riverside Drive, Central Park West and the Boulevard at lower figures than they could be had at thirty years ago.

The Hawley estate sale of the fine four-story brownstone residence, No. 47 5th avenue, on the east side and south of 12th street, attracted a large crowd to the Real Estate Exchange on Wednesday. The lot on which the house stands is 39.2x125. Auctioneer Geo. R. Reed, under whose auspices the sale was held, knocked the property down to Louis M. Jones for \$96,000 after some competition. Brokers who are well versed in values in this part of 5th avenue say that the house sold very cheap, and they assert that very recently more than \$96,000 was offered for it at private sale.

On Tuesday, February 7th, Richard V. Harnett & Co. will sell at auction, by order of the Supreme Court, in partition, at the New York Real Estate Salesroom, No. 111 Broadway, the important business property situated on the northwest corner of Broadway and Canal street, being Nos. 419 and 431 Broadway, and the southwest corner of Spring and Thompson streets, 50x56 10, with three-story brick buildings with stores thereon. The Broadway and Canal street corner fronts 42 on Broadway by 56 on Canal street, and has upon it two four-story brick store and office buildings covering the lots. Further particulars and maps are obtainable at the office of the auctioneer, 71 and 73 Liberty street. This is one of the best corners on Broadway—one of the kind of properties that seldom get before the public, and there will undoubtedly be a large attendance at the sale.

On Wednesday, February 8th, Richard V. Harnett & Co. will sell at auction, at the Real Estate Exchange and Auction Room, Nos. 59-65 Liberty street, the five-story brick double flat with stores, size 25.11x80, No. 16.7 Park avenue, on the southeast corner of 115th street. The store floor covers the lot—the upper stories are about 62 feet deep.

On Wednesday, February 8th, Richard V. Harnett & Co. will sell, by order of the Court of Common Pleas, in foreclosure, at the New York Real Estate Salesroom, No. 111 Broadway, the southwest corner of Amsterdam avenue and 99th street, being Nos. 794 and 796 Amsterdam avenue. The lot is 40 feet front on the avenue by 80.2x47x77.6, and there is a five-story buff brick and stone modern apartment house upon it, size 4 x 76.0 x 40 x 3.6.

On Wednesday, February 15th, George R. Read will sell at public vendue, by order of the Supreme Court, in partition, at the New York Real Estate Salesroom, No. 111 Broadway, the property, No. 213 Broadway, on the northeast corner of Fulton street. The plot measures about 29 feet front on Broadway by 77.2 on Fulton street, and has a six-story and basement brick store and office building covering it. This is one of the liveliest corners on Broadway, and as it is very seldom that such properties are put upon the market in any shape, much less upon the auction market, and it is very desirable property to have among one's assets, the sale will undoubtedly attract the most interested attention of the investment public.

Sinclair Myers will sell on Thursday, February 16th, at the Real Estate Salesroom, No. 111 Broadway, the four-story and basement, high stoop brick dwelling, No. 238 East 15th street, facing Stuyvesant Park; the six-story store and lofts, No. 293 Front street, corner of Roosevelt street; and three five-and-a-half-story brick stores and tenements adjoining on Front street. This sale is by order of the executor and trustee of Lewis L. Squire.

Gossip of the Week.

SOUTH OF 59TH STREET.

The New York Hotel, a six-story building, and in its day a famous headquarters in this city for Southern people, has been sold and will probably be converted or rebuilt for business purposes. This hotel covers the entire block bounded by Broadway and Mercer streets, Waverley and Washington place, with the exception of a plot, 52x91.7, at the corner of Washington place and Mercer streets. The frontage of the hotel on Broadway is 184.4 feet, on Waverley place 20 feet, on Washington place 143 feet, and on Mercer street 91.7 feet. Messrs. Jay and Candler, attorneys for the sellers, admitted that the sale had been made, but they refused definite information as to the buyer and the price. Reports in real estate circles had it that Mayer Kahn was one of the purchasers and that the price was \$1,350,000. Broker Frederick Southack consummated the sale.

Norman L. Munro has sold the four-story brick dwelling No. 29 West 57th street, 23x100.5, for \$120,000. The buyer is Isaac Brokaw, who made the purchase for his son. Brokers Bellamy & Winans. Mr. Munro purchased this house in 1887 for \$89,000.

John Pettit has traded the office building known as the Nassau Chambers, Nos. 114 and 116 Nassau and 45 Ann streets, with Henry J. Newton, for property on 4th, Christopher and 27th streets and 7th avenue and 123d street.

We learn that Mayer Kahn was negotiating for the purchase of the Lord & Taylor building at Broadway and Grand street—not Broadway and 2d street, as previously mentioned. The sale, however, was not completed. Mr. Kahn has secured some Broadway property of which he refuses to give the location.

J. H. Taylor has sold the five-story building, on lot 25x100, on the east side of Broadway, 25 feet north of Spring street, for \$95,000.

F. Theodore Walton has purchased the lease, good-will and furnishings of the Grand Hotel, at Broadway and 31st street, for \$130,000. Mr. Walton will be the manager of the hotel in future.

E. H. Underhill has sold the front and rear building, No. 235 East 27th street, adjoining Grammar School No. 14, to M. Rosendorff & Sons.

John Armstrong has sold for Saul Adams to Anna Fahrenholz, the five-story flat, No. 147 East 48th street, for \$38,000.

Underhill & Francis have sold for the Pinckney estate the property, No. 235 East 58th street, to a Mr. Johnson.

M. E. Hewitt has sold the four-story brownstone English basement dwelling, 20x60x100, No. 241 West 31st street, to Leonard L. Hill,

Otto Pullich has sold for H. W. Gordon, No. 791 9th avenue, lot 25x100, with tenements and stores, to Charles Hoffman.

Louis Lese has sold to Solomon Feiner, No. 106 East 54th street, 22 6x78, a four-story brownstone front single flat, for \$23,500, and S. Feiner has traded therefor to Mr. Lese his houses Nos. 86 Columbia street and 87 Cannon street, 25x200, for \$45,000.

S. Grossman and others report that they have sold to Moritz Neumann for H. Fishel the house, 27x107, No. 174 Delancey street, for \$28,000; and for S. Kleppner & Bros. to P. Rishpon, No. 176 Orchard street, 2 x 57.6, a six-story flat, for \$32,250.

J. Arthur Fischer & Co. have sold for Misses Margaret and Melissa Benschel to a Mr. Dorling the four-story high stoop house, No. 47 West 27th street, size 27.6x70x110.

H. V. Mead & Co. have sold the four-story front and three-story rear brick houses, with lot 23x98.9, No. 251 West 35th street, for Michael J. Scanlan for \$10,000; the five-story brownstone apartment houses No. 413 West 35th street for A. Odenberger, Jr., for \$3,500; and the five-story brownstone apartment house with store No. 163 West 30th street, 21 x 98.9, for Mandelbaum & Lewine for \$24,350.

T. S. Atwater has sold for the Hobby estate No. 20 West street, extending through to No. 22 Washington street, for \$51,000 to George F. Barnes.

Henry G. Cassidy has sold the three-story and basement brick dwelling 119 East 29th street, 27 x 50 x 98.9, for Mr. Hofess.

It transpires that the large purchase of Broadway property made by John D. Crimmins embraced Nos. 615 to 621 Broadway, 178 to 188 Mercer and 2 to 18 Houston street, with frontages of 75.9, 118.8 and 75 feet respectively, owned by James McCreery, and not the northwest corner of 4th street as rumor had it. The property secured forms part of the new power house built by the Broadway cable road, they having leased the land for a long term of years. The price paid by Mr. Crimmins was \$150,000, and L. J. Phillips & Co. negotiated the sale.

Ascher Weinstein has sold the three four-story buildings with stores, Nos. 432 to 436 3d avenue, northwest corner of 37th street, size 60x60, for \$67,500 to David Bettman. Brokers, M. & L. Hess. Mr. Weinstein has also sold the five-story brownstone flat with store No. 888 9th avenue, between 57th and 58th streets, 35x90x100, to John A. Pleines, Jr.

Ascher Weinstein has purchased from Hattie S. Crowell the three-story, high stoop, stone front dwelling, No. 204 East 46th street, south side, 100 feet east of 3d avenue, 15x60x100.5, for \$8,250; from the Children's Aid Society the five-story front and four-story rear buildings, No. 27 St. Mark's place, 26x112.10, for \$27,750; broker, Douglas Robinson, Jr.; and from James H. Connolly the three-story and basement, high stoop, brownstone dwelling, No. 233 West 46th street, 18.9x60x100.5 (Astor leasehold).

Chas. F. Bowen has sold the four-story brownstone dwelling, 20x60x98.9, No. 32 East 39th street, for \$50,000.

Bennett & Graff have sold to John C. Cockerill No. 366 West 33d street, a three-story brownstone dwelling, 18x67x100, for \$18,500.

NORTH OF 59TH STREET

The sale of eighty lots on the upper East Side by Machette & Kenyon last week for the Roberts Estate to John McLaughlin, was consummated in a remarkably short time, considering the magnitude of the transaction. The Roberts estate placed the selling of the lots in Machette & Kenyon's hands on January 6th last. The sale was closed on the 23d of the same month. Of the eighty lots, Mr. McLaughlin gets immediate possession of forty-seven lots, and these he will improve. The others are leased; some of them until May, 1895.

L. J. Phillips & Co. have sold for Benjamin Lichtenstein to Gen. Lloyd S. Bryce, of the *North American Review*, the plot 75.2x102.2, on the southeast corner of 5th avenue and 87th street, for improvement.

Theo. Dieterlen has sold for Mrs. J. A. Colwell, the old Colwell homestead, fronting on Lexington avenue, east side, 125th and 126th streets, 60x200, to the Twelfth Ward Bank, for \$145,000. The bank will improve, as noticed elsewhere.

McMonegal & Eckerson have sold for Benjamin Altman to James B. Gillie five lots on the south side of 88th street, 325 feet east of Amsterdam avenue, for improvement.

Giblin & Taylor have sold to Hanson & Saunders the three lots on the south side of 81st street, 275 feet west of Columbus avenue, for \$57,500.

Stabler & Smith have sold for James Brown to Mrs. Louise Wirgard, No. 149 West 92d street, a three-story brownstone dwelling 20x55x102.2, for \$27,000, and for the same owner to A. L. David, No. 156 West 92d street, a similar dwelling, 18x55x100, for \$25,500.

F. Zittel has sold for Jas. R. Breen & Son to Mrs. Rebecca Penney, wife of the Rev. Dr. Penney, No. 10 West 87th street, a four-story brownstone dwelling, 20x58x102.2, for \$37,000.

L. J. Phillips & Co. have sold for J. T. & J. A. Farley, No. 50 West 70th street, a four-story brownstone dwelling, 23x65x100, to Nathan Simon for about \$50,000; and for J. & G. Ruddell to Gustave Simon, No. 85 West 70th street, a four-story brownstone dwelling, 20x60x102.2, for \$40,000.

Bennett & Graff have sold for Terence Farley's Sons to Max E. Bernheimer, of Bernheimer & Schmidt, the brewers, No. 54 West 70th street, a four-story brownstone and pressed brick house with box stoop, size 27 x 3 and extension, lot 102.2, for about \$50,000.

The City Real Estate Co. reports through William C. Hill the sale of one of its row of four houses on the north side of 87th street, near Riverside Drive, to E. P. Jones for \$25,000, and another of the same row to M. J. Hamilton for \$24,000. Mr. Hill also reports the sale of the southeast corner of 82d street and Riverside Drive to Alexander Pollock, price \$60,000.

The property owners on 79th street, from Amsterdam avenue to Riverside Drive, are endeavoring to secure the laying of the sidewalks in grass plots with ornamental trees on each side. Improvements of this kind tend to give tone to this growing residential district.

William J. Merritt has sold to Alfred Kayne the four-story dwelling on the southeast corner of West End avenue and 77th street.

Walter Reid has sold to Geo. Ehret, No. 14 East 93d street, a four-story and basement stone front dwelling, 20x57x100; to a Mrs. Berliner, a similar

dwelling, No. 16 East 93d street, and to Wm. J. Werner, No. 20 East 98d street, a similar dwelling, all at prices between \$35,000 and \$36,000 each. This row of dwellings, built by Mr. Reid, is still unfinished, and there remains at the present time but one unsold.

Charles Buek & Co. have sold the four-story, stone front, high stoop dwelling, No. 40 West 57th street, size 22x56x100, to T. D. Kennison, for \$40,000.

Bennett & Graff have sold for Charles Buek & Co. to D. P. Handy, of the firm of Handy & Harman, the four-story white stone and buff brick house, No. 50 West 87th street, size 20x60x102, for \$36,500.

Messrs. Prague, Power & James have sold five 23-foot houses on 85th street, west of Columbus avenue, during the last two weeks, at prices, ranging from \$65,000 to \$67,500.

J. W. & A. A. Teets have sold to a Miss Brown, No. 357 West 121st street, a three story brownstone dwelling, 16x60x100.11.

H. D. Potter & Co. have sold for Arthur Wehrmann the five-story brick and brownstone apartment house No. 646 Columbus avenue, to Thomas Reynolds for about \$30,000.

Barnett & Co. have sold to Jos. Oakley No. 3918 3d avenue, a two-story and basement frame house, on lot 25x177.

Benj. W. Cole and Phineas Smith were the brokers who negotiated the sale of Wm. E. Diller's three houses in West 75th street, reported in THE RECORD AND GUIDE of Jan. 14th. Mr. Diller took, in partial payment, some fine property in Brooklyn, his own houses figuring at \$144,000 in the transaction.

C. G. Judson has sold two of the houses on 85th street, Nos. 216 and 218, near Riverside Drive, which were illustrated in last week's issue of this paper. The purchaser is S. B. Steinman.

Geo. R. Fearing, of Boston, has sold a lot on 5th avenue, 75 feet north of 61st street, for \$100,000. We hear the buyer is Wm. V. Brokaw.

The seven-story brick and stone apartment house with five stores, on the northwest corner of 78th street and Amsterdam avenue, 40x102.2, which has been the subject of long and tedious litigation, has been sold by Robert Grant to W. H. Wood for about \$140,000; broker, W. E. Jackson.

Bennett & Graff have sold six lots on 150th and 151st streets and Bradhurst avenue to a builder on private terms.

Max Simon has sold for a Mr. Gras to a Mr. Roth the five-story double flat with stores, No. 21 West 100th street, size 25.9x74x111.

R. G. Dun has sold the plot of four lots at the southeast corner of 5th avenue and 81st street to a purchaser who will improve them by the erection of a fine residence. These lots are opposite the Belmont purchase of last week. L. J. Phillips & Co., who it is reported are the brokers, refused to state the name of the buyer or the price, but from authentic sources it was learned that the figure was between \$250,000 and \$300,000.

E. V. Loew has sold the plot, 50x105, on the northeast corner of 2d avenue and 58th street, together with an "L" in the rear on 58th street, 50x100, together with the old buildings thereon, for \$125,000.

Geo. J. Harlow has sold the three-story basement and cellar house No 45 West 95th street, 18x52x100.8, with butler's pantry extension, to Harry Hubbard, on private terms.

C. E. Schuyler has sold for C. G. Judson the three-story house No. 374 West 85th street, 16.8, to a Mrs. McCord; and the lot, 25x100, on the west side of West End avenue, 25 feet south of 70th street, for \$12,000 to a Mr. Kellogg; for Francis Speir, Jr., two lots on the south side of 115th street, 17.5 feet west of the Boulevard, on private terms, to D. Banner; and for A. Stevens a plot, 20x100, with frame house and plot in rear of the same 40x5, at 15. th street and Mott avenue, for \$10,000.

Brooklyn.

Corwith Bros. have sold the three-story frame double tenement, 25x63x100, No. 17 Oakland street, for W. H. Fenwick to John Mandery for \$7,100; and the three-story frame dwelling and store, 25x36, with two-story frame rear dwelling, on lot 25x100, No. 132 Meserole avenue, for David Moore to Ann C. Connolly for \$5,800.

William Walsh, of New York, has purchased from Hugh Stewart the plot, 100x100, on the south side of 58th street, 200 feet east of 4th avenue, for \$3,625.

CONVEYANCES.

	1892.	1893.
	Jan. 28 to Feb. 3, inc.	Jan. 26 to Feb. 1, inc.
Number.....	414	336
Amount involved.....	\$1,486,252	\$1,545,016
Number nominal.....	154	91

MORTGAGES.

	1892.	1893.
Number.....	317	291
Amount involved.....	\$1,385,921	\$1,332,757
Number at 5 per cent. or less.....	173	175
Amount involved.....	\$693,946	\$881,195

PROJECTED BUILDINGS.

	1892.	1893.
	Jan. 29 to Feb. 4, inc.	Jan. 27 to Feb. 2, inc.
Number of buildings.....	47	44
Estimated cost.....	\$159,425	\$200,800

Building News.

OF INTEREST TO CONTRACTORS.

Proposals will be received until noon of Wednesday, March 1st, by the City Hall Commission, of Paterson, N. J., Walter Beveridge, Secretary, for the construction of the proposed city hall. Copies of the drawings and specifications may be seen at the office of the Commission, in Paterson, or of the architects, Carrere & Hastings, Nos. 44 and 48 Broadway, this city.

CORRECTION.

By one of those errors that seem to be inevitable, no matter how much

over the door in the illustration, which was from a photograph, revealed the error in the title, but we take pleasure in correcting the mistake and in thus calling attention anew to our highly esteemed contemporary's new edifice. The Herald has just occasion for pride in its new building, which is especially arranged, in its interior construction, for the business of a great daily newspaper.

* * * *

DELEGATES TO THE BUILDERS' CONVENTION.

The delegation to represent the Exchange at the Annual Convention of the National Association of Builders will leave for St. Louis, on Sunday, 12th inst., by the Pennsylvania route. A sleeper for their especial accommodation will be attached to the express train leaving at noon. They will reach their destination during the evening of the following day, and during their stay will make the Southern Hotel their headquarters. Before returning most of the delegates intend availing themselves of the opportunity to visit the buildings now about completed for the World's Exposition at Chicago, and will be the guests of the Builders' Exchange in that city.

* * * *

The foundation for the Manhattan Life Insurance building, at Nos. 64 to 68 Broadway, will be sunk by caissons to the rock, or 54 feet below the curb. Above this the superstructure of sixteen stories will be carried to a height of 293 feet—room enough for detail one would say.

* * * *

MECHANICS' AND TRADERS' EXCHANGE.

At the annual meeting of the Exchange, held on the 31st of January, the following Officers and Trustees were duly elected:

- President—George Moore Smith
- Vice-President—Isaac A. Hopper.
- Treasurer—Edmond A. Vaughan.
- Secretary—Stephen M. Wright.
- Trustees—John J. Tucker, John J. Roberts, Thomas Dimond, James B. Mulry, John C. Doremus, Matthew C. Henry and John J. Donovan.

The new Board of Managers were instructed to refurnish the new Exchange rooms, adding everything requisite to make them convenient and attractive for the members, and \$2,000 were appropriated for such purpose.

* * * *

The Brooklyn Institute, Department of Architecture, will hold its second annual exhibition of architects' drawings, beginning Monday, the first week in April and continuing for three weeks. The exhibition will probably be held in some hall up town instead of at the art rooms on Montague street where the first exhibition was held. The next lecture under the auspices of the Department will be given on Wednesday evening, February 15th, by Barr Ferree, whose theme will be "The Engineering Problems in Great Cities," illustrated by lantern photographs.

* * * *

Out Among the Builders.

Neville & Bagge are drawing plans for four three-story and basement red and brownstone dwellings, 18 and 19x55, with three-story extensions, to be erected by Egan & Halley on the north side of 70th street, 275 feet west of Amsterdam avenue, at a cost of \$64,000.

G. Fred Pelham has plans on the boards for eight four-story and basement brownstone dwellings to be built by Robert Wallace on the south side of 80th street, 150 feet west of Columbus avenue, at a cost of about \$25,000 each. The houses will have high stoop bay windows, hardwood interior finish and tiled bath-rooms. In size they will be 17.6, 18 and 20x56, and extensions.

Builder Andrew J. Kerwin will improve five lots on the north side of 821 street, 100 feet west of Columbus avenue.

Gen. Lloyd S. Bryce, of the North American Review, will improve the plot, 75.2x102.2, on the southeast corner of 5th avenue and 87th street, by the erection of a fine residence.

Jas. B. Gillie will improve the five lots on the south side of 85th street, 325 feet east of Amsterdam avenue, probably by the erection of seven private dwellings.

Hanson & Saunders will build four first-class four-story brownstone dwellings on the three lots on the south side of 81st street, 275 feet west of Columbus avenue.

Senator Cantor has introduced a bill at Albany to authorize the Trustees of the College of the City of New York to purchase a new site, at a cost of not to exceed \$500,000, and to construct new college buildings thereon, at a cost of not to exceed \$575,000.

The Twelfth Ward Bank will build a five-story and basement building on the plot, 60x100, on the northeast corner of 125th street and Lexington avenue, part of the plot just purchased by it from the Colwell estate. It will be a handsome structure, the basement fitted for stores, the main floor for a banking office and the upper floors for offices and lodge rooms. Cost not estimated.

Thom & Wilson have the plans in preparation for nine four-story modern city houses, which Livingston & Dunn are to build in 87th and 88th streets, near Riverside Drive. Two of the houses on 87th street are to be 19 feet front each; two on 88th street, 20 feet; and five on 88th street, 21 feet front each, and all are to have pantry extensions. The fronts are intended to be of especially handsome and attractive design, the materials being light mottled brick, light stone and terra cotta. They will have fine hardwood, cabinet trim throughout, scientific sanitary plumbing, and all the latest improvements. They are designed to cost from \$20,000 to \$25,000 each.

Henry W. Gordon intends building a four-story and basement brick and stone stable on the two lots, 50x100, he bought recently. They are situated at Nos. 410 and 412 West 52d street.

F. A. Minuth has plans on the boards for a six-story and basement brick, iron and terra cotta warehouse to be built on the northeast corner of Wooster and Bleeker streets. The building will be 25x75 in size, with an ell

Charles Rentz is drawing plans for two five-story brick, stone and terra cotta flats, to be built for Fay & Stacom, at Nos. 176 and 178 Ludlow street. They will be 24.1 1/4 x 75 in size, arranged for four families on each floor, and will cost \$23,000 each.

Out of Town.

BENSONHURST, L. I.—E. W. G. Dietrich has the plans for a villa to be erected on the southwesterly corner of 86th street and 22d avenue for Dr. P. A. E. Boetzkes. It will be 48x40 feet, contain eleven rooms and cost about \$8,000.

BATH BEACH.—Five Queen Anne cottages, 20x35 feet each, are to be built here by Edmund J. Bates from plans by Charles Boucher.

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

WANTS AND OFFERS.

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

WANTS.

WANTED.—A small store in central location for real estate office. Address, care this office. GOOD LEASE.

WANTED.—Position with carpenter and builder by young man of extended experience, thorough y capable of taking off quantities and making estimates; acquainted with the prominent architects. Address, BUILDER, "Record and Guide" office.

A YOUNG man, 28, experienced, desires to enter into partnership with an established party or parties in real estate business; business property preferred; best references. S. B. G. Feb 4-11.

ACTIVE young man (26), married, desires office or out-door position; double entry bookkeeper and correspondent; good penman, competent, energetic, temperate, careful, systematic and familiar with city; best references. T. J. BAUCH, 201 West 80th st.

WANTED.—By an experienced carpenter and builder, a man as general superintendent, capable of taking of items from plans and specifications, and who has some architectural acquaintance. Address, ARCHITECTURAL, "Real Estate Record."

OFFERS.

A CHOICE home on the crest of Orange Mountain, N. J., adjoining the Gen. McClellan Estate—Short drive from Orange Depots; accessible by macadamized electric roads and cable road now building up mountainside; 8 acres; finely improved; large residence and stables; over \$60,000 spent on the property and will be sold low for ready quick sale. EDW. P. HAMILTON & CO, 93 Broadway. Jan. 21-law5w.

Vacant Lots.

TO lease for term of years—Two lots, 50 ft. x 130 ft. in 3d st., near 7th av.; splendid opportunity for party wishing to build factory. Address, THOS. MORGAN, 115 Broadway.

FOR sale.—Some exceptionally well-located lots, excavated, with liberal building loans for private dwellings; also for flats; building and permanent loans placed. J. MONTGOMERY STRONG, Jr., 63 Liberty st.

40 CHERRY, near Pearl, 32x33, \$11,500. 1st av, near 108th st, 50x100, \$11,500. Easy terms. Also 10 acres, 67th st., New Utrecht. Jan. 21-law10w. ELY, 103 Gold st.

OFFERS.

Country Property.

\$100 BONUS.—Anyone selling our 13-acre farm, New Jersey, near New York; price reasonable. Address, W. H., 1559 Broadway. Feb. 4-11.

CHARMING cottage residence, stable, 1 1/2 acres, Llewellyn Park, Orange, N. J. Sale. \$14,000; easy terms. EDW. P. HAMILTON & CO., 96 Broadway. Jan. 21-law5w.

Miscellaneous.

A MOST desirable office to rent at a low figure, on the first floor of the Real Estate Exchange Building, 59 Liberty st. Apply to GEORGE A. ALLIN, Room No. 1.

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.

PRINTING.—Book, News and Job.

RECORD AND GUIDE PRESS,

14 Barclay, and 14, 16 Vesey sts

SALES OF THE WEEK.

The following are the sales for the week ending February 3.

* 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 THE REAL ESTATE EXCHANGE.)

RICHARD V. HARNETT & CO.

Table listing real estate sales with columns for address, description, and price. Includes entries like 'Boulevard, n e cor 69th st, 28.7x105.6x25.5x 92.6, vacant. Oppenheimer & Metzger... \$36,930'.

GEO. R. READ.

5th av, No. 47, e s, — s 12th st, 39.2x15, four-story brown stone dwell'g. Louis M. Jones. 93,000

(AT NEW YORK REAL ESTATE SALESROOM.)

RICHARD V. HARNETT & CO.

Table listing real estate sales with columns for address, description, and price. Includes entries like 'West Farms road, w s, 25 n Cross st, 50x100. Morris Mayer. (Amt due \$2,388)... 6,100'.

PETER F. MEYER.

3d st, No. 29 W., 40x75, s x-story brick and iron building. Myer Finn. 110,250

Park av, No. 1221, s e cor 95th st, 20.8x69, three-story brk dwell'g. Lewis Myers. (Amt due \$3,400; prior mort. \$19,000) 19,430

WM. KENNELLY.

*Amsterdam (10th) av, w s, 50 n 122d st, 25x100, vacant. Sarah M. & Sylvester Knight ext. 8,425
*122d st, n s, 150 w Amsterdam (10th) av, 25x 93.11, vacant. Same 5,600
Lexington av, No. 135, 22.4x80, five-story brk apartment house. T. H. Reilly. 45,000

BRYAN L. KENNELLY.

95th st, No. 183 W., 16.6x100.8, three-story brk dwell'g. Mary H. Clark. 17,800
Spring st, No. 12, 25.4x64x24 10x58.3, five-story brk building. F. M. White. 40,000
111th st, No. 73 E., 16x100.11, three-story dwell'g. G. Schroeder. 8,800
*78th st, Nos. 206-212, s s, 100 w Amsterdam av, 75x102.2, four three-story stone front dwell'gs projected (foundations built). Thos. Auld. (Amt due \$13,531) 30,000
107th st, No. 73, n s, 113 w 4th av, 16x100.11, three-story brk dwell'g. J. W. Ketcham. (Amt due abt \$1,500; prior mort. \$ -) 10,714
*110th st, s s, 172.6 e 5th av, 97.6x100.11, vacant. Jacob Bookman. (Amt due \$51,403) 50,000

SMYTH & RYAN.

*Amsterdam av, No. 587, e s, 82.2 n 88th st, 18.6x107, five-story brk flat. Laura Wheeler. (Amt due \$19,505) 20,418
90th st, No. 77, n s, 100 e 9th av, 18.9x100.8, three-story stone front dwell'g. E. W. Perry. (Amt due \$17,334) 18,630

D. P. INGRAHAM & CO.

Willis av, e s, 103 n 148th st, 22x100. J. Lacoste. (Amt due \$8,551) 9,800
*Leroy st, Nos. 57 and 59, n s, abt 105 w Bedford st, 31.1x60.6x28x60.4, five-story brk flat. Max Danziger. (Amt due \$1,500; prior mort. \$20,000) 43,236
*Leroy st, Nos. 61 and 63, n s, at east line of land Corporation Trinity Chu-chi, 35.2x60.6x 24.7x61.6, five-story brk flat. Same. (Amt due \$1,498; prior mort. \$20,000) 43,236

Total. \$1,161,654
Corresponding week 1892. \$954,318

BROOKLYN, N. Y.

FOR WEEK ENDING FEBRUARY 2.

Table listing real estate sales in Brooklyn with columns for address, description, and price. Includes entries like 'Cranberry st, No. 19, n e cor Willow st, 25.11x 75.2x25.10x75, three-story brk dwell'g. W. W. Grant. \$11,500'.

Table listing real estate sales with columns for address, description, and price. Includes entries like '*8th st, No. 26 1/2, s s, 165 w 5th av, 20x75, two-story frame dwell'g. Edward D. Brown. 1,630'.

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.

JANUARY 27, 28, 30, 31, FEBRUARY 1.

Table listing real estate sales in New York City with columns for address, description, and price. Includes entries like 'Bank st, No. 55, n s, 40.11 w 4th st, 18x65, three-story brk tenem't. Emily B. wife of Charles Goeller to Emanuel Hollonbeck. Mt. \$7,500. Feb. 1. \$3,610'.

Same property. Henrietta T. Tallmadge, Yonkers, N. Y., widow to same. 191-9,661 part. Feb. 1. 8,000

Broadway, Nos. 615-631 } begins Broadway, w Houston st, Nos. 2-18 } s, 51.10 n Houston Mercer st, Nos. 178-183 } st, runs west 125.1 x south 51.10 to Houston st, at point 124.11 w Broadway, x west 75 to Mercer st, x north 128.8 x east 200.1 to Broadway. x south 75.9, eight and nine story brk power house. James McCreery to John D. Crimmins. *Mt.* \$670,000. Jan. 31. 750,000

Broadway, No. 1378 } begins Broadway, e s, 7th av, No. 710 } abt 77 n 47th st, -x- to 7th av, three-story brk store on Broadway and three-story frame store on 7 h av. Contract. William Knight to Moritz B. Philipp. Jan. 30. 75,000

Christie st, Nos. 215 and 217, w s, 115 n Stanton st, 35.6x101. Benedict A. Klein to Jonas Weil and Bernhard Mayer. *Mt.* \$45,000. Jan. 30. nom

Christie st, Nos. 215 and 217, w s, 115 n Stanton st, 35.6x100, five-story brk tenem't with stores. Jonas Weil and Bernhard Mayer to Benedict A. Klein. Jan. 30. nom

Church st, No. 163, w s, 25 s Reade st, 22x50, five-story brk store. John C. B. Matthews to Eugenia A. Seely. 1/4 part. Sub. to mort. \$4,500. Jan. 31. 14,500

Clinton st, No. 55, w s, 200 s Stanton st, 25.1x100, five-story brk tenem't with stores. Maksz Viener and Samuel Viener to George Kohlenbusch. *Mt.* \$21,500. Jan. 27. 31,000

Clinton st, No. 123, w s, abt 175 n Broome st, 20.9x100, five-story brk store and tenem't. Jochebed Berkowitz to Louis Goodman. *Mt.* \$27,500. Oct. 31. 37,500

Columbia st, No. 34, e s, 149.11 s Delancey st, 24.10x100.4, five-story brk tenem't. Michael Fay and William Stacom to Abraham Brown and Isaac Haft. Jan. 31. See Norfolk st. 40,100

Delancey st, No. 176, n s, 20 w Attorney st, 25 x100, five-story brk tenem't with stores. Bertha Grosner to Ignatz Fischer and Louise his wife. B & S. *Mt.* \$18,000. Jan. 19. nom

Downing st, No. 33, n e cor Bedford st, 25x70, two and four-story frame and brk store and tenem't. Joseph Wilson, Brooklyn, to Bartholomew F. Kenny. Jan. 31. 22,000

East Broadway, No. 211, s s, abt 97 n Clinton av, 25x87.6, four-story brk store and tenem't. Israel Minor, Jr., exr. and trustee Jane V. C. Cooper to Annie F. wife of Harry D. Haber. Jan. 31. 15,375

Grand st, No. 319, s s, abt 22 w Orchard st, 21.6 x70, portion of five-story (iron front) store. Catharine L. wife of James P. Kernochan to Edward A. Ridley. Jan. 18. 60,000

Same property. Edward A. Ridley to Edward A. and Arthur J. Ridley, of Edward Ridley & Sons. C. a. G. Feb. 1. nom

Grove st, No. 27, n w s, 250.2 s w Bleecker st, 22x100, three-story brk dwell'g. Ascher Weinstein to Fanny R. Herzog. *Mt.* \$12,000. Jan. 26. 17,000

Same property. Fanny R. Herzog to Fanny R., Jr., Edward H. and Adrian B. Herzog. *Mt.* \$12,000. Jan. 30. nom

Grove st, No. 90, s s, abt 127 e Washington pl, 20x100, two-story brk dwell'g. Daniel P. Ingraham trustee Abraham Ackerman and Mary P. Burd admrx. Abraham Ackerman to Robert F. Blum. Jan. 25. 12,750

Hester st, No. 21, n s, 50 w Suffolk st, 25x75, three-story brk and frame store and tenem't. Louis and Samuel F. Manges to Daniel Eucher. *Mt.* \$13,000. Jan. 31. 20,250

Houston st, Nos. 381 and 383, s e cor Willett st, 37.3x65x37.1x65, two five-story brk stores and tenem'ts. Pincus Lowenfeld to Maurice J. Burstein. *Mt.* \$37,300. Feb. 1. 63,000

Hudson st, No. 513, w s, 33.1 s 10th st, 23x100, three-story brk store and tenem't with two-story brk stable on rear. Ferdinand H. Mela to Robert N. Cleverdon and Joseph Putzel. *Mt.* \$30,000. Jan. 30. nom

Hudson st, Nos. 225 and 227, w s, 57.3 n Watts st, runs north 35.2 x west 43.1 x northwest 20 x south 43.11 x east 13.11 x east 31.8, five-story brk tenem't with stores. John S. Scott to Ellen B. wife of James H. Jefferies. Sub. to mort. \$25,000. Jan. 23. 31,500

James st, No. 24, e s, abt 17 s New Bowery, 25.8x123.4x27.2x128.2, five-story brk tenem't with stores and five-story brk tenem't on rear. Barnett and Aaron Levy to Antonio, Charles A. and Louis Casazza. *Mt.* \$25,000 Jan. 27. 36,500

Lewis st, No. 101 1/2, w s, 58 n Stanton st, 22.2 x50.1x49.10x49.10, four-story brk tenem't. Max Drucker to Pincus Lowenfeld. *Mt.* \$11,000. Jan. 27. See Av C. 13,800

Maiden lane, Nos. 48 and 50 } begins Maiden Liberty st, No. 33 } lane, s w s, runs southwest 78.11 x southeast 24 x 39 to Liberty st, x southeast 24.3 x north 10.9 to Maiden lane, x northwest 47.10.

Liberty st, No. 3, 24x39.8x24x38.6. Two five-story brk stores and office buildings. Charles E. Runk to Samuel F. Myers. *Mt.* \$300,000. Jan. 30. exch

Monroe st, No. 95, n s, 210.10 e Pike st, 24.6x100, five-story brk tenem't. Jonas Weil and Bernhard Mayer to Morris Glass. *Mt.* \$25,000. Jan. 16. 41,000

Mott st, No. 34, e s, 39.4 s Pell st, runs south 17.5 x east 56.11 x north 11.8, three story brk store and tenem't. Fanny Cohn to Siegmund Cohn. All title. Jan. 30. nom

Nassau st, Nos. 114 and 116 } begins Nassau st, Ann st, No. 45 } e s, 78.11 n Ann

st, runs east 84.2 x south 69.2 to Ann st, at point 90.3 e Nassau st, x east 28.3 x north 161 x west 26.11 x south 67.6 x west 81.9 to Nassau st, x south 37.6, seven-story brk office building. John Pettit, West Orange, N. J., to Henry J. Newton. *Mt.* \$300,000. Jan. 31. See 4th st, 27th st and 7th av. nom

Norfolk st, No. 141, w s, 175 n Rivington st, 25 x100, five-story brk tenem't with stores. Max Goetz to Isaac Cohen. *Mt.* \$20,000. Feb. 1. 34,000

Norfolk st, No. 181, e s, 150 s Houston st, 25x100, five-story brk tenem't with stores. Abraham Brown and Isaac Haft to Michael Fay and William Stacom. *Mt.* \$24,500. Feb. 1. See Columbia st. 33,000

Perry st, No. 29, n s, 125 w Waverly pl, 25x95, five-story brk flat with stores. Frank X. and Adelia M. Demuth and Caroline D. Dessaur to Elias Jacobs. Jan. 31. 27,000

Pine st, Nos. 80 and 82, n e s, 43.11 n w Water st, 39.11x24.1x40.4x24.1, five-story brk store. Charles Phelps and ano. trustees of and Robert L. Reade and Helen J. his wife to John Pettit, Orange, N. J. *Mt.* \$14,000. Dec. 6, 1892. nom

Prince st, Nos. 127 and 129, n w cor Wooster st, 40x71.3.

Wooster st, No. 133, w s, abt 71.3 n Prince st, 23.9x86.6. Two and three-story brk buildings. Moses Foltz to Jacob Hirsh. *Mt.* \$55,000. Jan. 31. nom

Ridge st, No. 112, e s, 90.3 n Rivington st, 21x100, three-story brk store and tenem't with four-story brk building on rear. Jacob Barnett to Isaac Ginsburg, Brooklyn. *Mt.* \$14,000. Jan. 31. 30,000

Rivington st, No. 182, n e s, 25 s e Attorney st, 26x100, five-story brk tenem't with stores. Elias Jacobs to Bernhard Rubenstein. *Mt.* \$19,000. Jan. 23. 29,000

Roosevelt st, Nos. 23 and 25, w s, abt 132 n Madison st, 50x100, two and four-story brk tenem'ts with stores. Angela Rofrano to Lorenzo Campiglio. 1/2 part. *Mt.* 1/2 of \$9,500. Jan. 23. 10,000

Rutgers slip, Nos. 61 and 64, s w cor Cherry st, 60x61.4, two five-story brk tenem'ts with stores. Aaron Goodman to Morris Glass. *Mt.* \$50,500. Jan. 30. See Sheriff st. 65,000

Sheriff st, No. 57, w s, abt 200 n Rivington st, 25x100, five-story brk tenem't. Morris Glass to Aaron Goodman. *Mt.* \$27,750. Jan. 30. See Rutgers slip. 37,000

Same property. Aaron Goodman to Benjamin and Louis Gross. *Mt.* \$27,750. Jan. 30. 34,500

Stanton st, No. 236, n s, 3 w Willett st, 20x54.4, four-story brk store and tenem't. Davis Silberstein to Rosa Oppenheim. *Mt.* \$4,500. Jan. 31. nom

Same property. Rosa Oppenheim to Josef Klein and Hanna his wife. *Mt.* \$14,500. Jan. 31. 16,150

St. Marks pl, No. 51, n s, 225 e 2d av, 25x89.8, also all title in strip 8 feet deep. four-story stone front tenem't. Ernest Hopfensack to Gustav J. Dohrenwend. *Mt.* \$15,000. Feb. 1. nom

St. Nicholas pl, e s, 229.10 s 150th st, 30x100. Release restrictions. Charles E. Runk to Sigmund Bergmann. Jan. 26. nom

Thompson st, No. 23, e s, 86 n Grand st, 19.2x94, two-story frame building with two-story brk building on rear. Sara D. M. Fogg to Louis I. Haber. Feb. 1. 11,500

Walker st, No. 83, n s, 96.1 e Courtlandt alley, 24.11x8.6x25.1x90.10, six-story brk store. Frances S. Naylor and ano. exrs. Henry Naylor to Joseph Naylor. *Mt.* \$37,500. Jan. 30. 61,500

Washington st, No. 293, e s, 65.7 n Chambers st, 20.1x83.1x16.6x82.2, three-story brk store. Edgar P. Holdridge, Mt. Vernon, N. Y., to Morgan G. Barnwell, Q. C. Feb. 1. nom

Same property. John L. Caverly, Passaic, N. J., to same. Feb. 1. nom

Waverly pl, Nos. 15-19, n s, 48.8 e Greene st, 93.10x13.711 with use of 10-foot driveway in rear, two six-story brk stores. Benjamin F. Einstein, Marcus Kobner and Mayer Kahn to Cornelia and Clarence S. Wadsworth. *Mt.* \$180,000. Jan. 16. exch

Waverly pl, Nos. 190-94, w s, 19.5 n 10th st, 75.4x75, three five-story stone front flats. Harris Levy to Marks Levy. 1/2 part. Jan. 26. nom

White st, Nos. 115-121 } begins White st, s e cor Centre st, Nos. 122-31 } Centre st, runs east 93.8 x south 99.2 x west 11.4 x north 4.6 x west 10 x north 22.2 x west 67.7 to Centre st, x north 81, seven-story brk shoe factory. John F. Nelson to James and John H. Hanan, joint tenants. Jan. 30. nom

Same property. James and John H. Hanan, Brooklyn, to John F. Nelson. B. & S. Jan. 28. nom

Wooster st, No. 14, e s, abt 180 n Canal st, 22x100.8x21.9x100.4, three-story brk store with two-story brk building in rear. Simon Strahlheim to Matthew H. Beers. Dec. 20. 24,000

4th st, No. 218 } begins n w cor Chris-Christopher st, No. 73 } tocher st, 26.6x101x26.7x101, five-story brk flat on 4th st and four-story brk building on Christopher st. Henry J. Newton to John Pettit, West Orange, N. J. *Mt.* \$21,000. Feb. 1. See Nassau st. nom

5th st, No. 603, s s, 135.10 e Av B, 17.10x95.3, four-story brk store and tenem't. Daniel Loewenthal to George Koch, Sr. *Mt.* on this and other property \$20,000. Jan. 30. 12,100

8th st, No. 369, n s, 268 e Av C, 25x93.11, four-story brk tenem't. Jacob Johns to Philip Boyer. Dec. 1. nom

8th st, No. 322, s s, 348 e Av B, 19.9x97.6, four-story brk tenem't with stores. Samuel Schmidt to Charles Weisberger. *Mt.* \$7,000. Feb. 1. 11,750

9th st, No. 626, s s, 315.6 w Av C, 27.6x93.11, five-story brk tenem't. Anna C. wife of George Reubel to George Reubel and Anna C. his wife. Jan. 31. nom

9th st, No. 423, n s, 300 e 1st av, 16.8x85, four-story brk tenem't. Emil Forster to Christian Regelmann. *Mt.* \$6,000. Jan. 20. 12,300

9th st, No. 425, n s, 316.8 e 1st av, 16.8x85, four-story brk tenem't. Elias Jacobs to Christian Regelmann. Jan. 30. 12,000

11th st, No. 5.7, n s, 220.6 e Av A, 25x103.3, five-story brk tenem't with stores. Anna E. De Baets to Robert B. Merritt. *Mt.* \$28,500. Jan. 30. 36,000

12th st, Nos. 349-353, n s, 185 w Greenwich st, 66.2x80x6x10, three-story brk factory. James S. Dennis et al. exrs. and trustees Alfred L. Dennis to Stephen F. Shortland. Jan. 9. 62,000

Same property. James S., Frederic S., Samuel S. and Warren E. Dennis and Eliza D. Bell heirs Alfred L. Dennis to same. Q. C. Jan. 30. nom

12th st, Nos. 72 and 74, s s, 65.6 e 6th av, runs east 43.4 x south 103.3 x west 39.9 x north 16.4 x northwest 3.7 x north 84.8.

12th st, Nos. 82 and 84, s s, 168.6 e 6th av, 38.9 x103.3x38.8x103.3. Four three-story brk dwell'gs. William H. Hazzard et al. exrs. James Brady to Philip Sammet. Jan. 31. 73,000

13th st, No. 444 E, s s, abt 100 w Av A, 24.3x103.3, four-story brk tenem't with two-story brk stable on rear. Mary Bier to George Zeller. *Mt.* \$9,000. Jan. 30. 16,500

14th st, No. 514, s s, 221 e Av A, 25x103.3, five-story brk store and tenem't with four-story brk tenem't on rear. William A. Kottman to Louis Wallon, Hoboken, N. J., exr. Elizabeth Solms B. & S. Jan. 7. nom

14th st, No. 514, s s, 246 from s e cor Av A, runs south 103.3 x west 25 x north 103.3 to st, x east 25. Henry W., Frederick W. and Amelia Solms and Augusta wife of Herman W. Solms dec'd to Henry H. Sebulte and Claus H. Babenberg, Jersey City, N. J. B. & S. Jan. 16. nom

Same property. Louis Wallen exr. Elizabeth Solms to same. C. a. G. Jan. 31. 15,250

14th st, No. 519, n s, 266 e Av A, 25x103.3, six-story brk tenem't with stores. Augustus Taber, Westchester, N. Y., to Solomon Miller. Nov. 7. 50

Same property. Solomon Miller to Edward Wilckens. Jan. 31. other consid. and 50

14th st, Nos. 132-136, s s, 425.6 w 6th av, 74.6x103.3, seven-story brk store. Isidor S. and Max S. Kern and Marx and Moses Ottinger to Emilia W. wife of Chester W. Chapin. *Mt.* \$175,000. Jan. 30. 310,000

18th st, No. 21, n s, 360 w 5th av, 25x92, four-story store front dwell'g. Henrietta M. and Homer Bestwick exrs. Homer Bestwick to Henry Corn. Jan. 31. 39,000

Same property. Release dower. Henrietta M. Bestwick widow to same. Jan. 31. nom

20th st, Nos. 156, 158 and 160, s s, 103 e 7th av, 53.4x93.10, three five story brk flats. Miram Nicholson widow and devisee of John Nicholson to Ascher Weinstein. Jan. 28. 60,900

22d st, No. 241, n s, 325 w 7th av, 25x98.9, five-story brk tenem't with five-story brk tenement on rear. George Forrester, Poughkeepsie, N. Y., to Thomas D. Day, Jr. Jan. 23. nom

24th st, No. 161, n s, 84 w 3d av, 22x98.9, one-story brk stable. Henry Immen to Michael F. McDonald. Jan. 24. 16,000

27th st, No. 15, n s, 150 w 5th av, 25x98.9, five-story brk store. Richard Mortimer and ano. exrs. William Y. Mortimer to Mathias Rock. Jan. 31. 100,000

27th st, Nos. 158-64, s s, 100 e 7th av, runs east 88 x south 90 x west 44 x south 8.9 x west 44 x north 30.8 x west 15 x north 21 x east 15 x north 48.1, two five-story brk factories. Sarah E. Halstead juratic by William H. Halsted individ. and as committee to Henry J. Newton. All title of Sarah E. Halstead. Jan. 31. 6,000

27th st, s s, 100 e 7th av, runs east 88 x south 90 x west 44 x south 8.9 x west 44 x north 30.8 x west 15 x north 20 x east 15 x north 48.1. Henry J. Newton to John Pettit, West Orange, N. J. *Mt.* \$72,000. Feb. 1. See Nassau st. nom

27th st, No. 522, s s, 6 w 10th av, 15.5x24.8, three-story brk store and tenem't. Adolph Schaeffer to William Hanscn. *Mt.* \$1,500. Jan. 27. 2,500

Same property. William Hansen to Theresa Schaeffer. *Mt.* \$1,500. Jan. 26. 2,500

27th st, No. 214, s s, 235 e 3d av, 25x98.9, five-story brk tenem't. Foreclos. John Callahan to Charles H. Reed and William H. Schacht. *Mt.* \$25,000. Jan. 28. 10,275

27th st, No. 221, s s, 261 e 3d av, 25x98.8, five-story brk tenem't. Foreclos. Same to same. *Mt.* \$25,000. Jan. 28. 10,275

27th st, Nos. 218 and 220, s s, 235 e 3d av, 59x98.8, Natalie Gruhn to Charles H. Reed and William H. Schacht. B. & S. Jan. 26. nom

28th st, No. 345, n s, 302.6 e 9th av, 18x98.9, five-story stone front flat. Louis and Hermann Runkel to Margareta Card. Jan. 30. exch

28th st, No. 309, n s, 120 w 8th av, 20x98.9, five-story stone front tenem't. Selina Falk to William Wilson. Jan. 31. 17,500

39th st, No. 139, n s, 160 e Lexington av, 20x98.9, three-story brk dwell'g. Harriet and Rose Phillips to Charlotte Tolmie. Mt. \$5,000. Jan. 31. 13,000

Same property. Morris Phillips to same. B. & S. Jan. 31. nom

31st st, No. 14, s s, 225 w 5th av, 25x98.9, four-story stone front dwell'g. Samuel H. Cohen to Esther E. Cohen. B. & S. C. a. G. Mt. \$24,000. Jan. 26. nom

32d st, Nos. 424-428, s s, 440 e 10th av, 60x98.9. 32d st, No. 430, s s, 420 e 10th av, 20x98.9. 32d st, No. 432, s s, 400 e 10th av, 20x98.9. Five four-story brk tenem'ts. Ann S. Young et al. exrs. John S. Young to Charles H. Gushee. Jan. 30. 45,000

32d st, Nos. 424-432, s s, 300 w 9th av, 100x98.9. Charles H. Gushee to Morris B. Bronner. B. & S. C. a. G. Mt. \$37,500. Jan. 31. 60,000

33d st, No. 207, n s, 84. w 7th av, 15x98.9, three-story stone front dwell'g. Mordecai S. Kauffman and Manuel Goldberg to Louis Livingston. Mt. \$9,500. Oct. 5. nom

34th st, No. 429, n s, 358 w 9th av, 17x98.9, three-story stone front dwell'g. Katharine wife of George Giebelhouse to Benjamin Fox. Feb. 1. 15,500

35th st, No. 310, s s, 100 w 8th av, 12 6x98.9, three-story brk dwell'g. John H. McGinn to Mary C. Shephard widow. Sub to mort. \$6,000. Jan. 31. 11,000

36th st, No. 331, n s, 452.6 e 8th av, 18.6x98.9, four-story brk dwell'g. Henry Dryer to James Harrison. Feb. 1. 13,750

36th st, No. 406, s s, 100 w 9th av, 25x98.9. 35th st, No. 409, n s, 100 w 9th av, 25x98.9, two five-story brk tenem'ts. Thomas Cockerill to William F. Inslee. Mt. \$45,000. Jan. 31. 58,000

38th st, No. 306, s s, 125 w 8th av, 25x98.9, four-story brk store and tenem't with four-story brk tenem't on rear. Christian Stehle to Isaac Mannheimer. Mt. \$4,000. Jan. 3. 20,800

38th st, No. 235, n s, 149.11 w 2d av, 25x98.9, five-story brk tenem't. Susie T. wife of Jeremiah C. Lyons to Simon Herman and Hyman Israel. Mt. \$17,000. Jan. 26. nom

38th st, No. 518, s s, 262.6 w 10th av, runs south 90 x west 12.6 x south 8.9 x west 6.3 x north 98.9 to st, x east 18.9, four-story brk tenem't with stores. Nicholas Reinhardt to Philip Desel and Caroline his wife. Mt. \$6,000. Jan. 31. 7,000

39th st, No. 159, n s, 75 w 3d av, 15x50x15.7x45.8, three-story frame (brk front) tenem't. Samuel L. Gross exr. Henrietta Pinckney to Ascher Weinstein. Jan. 16. 6,650

41st st, Nos. 339-341 1/2, n s, 250 e 9th av, 50x98.9, three four-story brk and store tenements with two three-story frame tenem'ts on rear. 47th st, No. 550, s s, 189 e 11th av, 20x100.4, four-story brk tenem't. Thomas A. McEwen to Michael M. Forrest, of Arlington, N. J. 1-5 part. Jan. 27. 4,000

44th st, No. 108, s s, 133.2 w 6th av, 16.10x100.4, five-story stone front dwell'g. Foreclos. Clifford W. Hartridge to The Emigrant Industrial Savings Bank. Jan. 27. 16,400

44th st, No. 152, s s, 199.7 e Broadway, 20.4x100.4, five-story stone front dwell'g. Edward J. Hayes to Nora D. A., Isabella, Mabel, Stephen E., Miriam B., Charles and Lucy Hayes heirs of Edward Hayes. 1/2 part. Sub. to dower right Isabella M. Hayes. Jan. 31. 2,572

45th st, No. 226, s s, 307 e 3d av, 16x100.4, five-story brk tenem't with stores. Morris A. Eiseman to Abraham Sandberg. Mt. \$16,000. Nov. 3. 2,300

46th st, No. 306, s s, 100 e 2d av, 25x100.5, five-story brk tenem't with stores. Ernst Hansgen to John Fath. Mt. \$10,000. Jan. 31. 21,550

49th st, No. 38, s s, 43 e Madison av, 21.6x75, four-story stone front dwell'g. William M. and John H. Purdy exrs. and trustees John Purdy to Ronald H. Macdonald. Jan. 6. nom

49th st, No. 533, n s, 450 w 10th av, 25x100.5, five-story stone front tenem't. Fanny Potsdamer to Reno R. Billington. Feb. 1. 24,000

Same property. Reno R. Billington to Ferdinand R. Minrath. Mt. \$20,000. Feb. 1. 24,000

50th st, No. 121, n s, 280 w 6th av, 20x50.6x54.3, two-story brk stable. Rachel widow and Miram Fisher widow and devisees Selig S. Fisher to The Metropolitan Traction Co. of New York. Jan. 27. 22,500

57th st, No. 346, s s, 192 w 1st av, 16.4x71.2x16.4x72.4, three-story stone front dwell'g. Charles F. Stone to Ascher Weinstein. Jan. 31. 9,000

57th st, No. 341, n s, 275 e 9th av, 20x100.5, four-story stone front dwell'g. Ellen M. Gibbs to James F. Caldwell. Jan. 7. 31,000

58th st, No. 220, s s, 250 e 3d av, 20x100.5, three-story stone front dwell'g. Isidor Neuburger to Leopold Lendorf. Jan. 31. 15,000

58th st, Nos. 13 and 15, n s, 275 e 5th av, 50x100.5, four-story brk livery stable. Delos McCurdy and ano. exrs. Henry W. Perkins to Edward W. Dewey. 1-6 part. Jan. 24. nom

60th st, No. 150, s s, 100 e Lexington av, 22x100.5, four-story stone front dwell'g. David Auerbach to Maurice J. Kraus. Mt. \$9,000. Feb. 1. nom

61st st, Nos. 322 and 324, s s, 301.8 e 2d av, 53.4x100.5, two five-story brk tenem'ts. Jonas Weil and Bernhard Mayer to Gustav Setzer. Feb. 1. nom

63d st, No. 147, n s, 414.3 w 9th av, 18.6x100.5, four-story brk dwell'g. John V., Michael C. and Zenaide S. Bouvier trustees to George A. Stimpson. Jan. 23. 14,500

Same property. George N. Stimpson, Brooklyn, to George V. N. Baldwin. Mt. \$10,000. Jan. 23. nom

65th st, No. 54, s s, 100 w Park av, 20x100.5, four-story stone front dwell'g. Richard W. Buckley to David E. Sicher. Mt. \$17,000. Jan. 31. 32,000

66th st, n s, 250 w 8th av, 50x100.5, vacant. Alfred Van Beuren to James McClenahan. Jan. 27. 22,000

66th st, s s, 300 w Central Park West, 75x100.5, vacant. George S. Pruden to William E. Pruden. Mt. \$48,000. Dec. 6. 60,000

66th st, No. 162, s s, 80 e Amsterdam av, 29x100.5, one and two-story frame buildings. Henry A. Crosby to William S. Patten. B. & S. C. a. G. Mt. \$3,000. Feb. 1. 6,700

69th st, No. 339, n s, 99.6 w 1st av, 25.6x100.5, four-story stone front tenem't. George Zeller to Mary Bier. Mt. \$3,900. Jan. 30. 21,000

70th st, No. 283, n s, 85 e 11th av, 15x100.5, three-story brk dwell'g. Mary Holder to Alice Richard. Mt. \$10,000. Jan. 27. nom

70th st, No. 315, n s, 200 w West End av, 20x100.5, three-story brk dwell'g. Margaretta wife of and James V. D. Card to Hermann Runkel. Jan. 30. See 28th st. exch

71st st, n s, 125 w West End av, 100x102.2, vacant. Edward, Thomas S. and Philip Van Volkenburgh exrs. Philip Van Volkenburgh to Jacob Hirsh. Nov. 28, 1892. 42,000

Same property. Ann S. Van Volkenburgh widow to same. Release dower. Nov. 28, 1892. nom

71st st, No. 163, n s, 285 w 3d av, 15x102.2, three-story stone front dwell'g. Henry Schmitt, Riverdale, to Emma A. C. Eibs. Mt. \$9,000. Jan. 18. 14,500

75th st, Nos. 12-16, s s, 215 w Central Park West, 60x102.2, three four-story stone front dwell'gs. William E. Diller to William H. Butler, Brooklyn. Mt. \$84,000. Jan. 23. 134,000

76th st, n e cor Madison av, 45x102.2, vacant. Alfred P. Dix and John J. Phyfe to Judson S. Todd. Jan. 31. nom

76th st, No. 34, s s, 316 e Columbus av, 22x102.2, four-story stone front dwell'g. William C. G. Wilson and James Tichborne to Vieve P. Fisher. Mt. \$31,000. Feb. 1. other consid. and 100

77th st, No. 248, s s, 125 w 2d av, 25x80, four-story stone front tenem't. Henry J. Abels to Herman J. Schiff. Mt. \$9,000. Feb. 1. 16,500

77th st, No. 250, s s, 100 w 2d av, 25x80, four-story stone front tenem't. George Wolf to Herman J. Schiff. Mt. \$9,000. Feb. 1. 16,500

77th st, No. 109, n s, 100 w Columbus av, runs north 100.8 x west 3.2 x north 3.2 x west 15.4 x south 17.4 to 77th st, x east 18.6, four-story stone front dwell'g. Anton C. P. Smith to Charles J. Carew, Norwich, Conn. Mt. \$26,675. Jan. 27. nom

78th st, No. 161, n s, 153 e Amsterdam av, 19x102.2, four-story stone front dwell'g. Release mort. Charles E. Hall to Charles H. Parsons. Jan. 26. nom

Same property. Charles H. Parsons to Samuel S. Abbott. Mt. \$21,000. Jan. 26. exch

Same property. Samuel S. Abbott, Brooklyn, to Daniel B. Childs. Mt. \$21,000. Jan. 21. nom

78th st, No. 173, n s, 30 e Amsterdam av, 22.6x102.2, five-story brk flat. Louisa Schwegler to Greenleaf W. Crossman. Mt. \$21,500. Feb. 1. 35,000

78th st, No. 553, n s, 100 w 1st av, runs north 64 x southeast 7 x north 39.10 x west 17 x north 22.2 x west 34 x south 22.2 x west 17 x north 2.2 x west 21 x south 2.2 x east 5 x south 24.7 x southeast 51 x south 68.6 to st, x east 25, four-story brk shop. L. R. Hartung Co. to John T. Farley. Mt. \$23,195. Jan. 28. nom

81st st, No. 315, n s, 250 e 2d av, 25x102.2, five-story stone front tenem't. Regina Fleischman widow to Alida Dreyfous. Mt. \$14,000. Jan. 31. 20,700

83d st, No. 188, s s, 345 w 9th av, 17x102.2, four-story brk dwell'g. Bertha Wiebusch widow to William D. Tenison. Jan. 24. 24,000

82d st, n s, 100 w Columbus av, 125x102.2, vacant. Benjamin Altman to Andrew J. Kerwin. Jan. 30. 71,200

83d st, No. 151, n s, 266.3 w 3d av, 15.4x102.2, three-story stone front dwell'g. Martha W. wife of and Charles R. Stilwell to Townsend Wandell et al. exrs. Benjamin C. Wandell. Jan. 26. See below. exch

83d st, No. 153, n s, 250.11 w 3d av, 15.4x102.2, four-story stone front dwell'g. Townsend Wandell et al. exrs. Benjamin C. Wandell to Martha W. Stilwell. Jan. 26. See above. exch. and 3,500

83d st, No. 137, n s, 350 w Columbus av, 25x102.2, five-story stone front flat. Sub. to mort. \$20,000. 83d st, No. 139, n s, 375 w Columbus av, 25x102.2, five-story stone front flat. Mt. \$20,000.

Rosina Vollhart widow to Katharina wife of Ferdinand Wesel. Nov. 1. 76,000

84th st, No. 202, s s, 99 w Amsterdam av, 26x102.2, five-story brk flat. E. Clifford Potter to John S. Robinson. Mt. \$21,000. Jan. 31. nom

85th st, No. 530, s s, 323 e Av A, 25x102.2, five-story brk tenem't. David Y. Disbrow to William Herbert. Jan. 31. 20,500

86th st, No. 331, n s, 320 w 1st av, 25x100.8, five-story brk tenem't. Jacob and Henry

Kerner to Rosa Grob. Mt. \$14,000. Jan. 31. 25,500

86th st, No. 423, n s, 231 e 1st av, 25x100.8, four-story stone front tenem't. Jessie wife of and Fritz Setzkorn to Charles Ast. Mt. \$10,000. Jan. 30. 19,000

87th st, No. 46, on map No. 50, s s, 260 e Columbus av, 28x100.8, four-story stone front dwell'g. Charles Buek to George H. Stover. Mt. \$8,000. Jan. 33. 43,000

89th st, No. 312, s s, 180 w West End av, 20x100.8, four-story brk dwell'g. John F. Richters, Perth Amboy, N. J., to John Sedgwick. Mt. \$24,000. Jan. 24. nom

90th st, No. 57, n s, 216.1 w 4th av, 19.6x100.8, three-story stone front dwell'g. Katharina Wesel to Rosina Vollhart. Mt. \$11,000. Oct. 31, 1892. 25,000

94th st, No. 102, s s, 30 w Columbus av, 35x98.10x35x100, five-story stone front flat. Walter Lawrence to Gustav J. Dohrenwend. Q. C. Jan. 28. nom

Same property. Gustav J. Dohrenwend to Ernst Hopfensack. Mt. \$37,000. Feb. 1. nom

95th st, No. 48, s s, 245 e Columbus av, 17x100.8, three-story brk dwell'g. Ellen Reynolds to Pauline Levy. Mt. \$12,000. Feb. 1. 18,000

95th st, s s, 100 w Central Park West, 25x100.8, vacant. Adelaide Hamilton to Alexander W. Frazer, Nyack, N. Y., and George G. Dutcher, Brooklyn. Jan. 26. 12.5 0

95th st, s s, 125 w Central Park West, 25x100.8, vacant. Alice Hamilton to same. Jan. 26. 12,500

96th st, No. 109, n s, 75 e Park av, 25x101.10, five-story stone front flat. Francis J. Schnugg to John A. Schumann. Mt. \$23,000. Jan. 31. 30,000

96th st, No. 65, n s, 120.6 e Columbus av, 20.6x100.11, four-story brk dwell'g. Francis M. Jencks to Frank L. Smith. Jan. 26. nom

97th st, No. 50, s s, 460 w Central Park West, 20x100.11, four-story brk dwell'g. Daniel F. Appleton to Matilda wife of Louis S. Stern. Jan. 5. nom

99th st, No. 36, s s, 350 w Central Park West, 25x100.11, five-story brk flat. William Rankin to Joseph McFarland. Jan. 30. nom

99th st, No. 26, s s, 350 w Central Park West, 25x100.11, five-story brk flat. Joseph McFarland to William Rankin. Mt. \$20,000. Jan. 31. nom

100th st, No. 127, n s, 250 w 9th av, 25x100.11, five-story brk tenem't with stores. Karolina Maecher to Jacob Mayer. Sub. to mort. \$11,000. Feb. 1. 20,000

101st st, n s, 100 w 1st av, 100x100.11, vacant. Cornelius Van Cott to Henry Steinhardt. Q. C. Jan. 26. nom

101st st, No. 227, n s, 385 e 3d av, 25x100.11, four-story brk tenem't. Nicholas M. Butler to John Vanoni. Mt. \$9,000. Jan. 23. 12,600

102d st, No. 175, n s, 225 e 10th av, 25x96.8, five-story brk flat. Peter Bauer to Thomas Stone. Mt. \$6,550. Jan. 30. 25,000

103d st, No. 111, n s, 187.6 w Columbus av, 18.9x100.11, five-story stone front flat. Vienna D. wife of and James M. Gano to Rachel McAuley. Feb. 1. 24,000

104th st, No. 245, n s, 100 w 2d av, 16.8x100.10, three-story stone front dwell'g. Sarah N. wife of Max J. Foss to Flora Pohalski. Mt. \$4,000. Feb. 1. 7,250

104th st, No. 77, n s, 83.4 e Columbus av, 16.8x100.11, four-story stone front dwell'g. William R. Bunker, Brooklyn, to Albert Blackburne, Dunwoody, N. Y. Mt. \$17,000. Jan. 28. See 124th st. nom

Same property. George A. Hayunga to William R. Bunker. Mt. \$17,000. Jan. 27. nom

106th st, n s, 50 e Riverside Drive, 75x100.11. 106th st, n s, 100 w West End av, 75x100.11. 12th av } begins 12th av, w s, at centre line
13th av } 105th st, runs north 281.10 to centre
105th st } tre of 106th st, x west 900 to w s
106th st } 13th av, x south 281.10 to centre
105th st, x east 900. All vacant. Richard S. Grant to Joseph Stickney. Jan. 27. 45,000

106th st, n e cor Riverside av or Drive, 50x100.11, three-story frame dwell'g. Richard S. Grant to Joseph Stickney. Jan. 27. 63,000

107th st, No. 268, s s, 185 e 3d av, 21.10x100.11, four-story brk tenem't. Rachel L. Epstein and Flora Pohalski to Sophie wife of Josef Heifer. Mt. \$6,500. January 30. 11,000

114th st, No. 75, n s, 155 w Park av, 25x100.11, five-story brk flat. Nathaniel E. Gouldy to George A. Mott. Mt. \$15,000. Jan. 25. 21,500

114th st, s s, 300 w Boulevard, 25x100.11, vacant. Jacob Hess, Newtown, L. I., to Charles Tisch. Sub. to mort. \$5,000. Jan. 31. 8,500

115th st, Nos. 20 and 22, s s, 295 e 5th av, 50x100.11, two five-story brk flats. Maurice Aron to Stephen O'Hare. Mt. \$36,400. Feb. 1. 48,000

115th st, No. 20, s s, 100 w Madison av, 25x100.11. Stephen O'Hare to Thomas Adams, Brooklyn. 1/2 part. Mt. \$19,400. Feb. 1. 12,000

115th st, No. 22, s s, 75 w Madison av, 25x100.11. Same to Jane A. wife of James Park, Brooklyn. Mt. \$19,000. Feb. 1. 24,000

115th st, No. 116, s s, 180 e 4th av, 25x100.11, five-story brk flat. Dorothea wife and Henry Bernhardt to Louis Herbst and Jeanette his wife. Mt. \$12,000. Jan. 31. 23,500

116th st, No. 54, s s, 82.11 e Madison av, 27.1x101, five-story brk flat. Mary Canis, Forked River, N. J., to Tillie E. Smith widow. B. & S. Mt. \$30,000. Jan. 17. nom

118th st, No. 312, s s, 181.8 e 2d av, 21.8x100.10, three-story stone front dwell'g. Henry

Baruch to Katie Garra. *Mt.* \$9,000. Feb. 1, 12,875
 120th st, Nos. 114 and 116, s s, 173 4 e Park av, 41.8x100.10, two four-story stone front tenements. Catherine wife of and Thomas S. Brennan to Michael Strauss. Feb. 1. 23,500
 120th st, No. 147, n s, abt. 33 9 e Lexington av and being 513 9 e Park av, 16.2x100.11, three-story brk dwell'g. Lincoln A. Stuart to Rosanna Varley. *Mt.* \$4,000. Jan. 27. 7,600
 123d st, No. 243, n s, 300 e 8th av, 16.8x100.11, three-story stone front dwell'g. Henrietta M. Griswold widow to Charles W. Dayton. *Mt.* \$11,500. Nov. 11, 1891. 15,000
 123d st, Nos. 354-360, s s, 118 w 1st av, 57x100.11, four three-story stone front dwell'gs. Joseph Husson, Westchester, N. Y., to Benjamin F. Carpenter. *Mt.* \$19,500. Jan. 27. nom
 123d st, Nos. 354-360, s s, 117.10 w 1st av, 57.2x100.11, four three-story stone front dwell'gs. Joseph Husson to Benjamin F. Carpenter. Q. C. Jan. 27. nom
 124th st, Nos. 240 and 242, s s, 300 e 8th av, 40.2x100.11, two four-story stone front flats. Albert Blackburne, Yonkers, N. Y., to William R. Bunker, Brooklyn. *Mt.* \$32,000. Jan. 28. See 104th st. nom
 135th st, Nos. 172 and 174, s s, 270 e 7th av, 50x99.11, two five-story brk flats. Foreclos. Augustus H. Vanderpoel to John Cotter. Jan. 25. 8,100
 138th st, n s, 375 e Lenox av, 50x99.11. 139th st, s s, 400 e Lenox av, 25x99.11. One-story frame buildings and vacant. Agnes L. M. Wall widow to Morris B. Chelimer. *Mt.* \$6,000. Jan. 26. nom
 144th st, No. 473, s s, 47.6 e 10th av, 17.6x99.11, four-story brk dwell'g. Charles B. Curtis to Charlotta H. Nell. Sub. to mort. \$12,000. Jan. 23. exch
 146th st, n s, 125 w St. Nicholas av, 50x99.11, vacant. William Thompson to Joseph and Charles Watkins. Sub. to mort. \$7,000. Jan. 26. nom
 148th st, No. 417, n s, 187.6 n St. Nicholas av, 12.6x99.11, four-story brk dwell'g. Mary F. A. wife of and Walter J. Katte to Alexander Blumenstock. Sub. mort. \$9,000. Jan. 31. nom
 147th st, No. 414, s s, 196 w St. Nicholas av, 20x99.11, three-story stone front dwell'g. Denis J. Dwyer and William Haigh to Sigmund B. rgman. *Mt.* \$15,000. Jan. 9. See St. Nicholas av. 26,500
 147th st, No. 410, s s, 216 w St. Nicholas av, 20x99.11, three-story stone front dwell'g. Denis J. Dwyer and William Haigh to Sigmund B. rgman. *Mt.* \$14,000. Jan. 9. See St. Nicholas av. 26,250
 158th st, s s, 331.8 w Public Drive and 675 w 11th av as widened, 150x149.11, vacant. William R. and Charles B. Knapp to August W. Cordes. Jan. 23. 24,000
 158th st, n s, 200 e 11th av, 25x99.11, two-story frame dwell'g. William A. Wheelock to Robert C. Winters. Jan. 27. 5,000
 Av A, No. 1671, s w cor 88th st, 25x76, five-story brk tenem't with stores. Gustav T. Lawrence to Jacob and Hannah Lederer, joint tenants. *Mt.* \$13,000. Feb. 1. 30,700
 Av C, No. 62, e s, 96 n 4th st, 24x83, four-story brk store and tenem't. Pincus Lowenfeld to Max Drucker. Jan. 27. See Lewis st. 17,500
 Amsterdam av, w s, 51.2 n 83d st, 51x100, vacant. William A. Righter, Newark, N. J., to George W. Thedford. Nov. 29, 1892. 18,000
 Amsterdam av, No. 623, e s, 25.8 n 90th st, 25x100, five-story brk store and flat. Foreclos. Jerome Buck to William J. Nicklas. *Mt.* \$21,500. Jan. 31. 3,900
 Amsterdam (10th av) begins Amsterdam av, 11th av } w s, 50.3 n 150th st, being Amsterdam (10th) av, s w cor of former Knapp lane runs west to 11th av or Boulevard at point 135.9 n 160th st, runs north 11 x east to 10th av at point 61.3 n 160th st, and at intersection with centre line of said lane, x south 11, with all title to north 1/2 of said lane bet 10th av and 11th av. John Dally to Harry B. Hollins. B. & S. May 31, 1889. 6,000
 Bradhurst av, Nos. 2-8, n e cor 142d st, 106.6x60x106.6x60.11, four five-story brk flats, stores in Nos. 2 and 4. Frank Aiello, Brooklyn, to Felice Tocci, Celestino Tarabella and Joseph Rimoldi, joint tenants. Sub. to mort. \$12,500. Feb. 1. 25,000
 Convent av } begins Convent av, proposed, n e 148th st } cor 148th st, 99.11x175, vacant. James Alexander and Peter McCallum to Annie C. Doyle. Dec. 21. 50,000
 East End av or Av B, No. 1632, n w cor 84th st, 26 8x78, four-story brk (stone front) flat with stores. Rudolph Binder to George Ehret. *Mt.* \$20,000. Jan. 31. 33,500
 Kingsbridge av, e s, 211.3 s Terrace View av, 25x100. Charles J. Coulter to Fidela S. Phinny. Dec. 21, 1892. 1,275
 Lexington av, No. 1723, e s, 17.7 n 108th st, 16.8x65, four-story stone front flat. Dennis Delany to Edward C. Prescott. *Mt.* \$5,360. Jan. 30. 10,890
 Same property. Edward C. Prescott to Ellen wife of and Moritz Leiner. *Mt.* \$5,300. Jan. 31. 12,000
 Lexington av, No. 833, e s, 80.5 s 64th st, 20x70 four-story stone front dwell'g. Francis Ashton to Frederica Ashton. Jan. 25. nom
 Lexington av, No. 59, s e cor 25th st, 19.9x72, three-story brk dwell'g. Charles F. Murphy to Peter Wilkens. *Mt.* \$12,000. Jan. 30. 50,250
 Lexington av, No. 568, w s, 119 n 50th st, 20x80, five-story stone front flat. Sarab wife of Mark Levy to Ann Gorman. *Mt.* \$12,000. Feb. 1. 20,000

Madison av, e s, 69.11 n 111th st, 80x70, vacant. Julius Lipman and Moses Kind to William Gasten, Brooklyn. *Mt.* \$30,000. Dec. 21, 1892. nom
 Madison av, No. 1128, s w cor 84th st, 67.2x18.7, four-story stone front dwell'g. Frederick A. Constable and ano. exrs. and trustees Richard Arnold to Alexandra L. B. Ide. *Mt.* \$14,000. Jan. 28. 28,000
 Manhattan av, No. 440, e s, 75.8 n 118th st, 25.3x95, five-story brk flat. Thomas J. McGuire to Marie Schussler. *Mt.* \$19,000. Jan. 31. nom
 Park av, No. 881, n e cor 75th st, 24.8x100, five-story brk store and flat. Foreclos. Lucius L. Van Allen to Oscar T. Marshall. Jan. 26. 61,000
 Park av, No. 1642, w s, 25 n 116th st, 25.5x90, five-story stone front flat. Tillie Berger to Ramon Elosus y Salazar. *Mt.* \$21,000. Jan. 27. 24,500
 Park av, No. 1743, e s, 20.11 n 121st st, 20x75. } Park av, No. 1747, e s, 60.11 n 121st st, 20x75. } Two four-story brk tenem'ts with stores. Andrew Kane to Edward Nicholson. *Mt.* \$14,000. Feb. 1. See 8th av. 31,250
 South 5th av, No. 100, w s, 145 n Prince st, 25.2x74.7x25x74.9, five-story brk store. Adolphe and Joseph Openbym exrs. William Openbym to Cesare and Guisepe Razetti. *Mt.* \$20,000. Jan. 31. 35,000
 St. Nicholas av, n w cor 117th st, 29.7x92.5x25.3x107.11, five-story brk flat with stores. Foreclos. George Landon to Philip M. Lydig. Jan. 31. 35,000
 St. Nicholas av, e s, 52 n from former centre line of 148th st closed, runs north 77.11 x east 125 x south 77.11 x west 125, vacant. Edgecombe av, w s, 229.10 s 150th st, 30x100, vacant. Sigmund Bergmann to Denis J. Dwyer and William Haigh. *Mt.* \$15,993. Jan. 10. See 147th st. 44,000
 West End av, e s, 52.2 s 84th st, 10x33 4, vacant. Mary A. Drake to Vienna D. Gano. *Mt.* 2.5 of \$2,000. Oct. 23, 1889. 1,088
 1st av, s e cor 169th st, 100.11x95, vacant. George Bradish to Margaret L., Mary E. and Jennie O'Brien. Q. C. Jan. 18. nom
 Same property. Mary E., Margaret L. and Jennie O'Brien to Peter A. Cassidy. *Mt.* \$6,700. Jan. 4. 19,000
 1st av, No. 871, w s, 50.5 s 49th st, 25x100, five-story brk tenem't with stores. Edmund B. Taylor to James Feary. Jan. 26. nom
 1st av, Nos. 971 and 973, w s, 75.7 n 13d st, runs west 78 x north 24.6 x east 3 x north 25.1 x east 75 to av, x south 49.7, two five-story iron front stores and tenem'ts. John N. A. Griswold to Ascher Weinstein. Jan. 16. 40,000
 2d av, No. 63, w s, 48.1 s 4th st, 24x65, four-story brk tenem't. August Ruff to Isaac C. Johnson. Feb. 1. 21,000
 2d av, No. 165, w s, 25 n 6th st, 24x100, three-story brk stable. Ernst Detmold, New York, and Justus Von Lengerke, Orange, N. J., to August Ruff and John B. Hagenbuehle. *Mt.* \$13,000. Feb. 1. 23,500
 2d av, No. 758, e s, 93.9 n 40th st, 24 8x100, four-story brk tenem't with store. Myer Hellman to Felix, Sarah and Carrie Lorch. *Mt.* \$16,000. Jan. 25. 23,500
 2d av, No. 111, w s, 63.8 s 7th st, 21x98, three-story brk tenem't. James Millett to Frederick Horstmann. Jan. 28. 23,000
 3d av, No. 600 } begins 3d av, n w cor 39th st, } 39th st, No. 161 } runs north 27 x west 60 x north 14.5 x northwest 15.7 x south 45.8 to 39th st, x east 75, three-story brk tenem't with stores on av and three-story frame (brk front) tenem't on st. Victoria P. Watson, Pauline V. Van Horn, Mary L. and Otis A. S. Pinckney, Madeline V., Venie L. and Isaac L. Pinckney to Ascher Weinstein. Jan. 3. 43,350
 Same property. Samuel L. Gross and ano. appointed to execute will of Isaac L. Pinckney to same. Jan. 3. nom
 3d av, No. 813, s e cor 50th st, 20x60, three-story brk store and tenem't on av and three-story brk stable on rear. Victoria P. Watson, Pauline V. Van Horn, Mary L. and Otis A. S. Pinckney heirs Isaac L. Pinckney, Sr., and Madeline V., Venie L. and Isaac L. Pinckney heirs Isaac L. Pinckney, Jr., to Ascher Weinstein. Jan. 3. 28,000
 Same property. Samuel L. Gross and Benjamin Drake appointees of Henrietta Pinckney to execute provisions of will of Isaac L. Pinckney to same. Jan. 3. nom
 3d av, No. 2052, w s, 107.2 s 113th st, 18 11x100, four-story brk tenem't with stores. John G. Williamson to Lou's Gates. Reserves rights against "L" roads. *Mt.* \$15,000. Jan. 25. 23,000
 3d av, Nos. 2135-2141 } being 3d av, s e cor 117th } 117th st, No. 106 } st, 75.6x100; Nos. 2135 } and 2137 3d av, five-story brk tenem't with stores; Nos. 2139 and 2141, two four-story brk stores and tenem'ts; No. 206 117th st, four-story brk tenem't. Jacques Krakauer to Joseph Fox. *Mt.* \$50,000. Jan. 31. consid. omitted
 5th av, No. 256, w s, 74.1 n 28th st, 24.8x100, four-story stone front dwell'g. Ellen R. and Otis W. Randall adms. will annexed John Pettigrew to Charles A. Baudouine. Jan. 31. nom
 5th av, No. 72, n w cor 13th st, 51.7x100, three and four-story brk and stone hotel. James H. Havens, Plainfield, N. J., to Marx and Moses Oltinger and Isidore and Max S. Korn. *Mt.* \$135,000. Jan. 26. val. consid and 160
 5th av, No. 561, s e cor 46th st, 25.5x100, four-

and five-story brk and stone store and dwell'g. Virginia S. M. Smith formerly Stuart to Ascher Weinstein. Jan. 30. 160,000
 6th av, No. 681, n w cor 39th st, 24.8x100, six-story brk store. The Colwell Lead Co. to Francis O'Neill. Jan. 10. 120,000
 7th av, Nos. 410 and 412, w s, 93.9 n 32d st, 47.7x100.2x42.5x100, two four-story brk tenem'ts with stores and two four-story brk tenem'ts on rear. Eliza W. Fieder, Brooklyn, to Thomas W. Strong. *Mt.* \$30,000. Feb. 10, 1885. 49,000
 7th av } begins 7th av, n e cor 123d st, 100.11x } 123d st } 125, vacant. Henry J. Newton to John Pettit, West Orange, N. J. Sub to mort. \$35,000. Feb. 1. See Nassau st. nom
 8th av, No. 2197, w s, 100 s 119th st, 25.8x100, five-story brk store and flat. Edward Nicholson to Andrew Kane and Eliza his wife. *Mt.* \$22,500. Feb. 1. See Park av. nom
 8th av, Nos. 2153-2161 } begins 8th av, n w cor } 116th st, Nos. 303-307 } 116th st, 100.11x150, } five five-story brk flats with stores on av and } three five-story brk flats on st. Foreclos. } John A. Weekes, Jr., to Frederick P. Forster. Sept. 23, 1889. 154,000
 11th av, Nos. 492-501 } begins 11th av, n w cor } 38th st, Nos. 601-661 } 38th st, runs west } 12th av } 213 to high-water } line Hudson River, x north along same to } centre line bet 38th and 39th sts, x east 224 } to av, x south -; also, } Parcel adj on west and beginning at centre } of 38th st at high-water line Hudson av, } runs west 1,130.11 to exterior line Hudson } River, x north 129.2 x east 1,126.5 to said } high-water line, x- following curves in } same to beginning. } Numerous one, two, three, four and five- } story brk and frame factories, stables, } slaughter-houses, &c. } Elizabeth G. Clift an heir of Emma A. Clift } and an heir Stuart F. and Franklin F. Ran- } dolph to John C. Wilson, Philadelphia. Jan. } 13. nom
 Same property. William L. Skidmore to same. Jan. 13. nom
 Same property. Smith Clift exr. Stuart F. Randolph to same. Jan. 13. 250,000
 Same property. Stuart F. and H. Craig F. and William F. Randolph and Franklin F. Randolph heirs William B. F. Randolph to same. Jan. 13. nom
 Same property. Elizabeth F. R. Laing, Brooklyn, heir Stuart F. Randolph, &c., to same. Jan. 13. nom
 11th av, n w cor 38th st, 98.9x224 to high-water-line Hudson River, x- along same to 38th st, x east 213, land under water adj above, begins at centre line 38th st at said high-water line Hudson River, runs west along same 1,130.11 to exterior line 15th av, x north 129.2 x east 1,126.5 to high-water line, x southerly on curve of same to beginning. John C. Wilson, Philadelphia, Pa., to The Pennsylvania Railroad Co. *Mt.* \$300,000. Jan. 31. nom
 Interior lot, 52.2 s 84th st and 16.8 e West End av, runs south 10 x east 16.8 x north 10 x west 16.8. Vienna D. wife of James M. Gano to James M. Gano. *Mt.* 1-5 of \$2,000. Jan. 23. 544

MISCELLANEOUS.
 Order in matter of the consolidation of the Religious Corporation known as Rector, &c., of the Protestant Episcopal Church of St. John Baptist in New York and Rector, &c., of the Protestant Episcopal Church of the Epiphany, New York. Jan. 23. nom

23d and 24th WARDS.
 Delmonico pl or Grove av, e s, 69.5 s 165th st, 18.9x100. Helen M. Dcdworth to Jenny Greiner. *Mt.* \$5,000. Jan. 30. 8,000
 Ernescliff pl, w s, lots 537 and 538 map Geo. F. and Henry B. Opydyke, adj New York City Private Park, 50x109.3x50x166.7, excepting part off lot 528 taken for Parkway. John Farley to Charles Bernardi. Jan. 26. 1,300
 Halsey st, n w cor Courtlandt av, 360x115, West Morrisania. Maria A. Heyer widow, Chicago, Ill., to Caroline Henning. Jan. 21. 20,000
 Park View terrace, e s, 275 n Wellesley st, 50x125. Caroline A. Freystadt, Brooklyn, to Margaret Young. *Mt.* \$1,000. Jan. 31. 2,950
 Rogers pl, north cor Westchester av, runs northwest 175 x northeast 190 to Intervale av, x southeast 43.10 to Westchester av, x southwest 230.11. Charles B. Perry and ano. trustees, deed of trust by Mary P. Tucker, to Clara E. wife of Charles A. Mapes. Jan. 31. 10,200
 133d st, s s, 250 e Cypress av, 25x100. The Port Morris Land and Improvement Co. to George Fries. Jan. 27. 1,800
 133d st, n s, 250 e Trinity av, 18x103.8. Charles Hohl to Franz Benada and Rosa his wife. *Mt.* \$2,600. Feb. 1. 4,500
 138th st, No. 612, s s, 231.6 e Alexander av, 25x100. Henry G. Silleck, Jr., to Dominic O'Reilly. *Mt.* \$15,000. Jan. 28. 24,000
 138th st, No. 614, s s, 256.6 e Alexander av, 25x100. Same to Edward Callan. *Mt.* \$15,000. Jan. 28. 24,000
 145th st, n s, 200 e Willis av, 25x100. Joseph H. G. Blythe, Argentine, Kas., to Henry G. Cooper. Q. C. Dec. 12. nom
 145th st, n s, 313.6 w Brook av, 12.6x100. Edward Gustavson to Charles Wellner and Charlotta his wife. *Mt.* \$2,000. Feb. 1. 4,000
 163d st, s s, 95 e Forest av, 21.7x100. Release mort. Annie Ormiston to John W. Decker. Jan. 30. nom

184th st. s e s, 113.3 s Bainbridge av, 28.8x83.8
x25x96.8. David W. Armstrong to Thomas
J. Falls. B. & S. Jan. 27. nom

Alexander av begins Alexander av, n e cor
138th st, 138th st, 100x206.6. Release
mort. Edward and Henry Hirsh to John
and Nicholas Cotter. Jan. 27. 30,000

Same property. Release mort. The Bradley
& Currier Co (Lim) to John and Nicholas
Cotter. Jan. 27. nom

Berrian av, north cor 1st st, 75x200 to Central
av, x72.10x200. Bridget Clarkin to Thomas
Clarkin. Jan. 28. nom

Creston av, w s, 294.9 n Wellesley st, 50x100.4.
Edward W. Parsells, Jersey City, to Caroline
J. Ernest. Mt. \$382. Nov. 24, 1891. 1,700

Gerard av, n e cor Charles pl, 45.5x732.3x148.6
x725. Katharine M. Brady widow to Bar-
tholomew A. Greene. Mt. \$10,000. Feb. 1.
17,000

Grand av, e s, 275 n Oxford pl, 24th Ward, 75x
100. Walter S. Sheaffer, Pottsville, Pa., to
Marshall P. Wilder. Jan. 7. 2,000

Morris av, w s, 75 s 153d st, 25x100, h & l. John
and Mathias Haffen to Frederick L. T.
Wegener. Jan. 18. 4,000

Prospect av, e s, 489.9 n Kingsbridge to Wood-
lawn Station road, 50x100, h & l. William
F. Lawrence, Yonkers, to James B. Powers.
Jan. 17. 3,600

Prospect av, e s, 150 n from n s of lot 67 map of
Woodstock, abt 1/2 mile from R. R. Depot,
29x100. Caroline Mihm to Mary M. Gar-
recht. Mt. \$2,875. Jan. 31. nom

Railroad av, e s, 29.11 n 158th st, 23.3x70.4x25
x83.7. Moise Geismann to Max R. Kunkely.
Jan. 31. 2,700

Stebbins av, e s, 483.4 n 165th st, 25x166.7x25x
163.6. Bertha Schmuck to Gottfried Beck
and Jacob Egger. Mt. \$3,200. Jan. 30. 6,200

Vanderbilt av, n e cor 158th st, 29.11x83.7x26.6
x97.7. Jacob Rubsam to Christiane Volm.
Sub. to mort. \$1,887. Jan. 23. nom

Webster av, e s, 100.1 n Spring st, 25x—x25.7x
84.4, h & l. John Donovan to John Faulk-
ner and Ann his wife. Jan. 31. 2,300

Willard av, s s, 575 w 4th st, 25x150. James
B. Powers to William F. Lawrence, Yonkers,
N. Y. Sub. to agreement of sale. Jan. 27.
consid. omitted

Willis av, w s, 50 n 137th st, 25x81.6. }
Willis av, w s, 100 n 137th st, 25x81.6. }
James King to Frederick L. Crandall. Jan.
25. 500

3d av, w s, south part lot 14 map Mott Haven,
30x100x20 6x100. Edward Callan and Dom-
inic O'Reilly to Henry G. Silleck, Jr. Jan.
28. nom

7th av, w s, 350 s Walnut st, 50x100. Decree of
Supreme Court in matter of Emil Schwab
agl Isaac Sachs, setting aside deed and vest-
ing fee in Emil Schwab. Jan. 13. nom

Map of Forest Grove lots 103-106, Westchester.
Release conditions. Henry P. De Graaf to
Auguste Sommerkorn. Jan. 24. nom

Part of mortgaged premises lying and being
within the lines of Cedar av and designated
as plot 6 on damage map to acquire said av,
from Sedgwick av to Fordham road. Release
morts. Gustav H. and Herman C. Schwab
exrs. Gustav Schwab to Mayor, &c, New
York. Aug. 12, 1892. nom

The most northerly lane shown on map 2 of
Charles Darke property, Yonkers, w s, 105
n Kingsbridge to Williamsbridge road, 25
x100, h & l. Bertha M. wife of Thomas S.
Hammond, Blaueveltville, N. Y., to Morris I.
Maibrunn. Dec. 20. 2,000

LEASEHOLD CONVEYANCES.

Chambers st. No. 93, s s, 25x75. Rector, &c,
Grace Church to Adolph B. Ansbacher. 2 1/2
years, from Feb. 1, 1893, per year, taxes, &c.,
and for first 1 1/2 years \$1,500 and then 2,350

Greenwich st. No. 125, e s, 25x106.1x25x110.1.
Consent to assign. lease. Rector, &c, Prot-
estant Episcopal Church of St. Stephens,
New York, to Western Electric Co. Jan.
18. nom

23d st, No. 54 W. Agreement as to assignment
of lease and consent. Joseph H. Simpson to
"Simpson's," a corporation. nom

23d st, n s, 94.2 w 9th av, 22.4x117.6. William
T. Moore to Harriet A. Inglis widow. 21
years, from May 1, 1893, per year, taxes,
&c., and 375

24th st, s s, 121 w 9th av, runs south 55 x east
21 x south 19 x east 6.4 x south 6 x west 35.4
x north 89 to st, x 8. Maria T. B. Moore to
Harriet A. Inglis. 21 years, from May 1,
1893, per year, taxes and 120

35th st, Nos. 116 and 118 W. Assign. lease. Garret
D. Rhinehart, Greenwood Lake, N. Y.,
to George Bullwinkle. 26,000

42d st, No. 126 W. Assign. lease. Paul Anastie
to Christopher C. Shayne. nom

Same property. Agreement modifying lease as
to insurance and fire clauses. Nellie and
Amcs M. Lyon at request of Samuel R. Ball
with Christopher C. Shayne. Jan. 26. nom

42d st, No. 312 W. Assign. lease. Jacob Abel
to Joseph Henchy. nom

1st av, No. 14.9, cor 74th st. Assign. lease.
Henry Bado to Diedrich Cordes. nom

31 av, No. 1756. Assign. lease. H. Koehler &
Co. to Stephen H. Gordon. nom

6th av, No. 742. Assign. lease. Ascher Weinst-
stein to Henry and Adolph Jentes. nom

11th av begins 11th av, s e cor 34th st, runs
34th st } south 25 x east 63 x south 73.9 x east
75 x north 98.9 to 34th st, x west 135. Euphemia
S. Coffin to Cornelius Daly. 21 years,
from Feb. 1, 1893, per year, repairs, taxes,
and 1,800, 2,600

KINGS COUNTY.

JANUARY 26, 27, 28, 30, 31, FEBRUARY 1.

Adams pl, n s, 291.10 w Coney Island av, 16.8x
100, h & l, Flatbush. Eleanor E. Smith to
Anni Zrato Sposato. \$900

Same property. Release mort. Catherine A.
Tyler to Eleanor E. Smith. nom

Asbford st, e s, 34 s Ridgewood av, 33x100, h
& l. Wm. Busch to Maria Le Beau widow.
Mt. \$3,000. nom

Bainbridge st, s s, 360.3 e Ralph av, 17.3x100, h
& l. John Foote to Helen B. wife of Thomas
B. Jackson. Mt. \$5,250. 6,500

Bainbridge st, s s, 446.6 e Ralph av, 17.3x100,
h & l. Robert F. Minto to John Foote. 6,500

Bainbridge st, s s, 343 e Ralph av, 17.3x100.
John Foote to Herman Meyer. Mt. \$5,500.
6,500

Barbey st, e s, 160 n Hegeman av, 40x100. }
Jerome st, w s, 160 n Hegeman av, 20x100. }
William B. Nichols to Amanda M. Wheelan. 400

Bayard st, s s, 76.3 w Graham av, 19.6x170.
Phillip J. Knorr to Charles D. Inne. nom

Same property. Charles D. Inne to Bertha
Knorr. Mt. \$1,250. nom

Bergen st, n s, 78.3 e Court st, runs north 75.3
x east 19.7 x north 25.1 x east 25.5 x south
100.4 to Bergen st, x west 45. Mary F. wife
of John H. Kelly to John H. Kelly. nom

Bogart st, w s, 25 n Moore st, 25x85.9x25x85.9.
John Rueger to Joseph Mertz, 2,600

Bridge st, &c., parcel begins 69 n John st and
125 e Bridge st, runs north 18 x northwest
120 to Bridge st, x north 135 to Marshall st, x
northwest 220 x north 126 to bulkhead line
East River, x northeast 570 x south 346.8 x
northwest 199.11, being 3 123-1,000 acres.
People State New York to William, Cor-
nelius and John E. Poillon individ. and exrs.
Cornelius Poillon. letters patent

Same property. Anna L. Poillon and Mary E.
Chatry children of Cornelius Poillon dec'd
to Raymond J. Chatry. nom

Same property. William, Cornelius and John
E. Poillon individ. and as exrs. Cornelius
Poillon to same. 250,000

Bridge st, e s, 304.3 s Willoughby st, 20 9x150.
Joseph M. Greenwood to Percy G. Will-
iams. 15,000

Broadway, s w s, 43.1 n w Gerry st, runs
southwest 69 x southwest 141 to n e Throop
av at point 41.6 n w Gerry st, x northwest
20.9 x northeast to Broadway, x southeast
21.7. Partition. Gerard M. Stevens to John
M. Otto. 16,075

Same property. Susan and Joseph Simen-
dinger to same. Q. C. nom

Same property. Albert Simendger to same. Q.
C. nom

Same property. Louise Peltier to same. Q. C.
nom

Broadway, n e s, 23 s e Chanucey st, 20x95, h
& l. Thomas F. Godwin, Jr., to Rosa Levy.
Mt. \$3,500. nom

Butler st, s s, 100 e Vanderbilt av, 25x94.3x26.4
x102.6. Wiliam H. Reynolds to Frances L.
Johnson, Sayville, L. I. Mt. \$717. nom

Butler st, s s, 465 e Franklin av, 20x131. George
F. Beatty to Bernard Cruss, Jr. Mt. \$6,500.
7,500

Butler st, n s, 431 w Smith st, 22x100. Robert
A. Lindsay to Mary wife of Valentine
Schmidt. 6,000

Carroll st, s s, 212.1 e 6th av, 39x136.5x35.9x
136.6. Margaret E. Conlon to Henry Frank.
Ratifies deed given as mort. B. & S. and C.
a. G. Mt. \$21,000. 25

Clifton pl, s s, 187.6 e St. James pl, 17.6x100.
Charles L. Roe to William B. Markell. 7,700

Clinton st, s w cor Union st, runs west 165 x
south 100 x east 50 x south 100 to President
st, x east 115 to Clifton st, x north 2.0 to
Union st. Cornelia widow Julius and Clarence
S. Wadsworth. only child of said Julius
to Marcus Kohner 3-8 part, Mayer Kohn 3 8
part and Benjamin F. Einstein 2-8 part. nom

Clinton st, w s, extends from Union to Presi-
dent st, 200x165. Cornelia Wadsworth extr.
and Elijah Hubbard and Lucie G. Yoe exrs.
Julius Wadsworth to Cornelia widow Julius
and Clarence S. Wadsworth. nom

Cooper st, n w s, 150 n e Bushwick av, 25x100,
h & l. Charles A. Wehr to Louis Braemer
and Josephine his wife. Mt. \$4,000. nom

Columbia st, w s, 80 n Carroll st, 20x50. Sarah
E. Stevens to Albert Rosenstein. Mt. \$5,000
16,000

Same property. Charles P. McClelland exr.
Edward D. Stevens to same. Mt. \$6,000. nom

Concord st, No. 38, s s, 54 e Washington st, 29
x105.4.

Concord st, s s, 83 e Washington st, 32x165.4
x34x105.4 and the 7-foot alley adj.
The Brooklyn Maternity otherwise The Brock-
lyn Homeopathic Maternity to Edward
Horke. Mt. \$12,500. 25,000

Same property. Edward Horke to Charles E.
McDonnell. Mt. \$12,500. 25,000

Concord st, s s, 83 e Washington st, 32x165.4x
34x105.4 and the 7-foot alley adj. Abiel A.,
Josiah O., Edward A., William G., Henry
C., Charles P. Low and Ellen L. Mills, Mary
W. Lines, Harriet White, Frank Lyman,
Annie J. White, Mary A. Lord and Kate
Hillard to The Brooklyn Maternity. Q. C. nom

Same property. Abiel A. Low et al. to same.
Q. C. nom

Same property. Edward A. Low et al. to same.
Q. C. nom

Same property. Release mort. Sarah M. wife
of Charles P. Low to same. nom

Congress st, n s, 145 e Henry st, 32x100. Julius
W. Adams to Alice D. Adams. 100

Cornelia st, n s, 147 e Central av, 18.10x100.
Release mort. Virginia A. Kleine to Michael
Dowley. 1,239

Same property. Michael Dowley to Annie J.
Elliott. Mt. \$3,500. nom

Cornelia st, s e s, 295 s w Evergreen av, 50x100.
Henry Cordts to Diedrick Brckmann. Mt.
\$3,200. nom

Cranberry st, No. 53, n s, 125 e Hicks st, 25x
100. Francis and Hy. B. Cosgrove exrs.
James Cosgrove to John Wiley. Mt. \$3,400.
7,600

Same property. Release mort. Henry B. Cos-
grove trustee James Cosgrove to Francis and
James Cosgrove. nom

Crecent st, w s, 80 s Welden st, 20x100. John
E. and William F. Reiser to Elizabeth Wid-
dows. 700

Cumberland st, w s, 230 n Greene av, 20x100.
Augustus Cruikshank to Dora wife of Chris-
topher Osterheld. 9,000

Cumberland st, w s, 312 6 n Myrtle av, 25x100.
The Wallace & Nostrand Co. to Joseph G.
Brotheridge. Mt. \$3,000. 3,800

Same property. Release mort. Alonzo E. De
Bau to Joseph G. Brotheridge. nom

Dean st, n s, 549.8 e Rochester av, 16 8x107.2, h
& l. Foreclos. John Courtney to Sarah C.
Savage trustee Elihu Chauncey. 2,000

Dean st, n s, 583 e Rochester av, 17x107.2, h &
l. Foreclos. Same to same. 2,000

Dean st, n s, 116 8 e Smith st, 20.10x130. Rich-
ard J. Murphy to John D. Murphy. nom

Dean st, s s, 100 w Troy av, 50x214.5 to Bergen
st. The African Methodist Episcopal Zion
Church, New York, to The Brooklyn How-
ard Colored Orphan Asylum Society. 4,000

Dean st, s s, 100 e Nevins st, 22x110, h & l.
William H. Clark and Alfred D. Godard
individ. and as exrs. Mary Clark and Mary
P. Cummings, Lucy M. De Witt, Margaret
F. wife of William H. Clark, Susan E.
Godard and P. Fred. Clark to Henry B.
Mitchison. 7,000

Decatur st, n s, 108.4 w Ralph av, 18.4x100, h &
l. Sarah D. wife of Ralph Saier to Alice
wife of Robert W. F. Martin. Mt. \$3,500. 6,800

Same property. Alice wife of Robert W. F.
Martin to Carman A. Robinson. Mt. \$3,500.
exch

Decatur st, n s, 181.8 w Ralph av, 18.4x100, h
& l. Maria Garlic widow to Alice Martin.
Mt. \$3,500. 6,800

Same property. Alice wife of Robert W. F.
Martin to Jacob Beyer. Mt. \$3,500. exch

Decatur st, n s, 90.4 w Ralph av, 18x100, h & l.
Rachel D. wife of James W. Palmer to Alice
wife of Robert W. F. Martin. Mt. \$3,500. 6,800

Same property. Alice wife of Robert W. F.
Martin to David Terry. Mt. \$3,500. exch

Degraw st, s s, 24 e Van Brunt st, 19.6x100.
Mary A. wife of Hugh McGovern to Nicolo
Ferrara, New York. 4,350

Eastern Parkway, s e cor Barbey st, 25x100.
William Busch to Maria Le Beau. nom

Eastern Parkway, n w cor Chestnut st, 26x
110. German-American Impt. Co. to Frank
E. Hart. 1,100

Elley st, s s, 80 e Marcy av, 30x120; also,
Rockaway av, e s, 250 n Belmont av, 25x100. }
Lina S. Blatt to Joachim Blatt. Sub. to all
liens. 2,800

Essex st, w s, 200 s Glenmore av, 50x99.4x50x
99.7. Harriet A. Miller, Newtown, L. I., to
Herbert C. Smith and Herman F. Koepke. 300

Essex st, e s, 310 s Ridgewood av, 23.4x100, h
& l. 300

Essex st, e s, 380 s Ridgewood av, 70x100, hs
& l. William Busch to Maria Le Beau widow. 1/2
part. Sub. to mort. \$8,400. nom

Ewen st, w s, 50 n McKibbin st, 50x100, hs &
l. Mary L. Fleck, Josephine, Bernadine
and Lewis Mentrup to Salome Dahlbender.
8,000

Folsom pl, s s, 15 w Essex st, 15x80. John P.
Free to Simon Rok. Mt. \$1,500. 2,500

Ford st, w s, 358 10 n East New York av, 25x
100, Flatbush. Mary wife of John Clancy
to Mary wife of Hugh McGuire. 225

Front st, s s, 77.9 e Bridge st, 22.3x51. John
Ford by Sylvester L. Maloneguard, to Frank
McIntyre. 4,125

Same property. Release dower. Martha Ford
widow to same. 694

Same property. Release dower. Mary wife of
John Ford to same. nom

Fulton st, s s, 40 e Stone av, 20x100, h & l.
Lewis Jacobs and Moses J. Harris to Jennie
wife of Adolph Heinemann. Mt. \$2,500. 5,450

Fulton st, s w cor Cypress av, runs south 65.5
x west 241.11 to Pine st, x north 58.11 to
Fulton st, x east 242.

Fulton st, s w cor Pine st, runs south 31.6 x
west 45.6 x north 25.10 to Fulton st, x east
46.6.

Fulton st, s s, 241.11 w Crescent av, 60.6x31.6
x60x38.11.
Peter J. and Thomas A. Markey to Joseph
B. Markey. Q. C. 2,333

Garfield pl, s s, 90 e 8th av, runs east 22 x south
100 x west 112 to av, x north 40 x east 90 x
north 60. Charles N. Howard to Mary How-
ard. Sub. to all encumbrances. nom

Grand st, No. 335. }
 Skillman av, Nos. 102 and 104; also, }
 Hooper st, No. 280. }
 Katharina wife of Kasimer Rupper to sa'd }
 Kasimer Rupper. nom
 Hale st, e s, 100 s Ridgewood av, 24.100x191. }
 John H. Seely to Edward R. Vollmer. 600
 Halsey st, s s, 23 w Ralph av, 18x100. }
 Halsey st, s s, 76 w Ralph av, 18x100. }
 Release mort. Horatio S. Stewart to Bernard }
 Levino. 1,200
 Halsey st, s s, 22 w Ralph av, 18x100, h & l. }
 Bernard Levino to Charles E. Taylor. Mt. }
 \$5,000. 7,000
 Halsey st, s s, 76 w Ralph av, 18x100, h & l. }
 Same to same. Mt. \$5,000. 7,000
 Halsey st, n s, 126.6 w Nostrand av, 19.6x100. }
 Halsey st, n w cor Nostrand av, 48.6x100. }
 William H. Reynolds to Edward D. Blood- }
 good. nom
 Same property. Edward D. Bloodgood to }
 Frances L. Johnson. Mt. \$18,000 nom
 Halsey st, n s, 243.6 w Nostrand av, 19.6x100. }
 Hancock st, n s, 335.6 w Tompkins av, 19.6x }
 100. }
 Same to Frances L. Johnson. nom
 Hancock st, n s, 75 e Tompkins av, 20x80, l & }
 l. Elizabeth E. wife of Thomas H. Heffron }
 to Joseph O. W. Hamilton. Mt. \$7,250. nom
 Hayward st, No. 74, s s, 114.10 e Bedford av, 19x }
 100. Vina A. Sumner, Syracuse, N. Y., to Susie }
 T. Dev in. Mt. \$1,000. 4,800
 Hendrix st, e s, 200 s Blake av, 25x100. Jacob }
 T. Van Siclen to William M. Rain. 450
 Henry st, e s, 217 s Joralemon st, 50x100. }
 Thomas A. Howell, Greenport, L. I., to }
 Louise Bull. 24,000
 Hicks st, s w cor Middagh st, runs southwest }
 25.2 x northwest 42.2 x northwest 30.3 x }
 northeast 25.3 to Middagh st, x southeast 72.5. }
 Maria E. Dubber widow to Henry A. Tenney. }
 Mt. \$4,500. 7,000
 Highland Boulevard, s s, 175 e Barbey st, 87.11x }
 140.6 to Laurel st, x55.7x128.6. Foreclos. }
 Joseph W. Carroll to Ernest H. Powers. 3,000
 Hopkins st, n s, 175 w Tompkins av, 25x100, h }
 & l. Bertha Kaufmann to David Michel and }
 Joseph Benjamin. Mt. \$3,100. 6,000
 Himrod st, n w s, 250 s w Irving av, 75x100. }
 George Plauding to Joseph Wagner. Mt. }
 \$1,575. 4,350
 Himrod st, s s, 190 w St. Nicholas av, 20x100. }
 Ferdinand Fraas to Anna Fraas. nom
 Himrod st, n w s, 150 s w Knickerbocker av, }
 25x100, h & l. Jacob Schnabel to Pauline }
 Muesch. Mt. \$3,500. 6,500
 Jay st, w s, 260 n Myrtle av, 20x100. Foreclos. }
 John Courney to Kieran Egan and Michael }
 J. Morris, of K. Egan & Co. Mt. \$3,000. 3,600
 Jerome st, e s, 229 s Fulton st, 50x95. Sarah }
 A. Fletcher to Lucy Ann Dixon. 4,500
 Jerome st, w s, 20 n Repese pl, 4 x160. William }
 B. Nichols to Amanda M. Wheelan. 300
 Jerome st, e s, 250 s Eastern Parkway, 50x100. }
 Michael Dulk to Charles Dhuy. 1,300
 Kent st, n s, 250 w Manhattan av, 75x100. Re- }
 lease mort. The Hilton Timber and Lumber }
 Co. to Thomas F. Magner. 2,000
 Kosciusko st, w s, 425 n Eastern Parkway, }
 25x100. Jacob Meller to Baruch Muller. }
 Mt. \$4,250. 6,000
 Leonard st, w s, 49.8 n Scholes st, 50.4x100, h }
 & l. Salome Dahlbender, Bernardire, }
 Josephine and Lewis Mentrup to Mary L. }
 Fleck. 12,000
 Leonard st, n w cor Scholes st, 49.8x100, h & l. }
 Same (excepting grantee), to Josephine Men- }
 trup. 12,000
 Leonard st, w s, 100 n Scholes st, 50x100, }
 hs & ls. Same (excepting grantee), to Lewis }
 Mentrup. 8,000
 Linden st, e s, 175.11 n Evergreen av, 20x100. }
 Paulin Holck to John M. Nagel. Mt. \$2,000. }
 3,700
 Linden st, n w s, 200 s w Central av, 25x100, h }
 & l. Lester M. Van Ness to Peter B. McKeon }
 and Catharine his wife, tenants by entirety. }
 Mt. \$4,350. 7,200
 Locu t st, w s, adj Eiba H. Steers on north, 39.8 }
 x125, Flatbush. James Deighan exr., &c. }
 Peter Figott to Mary Lehey. 2,750
 Logan st, w s, 475 n Liberty av, 16.8x100, h & l. }
 Edward W. Lauer and Charles J. Kiesel to }
 Anna L. McKenna. Mt. \$1,600. 2,700
 Logan st, w s, 275 n Liberty av, 25x100. }
 Logan st, e s, 550 n Liberty av, 25x100. }
 Logan st, w s, 250 n Liberty av, 25x100. }
 Milford st, e s, 575 n Liberty av, 25x100. }
 Stephen W. Stoothoff to Sabra Duryea. Sub- }
 to liens and contracts of sale. 2,838
 Lombardy st, n s, 175 w Morgan av, 25x150. }
 Henry Bindrim to Frederick Beuerle. 650
 Macon st, n s, 290 e Patchen av, 110x100, hs & }
 ls. Robert J. Shadbolt to John Schutz. 600
 Macon st, s s, 93.6 w Howard av, 13x100. Wal- }
 ter F. Clayton to Harry O. Siemon. Mt. \$4, }
 500. 6,800
 Macon st, s s, 23 w Howard av, 17.6x100. Fore- }
 clos. John Courtney to James D. Rankin }
 and James Roberts. 5,461
 Madison st, n s, 216.8 e Marcy av, 16.8x100. Jo- }
 seph J. Hood to Hjalmar Hohn. Mt. \$3,500. }
 4,100
 Madison st, n w s, 187.6 n e Bushwick av, 18.9 }
 x100. Wilhelmine Schaefer to Charles E. }
 Armsbruster. Mt. \$4,150. 4,750
 Marion st, n s, 416.8 e Stuyvesant av, 33.4x100. }
 David Terry to Alice Morten. Mt. \$12,000. }
 exch
 Marion st, n s, 383.4 e Stuyvesant av, 33.4x100. }
 Carman A. Robinson to Alice Martin. Mt. }
 \$12,000. exch
 Marion st, n s, 350 e Stuyvesant av, 33.4x100. }
 Jacob Beyer to same. Mt. \$12,000 exch

Marion st, n s, 316 e Saratoga av, 19x100, h & }
 l. Foreclos. Gerard M. Stevens to Peter }
 Donald. 4,500
 Marion st, n s, 287 e Saratoga av, 19x100. Fore- }
 clos. Same to same. 4,500
 Marion st, s s, 43.9 w Ralph av, 18.9x100. Bar- }
 bara wife of Phillip Schneider to Adam }
 Dotzler. 1,750
 McDonough st, s s, 175.5 e Sumner av, 20x100. }
 Foreclos John Courtney to Catharine A. wife }
 of Paul F. Beardsley. 8,000
 McDougal st, n s, 150 e Hopkinson av, 50x100. }
 Herbert A. Lovell to John L. Bough. Mt. }
 \$1,200. 2,850
 McDougal st, n s, 200 e Saratoga av, 25x100. }
 Caroline wife of Charles Bechtold an heir }
 of William Jones to Mary and Annie Jones }
 the other heirs of William Jones. nom
 McKibbin st, s s, 100 w Lenard st, 25x100. }
 Margaretha Flach widow to Boroce J. Rapa- }
 port and Sophie his wife. Mt. \$1,900. 3,300
 Monroe st, No. 322 1/2, s s, 365.3 w Tompkins }
 av, 20x100. Louisa Warner widow to }
 Emanuel J. Hill. Mt. \$2,500. 5,000
 Moore st, s s, 445.5 e Bushwick av, 25x100. Eva }
 Simon to Samuel Heller. Mt. \$4,280. 7,000
 Nevins st, e s, 76 n State st, 24x81. Edward F. }
 Patchen to Minos H. Murray. 1/2 part. 2,500
 Same property. Clementine S Patchen extrx }
 Samuel W. Patchen to same. 1/2 part. 2,500
 Same property. Same as widow to same. All }
 title. nom
 Oakland st, w s, 165.6 n Driggs av, 25x100, h & }
 l. Mary F. wife of and William H. Fenwick }
 to John Mandery. Mt. \$3,500. 7,100
 Osborn st, w s, 100 n Dumont av, 25x100. Sarah }
 Rapport to Jetha Blumenfeld. Mt. \$300. 675
 Osborn st, w s, 100 s Belmont av, 25x100, h & l. }
 Simon C. Wilson to Lizzie Rothschild. Mt. }
 \$1,500. exch
 Pacific st, n e s, 201.7 s e Boerum pl, 20.1x100. }
 Pierre L. Lanoir to Henry Hyams. nom
 Pacific st, s s, 29 e Rockaway av, 66x107 2 1/2. }
 Robert S. Neely to Charles F. Roberts. Sub- }
 to all liens. 3,300
 Pacific st, s s, 75 w Utica av, 293.8x107.2. Ben- }
 jamin Armstrong to James L. Benedict and }
 Herbert L. Moody, of Cranford, N. J. Mt. }
 \$40,400. nom
 Pacific st, s s, 267.9 e Utica av, 50x1 1/2 block. }
 Michael Giblin to Robert Loeb, New York. }
 Mt. \$6,548, taxes 1892. nom
 Pacific st, s s, 131 w Clinton st, 20x100. John B. }
 McCue to Heloise Mc wife of F. Preston, B. }
 Sands and Jeannie Mc wife of James C. Ber- }
 gen. 1-3 part. Correction deed. nom
 Pacific st, s w cor Kingston av, 50x107. Fan- }
 nah E. wife of and George B. Stoutenbergh }
 to Charles M. Marsh, of Morris Plains, N. J. }
 Mt. \$4,500. 7,500
 Parkway, n s, 179.5 e Brooklyn av, 188.9x141.10 }
 x185.1x83.5. Susan E. wife of Melvin Brown }
 to George and Henry Fleer. nom
 Pineapple st, n s, 76.9 w Henry st, 27x101.3x }
 27.1x101.3, h & l. Franz Franz to Lila A. }
 Hamilton. Mt. \$2,000 36,000
 Pierrepont st, n s, 181 e Hicks st, 25.8x128.9 }
 to Love lane, x25.9x131.5. Release from eas- }
 ements and restrictions. William M. Van }
 Anden to Harriet S. Ward. nom
 Same property. Harriet S. Ward widow, }
 Washington, D. C., to William M. Van }
 Anden. 18,000
 Prospect pl, s s, 100 e Vanderbilt av, 70x131. }
 William D. Bogart to John S. Loomis. Mt. }
 \$19,800. 24,000
 Prospect pl, s s, 100 e Vanderbilt av, 70x131. }
 John S. Loomis to John H. Woolley. 3,000
 Prospect pl, s e cor Franklin av, 46.3x53.1x }
 70x79.5. Mary wife of Dudley Kelly to Toc- }
 mas Monahan. 5,575
 Quincy st, s s, 64 w Lewis av, 20x100. Gustave }
 Setzer to Jonas Weil and Bernhard Meyer. }
 10,000
 Quincy st, s s, 175 e Patchen av, 16.8x100, h & }
 l. Augustus S. Bedell to Henry R. Wilson. }
 Mt. \$3,000. 4,800
 Quincy st, n s, 245 e Throop av, 20x100, h & l. }
 David S. Beasley to Christopher S. Leavey. }
 Mt. \$3,500. 6,800
 Rapelye st, s e cor Hicks st, 21.6x80. Ellen }
 T. Collins to Maria L. Kavragh. Mt. \$4,500. }
 8,750
 Remsen st, s s, 189.6 w Clinton st, 25x126.10 }
 to alley, with use of said alley. Catherine B. }
 Van Wyck to John S. Lee. 35,000
 Ross st, s s, 150 e Lee av, 25x100, h & l. Henry }
 J. and Philip Richardson exrs. Gertrude }
 Richardson to Christian and Justus Doe- }
 recke. Mt. \$3,000. 4,900
 Ryerson st, w s, 175 n Willoughby av, 21.2x }
 100. Sale under foreclos. by advertisement. }
 Robert E. Topping auctioneer certifies to sale }
 of above to George R. Riley for 4,725
 Schaeffer st, n w s, 225 n e Evergreen av, 75x }
 100. Hyde & Gload Mfg. Co. (Lim) to }
 Adolphus Gload. nom
 Seigel st, n s, 170.6 w Ewen st, 24x100, h & l. }
 Louis Regenbogen and Samuel Davis to Leo- }
 pold Michel and Benjamin I. Igelheimer. }
 Mt. \$13,150. 16,300
 State st, n s, 324 s e Bord st, 15x117. William }
 C. Dripps to Mary L. Angle. Mt. \$3,000. 5,000
 Steuben st, e s, 168 s De Kalb av, 22.4x100. }
 Steuben st, e s, 264.4 s De Kalb av, 22.4x100. }
 Emma A. Van Saun, New Rochelle, to Henry }
 Dale, Tarrytown, N. Y. Mt. \$14,500. nom
 Stockholm st, n w s, 150 s w Hamburg av, 25 }
 x100. William E. Lister to William A. Lis- }
 ter. All title. nom
 Stockton st, s s, 160 w Throop av, 20x100. }
 Bertha Kaufmann to Henrietta Marks, of }
 New York. Mt. \$3,000. 4,500

Same property. Benjamin F. Blair to Bertha }
 Kaufmann. 3,500
 Sumpter st, s s, 510 w Stone av, 20x74x—x60.8. }
 Ann Read widow to Marion J. Strait. 1,000
 Temple court, lot begins 171 n Seely st, 420 e }
 Middle st, runs north 14 x west 100 x south }
 14 x 100, Flatbush. Jane C. Coursen, of }
 Morristown, N. J., to Charles A. Bauer, B. }
 & S. 1,200
 Temple court, lot begins 48.8 n Seely st and }
 520 e Middle st, runs north 14 x west 100 x }
 south 14 x east 100, Flatbush. Frances B. }
 Coursen to Charles P. Carpenter. 1,200
 Tillary st, n e cor Canton st, runs north 102.5 }
 x east 52 x south 47.4 x southwest 54.4 to Til- }
 lary st, x west 17.3, h & l. George R. Brown }
 to Charles F. Fairman. Mt. \$3,000. 12,000
 Tredwell pl, e s, 119 s Voorhis av, 41.6x119.2 }
 x41.6x120. }
 Tredwell pl, e s, 160.6 s Voorhis av, 83.10x }
 117.8x85x119.2, Gravesend. Alanson Tredwell to }
 Foreclos. John Courtney to Robert Voor- }
 hies. 4,000
 Tredwell pl, e s, 160.6 s Voorhis av, 82.10x117.8 }
 x85x119.2, Gravesend. Alanson Tredwell to }
 Theodore McKane and John Dempsey. }
 1893. 800
 Troutman st, s e s, 275 n e Knickerbocker av, }
 25x100. Frank Spaeth to Jacob Sherman. }
 Mt. \$3,500. 6,600
 Union st, s s, 302.6 w 7th av, 40x95. John H. }
 Hanan to John F. Nelson. nom
 Same property. John F. Nelson to James and }
 John H. Hanan, joint tenants. nom
 Union st, s s, 169.5 w Franklin av, 6.7x131x92.4 }
 x156.1. R. Laurence Brenner to Charles }
 Feltman. nom
 Union st, s s, 270.2 e 3d av, 54x95, hs & ls. }
 Union st, s s, 351.2 e 3d av, 216.8x95, hs & ls. }
 Daniel Buckley to Thomas G. Knight. Mt. }
 \$34,500. exch
 Union st, s s, 270.2 e 3d av, 54x95, hs & ls. }
 Ellen Murphy to Daniel Buckley. Mt. \$14, }
 000. Jan. 9, 1893. nom
 Same property. Daniel Buckley to Ellen Mur- }
 phy. Mt. \$14,000. Oct. 1, 1891. nom
 Union st, s s, 405.2 e 3d av, 162.8x95. Catha- }
 rine Buckley to Daniel Buckley. Mt. \$6,500 }
 and tax 1892. nom
 Vanderbilt st, s s, 250 e Short st, 16.8x104, Flat- }
 bush. John D. Probert to William J. Wil- }
 cox. Mt. \$2,600. 2,850
 Van Voorhis st, s s, 250 e Evergreen av, 16.8x }
 100, h & l. Francis Meyer to Thomas B. Jack- }
 son, Jr. Mt. \$3,500. 3,750
 Van Voorhis st, s s, 233.4 e Evergreen av, 16.8x }
 100. Release from 2 morts. Noah Tebbetts }
 to Francis Meyer. consid. omitted
 Vermont st, e s, 300 n Fulton st, 125x81. Stan- }
 hope C. Renwick, of Amityville, L. I., to }
 The Board of Education. 7,500
 Verona pl, w s, 20.6 s Macon st, 20.6x81.3x20x }
 85.9, h & l. James W. Van Keuren to Persis }
 H. Gilmour. 1/2 part. Mt. \$4,000. 1,000
 Walton st, No. 139, n w s, 66 s w Throop av, 25 }
 x—x25x—. William Minter to Elizabeth }
 wife of John Minter. nom
 Washington st, w s, 25 s Johnson st, 17.7x97.2 }
 to Fulton st, x18.5x103.8, hs & ls. Bessie L. }
 wife of Starks W. Lewis formerly Johnson }
 to Isidor M. Bon. Mt. \$15,000. nom
 Washington st, w s, 177.10 s Johnson st, runs }
 south 106.1 x west 5.10 to Fulton st, x north- }
 west 113.6 x east 45.10. Reese B. Gwillim }
 trustee Samuel E. Johnson to Frances L. wife }
 of Samuel E. Johnson. nom
 Same property. Frances L. wife of Samuel E. }
 Johnson to William H. Reynolds. Mt. \$105, }
 000. nom
 Warren st, n s, 25 e 3d av, 25x100, h & l. Lina }
 S. Blatt to Joachim Blatt. Mt. \$8,500. 1,500
 Watkins st, e s, 190 s Riverdale av, 20x100. }
 Bridget Donohue to Jennie Helfenburg. 300
 Watkins st, w s, 100 s Livonia av, 100x100. }
 Edward V. Brand and John S. Ladd to Jo- }
 seph Morris. exch and 3,300
 Weirfield st, e s, 335 n e Broadway, 20x100. }
 Foreclos. John Courtney to George C. Gill. }
 Mt. \$3,100. 500
 Withers st, n s, 125 w Lorimer st, 25x100. Do- }
 nato Dalmonte to Michele Rubino. Sub- to }
 all liens. nom
 1st st, s s, 305 w 5th av, 81x100, h & l. Ella }
 wife of and Charles H. Benner to James }
 Kearney, New York. Mt. \$7,000. nom
 Same property. James Kearney, New York, }
 to Frances H. wife of Joseph M. Duclos, New }
 Brunswick, N. J. Mt. \$27,000. exch
 1st st, No. 432, s w s, 188.9 n w 7th av, 18x100. }
 Charles W. Talpey to Caroline Levinger. 8,000
 1st st, s w s, 90.9 n w 7th av, 20.4x100. Emily }
 L. Hamilton to Franz Franz. Mt. \$7,000. 14,000
 2d st, s s, 457.11 e 5th av, 60x95. Certificate }
 and release mort. Buchanan, Reily & Oths }
 beneficiaries under trust mort. to Archibald }
 N. McBean. nom
 2d st, s s, 457.11 e 5th av, 30x95. Release mort. }
 Leonard Moody trustee to same. nom
 Same property. Archibald N. McBean to }
 Emma A. Fulton, of Baltimore, Md. Mt. }
 \$13,500. 27,000
 3d st, s s, 220 w Bond st, 20x90, h & l. Eliza- }
 beth A. Martin to Patrick Leddy. Mt. \$1,200. }
 2,100
 3d st, n s, 315 e 5th av, 22x90. Amzi Dodd, }
 Bloomfield, N. J., to Kate wife of Thomas D. }
 Hurst. Correction deed. 7,700
 4th st, s s, 292.1 w 6th av, 17.9x100. Caroline }
 L. and William J. Pearson to George T. Cur- }
 now. Mt. \$2,800. nom
 South 4th st, s s, 103.6 w Driggs av, 22x100. }
 George Haar to Anna C. Haar widow. 1/2 }
 part. nom
 South 4th st, s s, 64.10 w Rodney st, 19.7x104x

19.4x103.9. Minna Wich to Franz Wedeke. Mt. \$1,900. nom
 4th st, n e s, 97.10 n w 8th av, 24x95. John T. Allan and Nathaniel Proskoy to Willard Braman, of New York. Mt. \$12,000. nom
 6th st, n e s, 157.10 s e 4th av, 20x100. Release mort. Frank A. Barnaby and Charles D. Burwell to Harry Lester and Alexander Anderson. 525
 Same property. Henry Lester and Alexander Anderson to Stephen A. Kelly. Mt. \$4,500. 6,000
 6th st, n e s, 330 n w 7th av, 19.4x100. Thurber, Whyland Co. to Annie C. wife of James Henry Story. 6,850
 7th st, s s, 112 w 7th av, 17.10x100. Foreclos. Michael Furst ref. to Frederick Alexander. Mt. \$4,000. 7,000
 Same property. Frederick Alexander, of New York, to William Bohn. Mt. \$4,000. 7,700
 North 7th st, n s, 256.3 e 5th st, 18.9x100, h & l. Jacob Hantz to Henry Greene. nom
 8th st, s e s, 220.9 n e 3d av, 100x100. Henry B. Lyons to Isaac E. Jersey. Mt. \$5,000, taxes 1892. 7,500
 11th st, n e s, 41.6 s e 4th av, 19.6x80. David Aitkin to Anra P. Galland. Mt. \$3,500, also encroachment. 6,800
 North 11th st, n w cor Driggsst, 100x100. North 12th st, s w cor Driggs st, 100x100. John M. Fuchs and Julius C. F. Lang to The Fuchs & Lang Mfg Co. Mt. \$15,000. nom
 14th st, s w s, 337.10 1/2 n w 4th av, 20x97.8x20x98.2. John L. Dibble to James B. Bacon. 2,800
 Bay 20th st, s e s, 100 n e Bensus av, 100x96.10, New Utrecht. Edmund J. Bates to Clemence G. Bates. nom
 22d st, n s, 125 e 6th av, 200x100.2. John Duke to James A. Tucker. Mt. \$3,000. 8,000
 East 32d st, w s, 130 n Av D, 100x100, Flatbush. Germania Real Estate and Improvement Co. to Philip F. O'Brien. 1,237
 33d st, s s, 375 w 5th av, 3x100.2. Release mort. The Brooklyn City Co operative Building and Loan Assoc. to Bridge Dunn formerly McGovern. nom
 Same property. Bridget Dunn to John Bester-mann. 10
 East 35th st, w s, 420 s Av C, 20x100, Flatbush. Same to Isabella Clarke. 189
 East 35th st, w s, 440 s Av C, 40x100. East 35th st, e s, 340 s Av C, 40x100, Flatbush. Germania Real Estate and Improvement Co. to John F. Clarke. 720
 36th st, n e s, 335 s e 3d av, 100x100.2. Augusta M. wife of Thure H. Skarp to Charles and Alfred Hamilton. 4,000
 39th st, n s, 300 w 7th av, 100x100.2. John Shanley, New York, to George Card. 1,850
 41st st, n s, 150 w 7th av, 50x100.2, h & l. Robert Munro to William Fitzpatrick. nom
 Same property, h & l. William Fitzpatrick to Anna and Robert Munro. B. & S. nom
 47th st, s s, 140 e 4th av, 60x100.2. Patrick A. O'Brien to John M., Peter C. and Martin Abraham. 2,700
 46th st, s w s, 101.2 s e 4th av, 19.10x100.2. Samuel T. Sherwood to Theodore Halvorsen. Mt. \$2,500. 4,500
 47th st, s s, 95 w 3d av, runs west 25 x south 100.2 x east 20 x north 55.2 x east 5 x north 45. Henry L. Schomburg to William Armstrong Fries, Jr. Mt. \$2,000. nom
 52d st, n s, 240 e 4th av, 20x100.2. Charles and Alfred Hamilton to Augusta M. wife of Thure H. Skarp. Mt. \$3,500. 4,550
 54th st, s s, 100 e 7th av, 60x100.2. Thomas Strong to Robert H. Strong. Mt. \$4.9. 585
 54th st, n s, 160 w 7th av, 100x100.2. Laura A. Thompson to Thomas D. Hurst. Q. C. nom
 54th st, n s, 330 e 1st av, runs north 100.2 x west 200 x north 100.2 to 53d st, x west 100 to 1st av, x south 200.4 to 54th st, x east 300. Leffert L. Bergen and Catharine M. Wyckoff to Matthew N. Howard. 21,000
 54th st, n s, 330 e 1st av, 60x100.2. Leffert L. Bergen and Catharine M. Wyckoff to George W. Henderson. 2,400
 54th st, s s, 215 e 4th av, 19x100.2. Alexander Waldron to Mary Donohue. Mt. \$3,500. 5,700
 54th st, s w s, 100 s e 4th av, 20.4x100.2. William R. Rogers to Johnston Phillips. 5,600
 56th st, s s, 18) w 5th av, 120x100.2. William W. Middleton, New York, to Charles Hart. 4,200
 56th st, s s, 100 w 5th av, 80x100. Emma Morse to Charles Hart. 2,800
 56th st, s s, 120 e 5th av, 60x100.2. Margaret Harper to Esaias Malmar and Isabella G. his wife. 1,650
 58th st, s w s, 200 s e 4th av, 100x100. 8th Ward. Hugh Stewart to William Walsh, New York. Mt. \$2,250. 3,625
 61st st, n s, 140 w 14th av, 20x100, New Utrecht. Martin D. Walsh to Nicholas Tipaldi. 255
 66th st, n s, 120 w 14th av, 20x100, Lefferts Park. Effingham H. Nichols, New York, to Frances Kelly. 220
 72d st, s s, 535.10 w 18th av, 20x100, New Utrecht. John H. Hanley to George Sumner. 225
 74th st, s s, 183.2 w 18th av, 20x100, New Utrecht. John H. Hanley to Henry Melvin. 3,000
 75th st, s s, 123.7 e 5th av, runs south 100 x east 40 x south 100 to 76th st, x east 60 x north 200 to 75th st, x west 100, New Utrecht. Catharine Buckley to Thomas G. Knight. Mt. \$1,200. nom
 77th st, s w s, 160 n w 19th av, 60x100, New Utrecht. Eliza A. Bierds to William L. Rountree and John J. Salmon composing

82d st, n s, 340 e 2d av, 20x1/2 block, New Utrecht. Annie L. Rowe to Jennie Cropsey. 675
 91st st, n e cor land James Campbell, runs west 109.6 x south 50 x east 106.10 x north 50, Flatlands. Amanda M. Heckmell to Andrew Frank. 475
 Albany av, w s, 83.11 n Butler st, 16.8x85. George C. Case to William Herod. Q. C. nom
 Atlantic av, s s, 200 w Hopkinson av, 200x100. James T. Wood, Sayville, L. I., to Joseph Wood. Q. C. 1/2 part. nom
 Atlantic av, n s, 45 w Prescott pl, 15x80. Mary E. wife of George Valentine to Walter B. Fowler. Mt. \$1,650. 2,300
 Atlantic av, s s, 4) w Wyckoff av, 60x80. Hannah E. Reed, of Woodcliff, N. J., to Caroline Lowerre. 1-3 part. nom
 Atlantic av, n s, 100 e Hoyt st, 25x90.6. Mary F. wife of John H. Kelly to John H. Kelly. 6,000
 Atlantic av, n s, 70.7 e Warwick st, runs east 25.3 x north 111.7 x west 95 to Warwick st, x south 25 x east 70 x south 89.11, hs & ls. Edward F. Linton to Richard Pickering. 12,000
 Atlantic av, n s, 100 e Hoyt st, 25x90.6. John H. Kelly to Mary F. wife of John H. Kelly. 6,000
 Atlantic av, n s, 100 e Hoyt st, 25x90.6. Mary F. Kelly to Isabella J. Thompson. 6,600
 Av X, s w cor East 15th st, 100x100, Gravesend. James S. Voorhes to James R. McNulty. Q. C. nom
 Av X, w s, extends from East 14th st to East 15th st, 200x100, Gravesend. James R. McNulty to Margaret J. wife of said James R. McNulty. Mt. \$1,000. nom
 Bedford av, s e s, 75 n e North 10th st, 25x100. Catherine C. wife of and Joseph T. Gately to Peter Casey. Mt. \$7,000. 14,000
 Bedford av, e s, 97 s South 5th st, 22x103.6. Eliza W. D. wife of Joseph S. Mead to Thomas A. Christopher. 13,000
 Brooklyn av, w s, 26) s Av C, 40x100, Flatbush. Germania Real Estate and Imp't. Co. to Ferdinand Tiede. 360
 Brooklyn av, s w cor Av C, 100x100, Flatbush. Germania Real Estate and Improvement Co. to Charles A. Holder, of New York. 2,000
 Bushwick av, east cor Hull st, 50x100. Hull st, s e s, 100 n e Bushwick av, 25x100, h & l. Louis Braemer to Charles A. Wehr. Mt. \$3,500. exch
 Central av, s w s, 75 n w Woodbine st, 25x100, h & l. Jesse S. Davis an heir of Josiah Davis to Leonhardt Girbardt. Q. C. Correction deed. nom
 Same property. Leonhardt Girbardt to Conrad Barth, New York. 2,450
 Christopher av, bet Blake and Dumont avs, 4 lots, each 2x100. Thatford av, bet Eastern Parkway and Glenmore av, 1 lot. Articles of co-partnership. Isaac Gingold and Isaac Abrans contribute above property as their share in a real estate business and Max Bernstein the sum of 500
 Clason av, w s, 102 s Bergen st, 20x100. Albert C. and Sarah F. Woodruff exrs. Albert Woodruff to Patrick Cusack. 2,350
 Clermont av, e s, 764.11 n Myrtle av, 13 10x100. Catherine J. Rustin to William G. C. Sanders. 4,000
 De Kalb av, n w s, 100 s w Hamburg av, 20x53x2) 6x48.2, h & l. Stephen Mead to William Mead. Mt. \$400. 1,500
 East New York av, s e s, 157.7 n e Atlantic av, runs northeast 50.7 x south 58 x west 23.7 x north 7.2 x west 12.7 x northwest 37.6. Partition. Edward R. Vollmer to Charles M. Thompson. 3,500
 Elm av, s s, 88.4 w Bay av, 100x100, South Greenfield. Abraham Davis and ano. exr. Elijah M. Davis to Emily A. McDermut. nom
 Evergreen av, westerly cor Schaeffer st, 50x100. Joseph W. Hawkes to Ann Mathews. Sub. to all liens. 5,000
 Evergreen av, n e s, 20 n w Van Voorhis st, 20x80, h & l. Charles F. Gastmeyer to Franklin and Charles Hacker. Mt. \$2,000. nom
 Flushing av, n w cor Franklin av, runs west 120.9 x north 196 x east 24.2 to Wallabout st, x east along same 16 to Franklin av, x south 200.4. Foreclos. Robert B. Bach to Frank J. Saxe. 13,216
 Fort Hamilton av, n w cor 63th st, 76.3x75.3x75x6)9, New Utrecht. George T. Fitzgerald to Sarah wife of William Knoth. 1,800
 Fort Hamilton av, n w s, 76.3 n e 63th st, 5x75.4x5x75.3, New Utrecht. George T. Fitzgerald, New York, to Thomas Fitzgerald. nom
 Franklin av, e s, 131.4 n Butler st, 9 8x100, h & l. Martha E. wife of Townsend D. Mills-paugh, of Goshen, N. Y., to Jane wife of Hugh O'Donnell. Mt. \$2,500. 3,050
 Gates av, s s, 81.9 e Lewis av, 18.9x50, h & l. Thomas Miles, New York, to Mary Hicks, Long Island City. Mt. \$5,000. exch
 Glenmore av, s w cor Milford st, 20)9. Effingham H. Nichols to James Bolton, Stanton, N. J. 550
 Graham av, s e cor Stagg st, 50x100. Partition. Richard M. Bruno to Joseph J. and John D. Froehlich. 1879. 80,000
 Graham av, s e cor Stagg st, 50x100. Otto Huber and ano. exrs. John D. Froehlich to Joseph J. Froehlich. 1/2 part. 1883. 5,000
 Same property. Sophie Froehlich, widow to same. Q. C. nom
 Greene av, n s, 262.6 e Nostrand av, 18.9x100. Josephine D. Smith to Hezekiah S. Archer. 4,950

Sydney H. Carr to The Board of Education. 10,500
 Hamilton av, w s, 120.4 s Prospect av, runs south 50 x west 66.10 x southwest 65.2 to 17th st, x northeast 100 x northeast 88.6 x south 51.4 x east 78.5. Frederick W. H. Nelson to Herman J. Hoff. 5,200
 Hamilton av, w s, 216 n Centre st, runs west 79.7 x northwest 11.3 x northeast 18.4 x east 69.6 to av, x south 24. Hamilton Fire Ins. Co. to Henry Jankowsky. 3,500
 Harrison av, w s, 120.2 s Middleton st, 54 10x95, hs & ls. Leopold Michel to Louis Regenberg and Samuel Davis. Mt. \$8,000. 16,000
 Hezeman av, s s, 40 w Montauk av, 40x90. William H. Jackson to George H. Whitfield. 450
 Hopkinson av, w s, 16.4 s Macon st, 83.7x100 north 100 to Macon st, x east 84.9 x southeast to av, x southeast 16.4. Robert P. Forshaw to The Hyde & Gload Mfg. Co. Mt. \$4,000. nom
 Howard av, n w cor Marion st, runs north 24.6 x west 38 x north 0.6 x north 37 x south 25 to Marion st, x east 75, h & l. Henry Kordes to Jakob C. Morgenthaler. Mt. \$3,000. 9,900
 Jefferson av, s s, 3)0 w Throop av, 20x100, h & l. Enoch Jacobs to Emma E. Jacobs. nom
 Jefferson av, n s, 138 w Tompkins av, 19x100, h & l. Mary wife of Abram J. Hardenburgh to Isabella M. Sanford. Mt. \$6,000. 12,000
 Jefferson av, s s, 420 e Howard av, 20x100. William W. Rope to Agnes McLean. 5,100
 Johnson av, s s, 225 e Humboldt st, 25x100. Humboldt st, e s, 100 s Meserole st, 50x100. All title of personal estate of John Heilman. Magdalena wife of John Foobs to Maria Mandery. 1-8 part. Sub. to a dower right. 4,000
 Same property. Maria Mandery to Regina Heilmann. 1-3 part, also all title in personal property as above. 4,000
 Kent av, n e cor Rutledge st, 60x97.6x—x86.2. Horace M. Warren, Jr., to Alexander Henken. Mt. \$8,000. 12,000
 Kent av, n e cor Rutledge st, 60x86 2x75.4x97.6. Alexander Henken to Lewis A. and Thomas A. McMillan, composing firm Wm. H. McMillan's Sons. Mt. \$8,000. 12,000
 Kent av, e s, 124.6 s Park av, 25.1x204.6. 1/2 part. Giovanni Botte to Vincenzo Baonegero. 2,530
 Lexington av, s s, 175 e Sumner av, 16.8x100. Martha Gibson to Bertha M. wife of Edward F. Taber, of Patchogue. Mt. \$3,250 and 2 years' taxes. exch
 Manhattan av, w s, 75 s Huron st, 25x100, h & l. Louis Helmken to George Bullwinkle, New York. Substituted for lost deed. Mt. \$9,000. nom
 Same property. George Bullwinkle to Herman C. Asendorf. Substituted for lost deed. 24,000
 Marcy av, w s, 100 s Myrtle av, 50x100. William S. Okie, Jersey City, to George M. Okie. nom
 Marcy av, w s, 88 n Hooper st, 22x100, h & l. Maria Mumpeton to John H. Mumpeton. Mt. \$2.5 0. 4,325
 Meserole av, s s, 125 e Leonard st, 25x100, h & l. David Moore to Ann C. wife of Christopher Fehling. 5,300
 Myrtle av, south cor Harman st, runs east 45.6 x south 99.3 x northwest 100.8 to Harman st, x northeast 40.2. Ludwig Kuntz to Edward E. Bunce. Mt. \$3,000. nom
 Neptune av, n w cor Coney Island av, 1,549 7x560x502 to Coney Island Creek, x—along creek to Coney Island av, x 387. George H. Engeman to William A. Engeman. 4-10 parts. 5,832
 Ovington av, n e cor 14th av, 100x93 5x10 x 94.9, New Utrecht. Matilda Bahruth to John W. Brown. Mt. \$1,500. nom
 Putnam av, s s, 250.9 w Bedford av, 19.9x10, h & l. Adeline G. wife of Samuel M. Weekes to Evert Myers. Mt. \$1,500. 6,500
 Putnam av, n s, 360 e Broadway, 20x100. Robert L. Moores to Louisa L. Gibbins. Mt. \$5,500 and taxes 1892. nom
 Railroad av, w s, 79 s Danforth st, 40x100. Martha Fernie or Fermee to Susie Hampton. Mt. \$3,000. exch
 Same property. Isabella Brinkenhoff to Martha Fernie or Fermee. Mt. \$3.4 0. exch
 Rogers av, e s, 440 s Av C, 20x102.6, Flatbush. Germania Real Estate and Improvement Co. to George Wepler. 360
 Schenck av, w s, 6) n Hegeman av, 20x100. John Barlow to Charles Wainwright. 200
 Scherck av, e s, 45 s Hegeman av, 4x100. August J. Meigler to Chaistian Meyer. nom
 Schenectady av, w s, 95.7 s Bergen st, 35x75. Thomas S. Denike to William Herod. Mt. \$4,000. 7,000
 Snediker av, e s, 100 s Belmont av, 100x200 to Hinsdale st. Isabella M. wife of and Charles H. Asche to Medad and Frank E. Smith. 10,000
 Stewart av, east cor 74th st, 40x95x40x95.11, New Utrecht. Prospect Land and Imp't. Co. to Elisatitha Stabler. 610
 St. Marks av, n s, 155.6 e Troy av, 44 6x127.9. Rebecca A. wife of Alexander Woods to George Farnworth. Mt. \$1,000. 1,500
 St. Marks av, s s, 300 e Rockaway av, runs south 59 1 x south 28.6 to East New York av, x east 112.6 to St. Mark's av, x west 109. Mary J. Regner to Herbert C. Smith and Herman F. Koepke. 350
 Stone av, e s, 125 s Liberty av, 50x200 to Christopher av. Lizzie Rothschild to Simon C. Wilson. Mt. \$2,500. exch
 Stone av, e s, 20 s Glenmore av, 25x100. Christian Schreiber to William S. Schreiber.

Shepherd av, w s, 350 s Blake av, 25x100.
 Frances C. Stearns to Nellie E. Hart. nom
 Summer av, w s, 22 s Pulaski st, 38.8x93, h &
 s. William L. Derundeon to Eliza B. Derundeon,
 of Flushing, L. I. nom
 Sutter av, n s, 75 w Christopher av, 25x100.
 Samuel Young to Herris and Dora Fein,
 New York. 650
 Stuyvesant av, e s, 58.4 s Vernon av, runs
 east 75 x south 47 x southwest 17.1 x west
 93.10 to av, x north 16 S. Foreclos. Robert
 Merchant to Nicolaus Will. 475
 Taftford av, e s, 150 s Glenmore av, 25x100.
 Isaac Abrams to Meyer Steinman. 350
 Troy av, n e cor Prospect pl, 27.6x80. Cornelia
 Weeks to Josie wife of Frank S. Bonny. 1,200
 Union av, e s, 75 s Jackson av, 25x100. Release
 mort. Thomas H. York ref. to Mary Gatou.
 2,100
 Vanderbilt av, w s, 153.8 n Park av, 24x100.
 Mary E. wife of Michael F. McDermott to
 Richard Condon and Margaret his wife. 4,000
 Vanderbilt av, e s, 100 s St. Marks av, 20x70, h
 & l. John D. Fish to Alice E. Morgan. 5,000
 Willoughby av, s s, 185 w Tompkins av, 20x100,
 h & l. William H. Butler to William E. Diller.
 Mt. \$5,000. 8,000
 4th av, s w cor Sackett st, 20x75. George R.
 Brown to Ernest Ochs and John Murtaugh.
 11,000
 5th av, e s, 75.9 n 4th st, 18.7x58.8, h & l.
 Charles Hart to John O'Donnell. nom
 5th av, w s, 60 s 12th st, 20x80, h & l. Jeannette
 Baum to Gustav and Charles Bassler. nom
 6th av, s e cor 4th st, 75.2x100; also,
 6th av, n e cor 46th st, 25.2x100.
 Augustus J. Thorne, of New York, to Rufus
 F. and Louis D. Jones and Phebe R. Derby.
 Mt. \$882. 3,630
 6th av, s w cor 53d st, 100.2x100. Charles F.
 Rohmann to Jennie E. Morrison. Mt. \$1,100.
 3,000
 6th av, w s, 25.2 s 52d st, 75x100. James G. Car-
 roll to Emma Morse. 2,100
 6th av, s e cor 11th st, 23x76.5. Mary A. Knapp
 widow, East Orange, N. J., to Nicolaas F.
 Sluiter, of Flushing, L. I. Mt. \$12,000. 20,000
 6th av, north cor 64th st, centre line, runs north
 to N. Y., Bay Ridge & Jamaica Railway Co.
 land, x northeast along same and land N. Y.
 & Sea Beach R. R. to old line bet Michael
 Bergen and Jane Robert, x southwest along
 same to centre 64th st, x northwest —, Bay
 Ridge. Jacob M. and C. M. Bergen exrs.
 Michael Bergen to Charles M. Reynolds. B.
 & S. 12,000
 7th av, e s, 20 s 8th st, 50x90.10. George Rob-
 inson to Henry P. De Graaf. Mt. \$32,250.
 nom
 7th av, w s, 100 n 17th st, 17.4x40, h & l.
 Jacques Sandmeyer to Theodore Klein.
 Dated August, 1870. 2,800
 9th av, n w s, 49.8 s w Carroll st, runs south-
 west 49.8 x northwest 89 x northeast 48.5 x
 southeast 91.6. Charles N. Howard to Mary
 Howard. Sub. to all encumbrances. nom
 13th av, e s, 80 n 61st st, 20x100, Bath Junction.
 James V. S. Woolley to James Carroll. 275
 17th av, n e cor Bath av, 200x193, New Utrecht.
 Daniel Buckley to Thomas G. Knight. exch
 Interior lot, 60 n Monroe st and 89 e Lewis av,
 runs east 20 x north 20 x west 20 x south 20.
 Release mort. Mary D. wife of Lewis H.
 Clowes to Marcia E. De Castro. nom
 Interior lot, 40 n w 7th av and 100 n e 17th st,
 17.4x10. Margaretha wife of and Jacques
 Sandmeyer, to Theodore Klein. 150
 Interior parcel, abt 70 n President st and being
 east of Rochester av, runs north 126 x west
 102.19 x south 126 x east 100.4, being lots 58,
 60, 62 and 64 and north 1/2 of 66 map Saml.
 Andersons 5 acres. 9th Ward. Lucy Ander-
 son Reed widow, Romeo L. and Nanette E.
 Anderson to William P. Johnston. nom
 Same property. Charles S. Anderson, Red
 Bank, N. J., to same. nom
 Lots 647-662 inclus. mapland Asa W. Parker,
 Bath Beach. Edward Egolf to Thomas
 O'Hara. 1,675
 Lot 16 map of the Ives plan of lots on Prospect
 Hill. Isaac M. Hathaway to R. Lawrence
 Brenner. exch
 Lot 165 block 8 map 1,197 lots Flatbush and
 New Utrecht of Wm. Ziegler. John M. Coon-
 an to Michael Kenny, Jr. 200
 Lots 231, 232 and 233 block 635 map No. 2 prop-
 erty The German-American Improvement
 Co., 26th Ward. Release mort. Cord
 Meyer, Jr., and ano. exrs. Cord Meyer to
 The German American Improvement Co. 750
 Lots 334, 335 and 336 block 636, lot 220 block
 635 and lots 531-536 block 639 same map.
 Release mort. Same to same. 2,500
 Lots 408, 409 and 410 block 8 map 597 lots of
 Wm. Ziegler, Gravesend. William Ziegler
 to Bridget M. Carroll. 405
 Lots 109 and 110 map J. L. Nostrand property,
 Bath Beach. Myron A. Cooney, Albany, N.
 Y., to John Henni. 650
 Lots 572, 577, 578, 583, 584, 610-613 and 616-618
 and 624, 625, 627, 628-631, 637-641 map Van-
 derveer Park, Flatbush. Release mort. John
 R. Vanderveer et al. to Germania Real Estate
 and Improvement Co. 911
 Lots 458 and 459 same property. Release mort.
 Same to same. 128
 Lots 282-285 and 296-307 and 330-332 and 346-
 350 and 323, 324. Release mort. Same to
 same. 1,639
 Lots 23 and 55-70 same map. Release mort.
 Same to same. 1,700
 Lots 74, 75, 80, 81, 83, 89 and 94-99 and 103-105
 and 121 and 122 same map. Release mort.
 Same to same. 1,457

Lots 585-360 and 377-385 same map. Release
 mort. Same to same. 771
 Lots 294, 295 and 296 block 22 map 2 of 660
 lots Cowenhoven farm, New Utrecht. Ef-
 fingham H. Nichols to William H. Willdig. 555
 Parcel No. 29 map Linden terrace, Flatbush.
 Julia A. wife of William H. Galloway to
 George W. Galloway, of Rye, N. Y. nom
 Same property. George W. Galloway to Will-
 iam H. Galloway. nom
 Parcel of meadow land, West Canarsie Mead-
 ows, adj Court Stillwells, 2 acres. Jane A.
 Hawhurst widow, Rhoda A. Rumph et al.
 heirs Giles Hawhurst to Carl Ludecke. Q.
 C. 1882. 50
 Lotts lane, n e cor East 4th st, runs north 132
 x east 200 to East 5th st, x south 40 x west
 100 x south to Lotts lane, x west —, Flat-
 bush. Mary A. Conkling to Gustav Klapp-
 roth. 2,000
 Road on n s of the four town blocks n s thereof,
 69.9 e Gravesend av, 59.10x107.1x62.1x107.9,
 Gravesend. Angelina wife of and John W.
 Young to Mary V. Johnson. 4,000
 Sand Bay Creek, s w s, Canarsie, indeft. lot of
 meadow land, 25x100. James Savage to
 Frederick E. Meinhold. 200
 Release of legacy. Phoebe E. Stevens, of
 Richmond, Ind., to Charles P. McClelland
 as exr. Edward D. Stevens. 1,000
 Release of legacy. Jennie A. Van Doren, of
 Radford, Va., to Charles P. McClelland in-
 divid. and exr. Edward D. Stevens. 1,000
 Similar release. Ella F. Smith to same. 2,000
 Similar release. Sarah E. Mitchell, Dallas, to
 same. 1,000

WESTCHESTER COUNTY.

JANUARY 25 TO 30—INCLUSIVE.

BEDFORD.
 Dickenson, Harry exr. of, to Eliza Sarles, tract
 adj Moses Sutton, 44 acres. \$2,500

CORTLANDT.
 Garrison, Samuel B. to Thos. J. Bonner, s e
 cor Elm st and Ringold sts, 80x140. 1,025
 Lent, Jacob O. to Fred. S. Cunningham, n s
 South st, 65x—. nom
 Cunningham, Fred. S. to Mary Lent. same. nom

EASTCHESTER.
 Burtis, Seaman to And. Crawford, part lot 351
 s s Cortlandt st, West Mt. Vernon, 25x125. 600
 Dexter, Fred. C. to Emanuel Burlando, lot 751
 s s, 17th av, Wakefield, 105x114. 4,750
 Klunck, Chas. to Fred. A. Strang, n s road
 from White Plains road, adj Dennis
 Ragan. 630
 Marezek, Apollonie to Wm. H. Bard, lots 124,
 125, 138, and 139, Washingtonville. nom
 Mace, Levi H. to John McElroy and ano. s s
 18th av, adj Wakefield, abt 8 acres. 37,450
 Mathews, John K. to Jennie V. Mathews, lot
 70 map Chester Hill. nom
 Weber, Geo. to Maggie Koepper and ano, part
 lot 1038 Stevens av, Mt. Vernon, 30x106. nom
 Wood, Jos. S. to Alb. E. Fuehsel, lots 145 and
 146 map Primrose and Villa Parks. 4,000

GREENBURGH.
 Acker, Wm. to John H. Dolph, plot adj D. W.
 King and estate C. Losee. 2,670
 Elmsford Impt. Co. to Logan Paul, lot 36 block
 47. 5
 Elmsford Real Estate Co. to Clara Rosenstein,
 lot 1 grantor's map. 990
 Jones, Cyrus P. and ano. to Lira Petermann,
 lots 431 and 433 Ardsley. 60
 Manhattan Investment, &c., Co. to Geo.
 Schmatz, lots 14 and 15 block 18. 450
 Same to Herman Koch, lots 1, 2 and 3 block
 15. 825
 Same to Rudolph Heil, lots 7, 8 and 9 block 22. 600

HARRISON.
 Gainsborg, Samuel H. to Giovanni Balletto, lot
 4 block 19, Silver Lake Park. 300
 Same to Giovanni Sappia, lots 5 and 6 block
 20. 575
 Same to Giovanni Logomarsiri, lots 27 and 28
 block 19. 575
 Same to Fred. Fallesen, lot 1 block 18. 225
 Same to John Finnerty, lots 13 and 14 block
 18. 500
 Yals, W. S. to Wm. F. Roach, n w s Harrison
 av, adj, 100x—. 2,800
 Smadbeck, Louis to Ida M. Bell, 491 Brent-
 wood plaza. 425

LEWISBORO.
 Richters, John F. to Judson G. Wells, e s road
 from Goldens Bridge to Whitlockville, 28
 acres. nom

MAMARONECK.
 McCarthy, Call to Jane Pendargast, n s Palmer
 av, 50x150. 215
 Wallace, Jas. to Thos. Weir, n w cor Boston
 road and Rockland av, abt 170x170. nom
 Weir, Thos. to Fred. Lorenzen, same. 7,000

MT. PLEASANT.
 Storms, John I. and ano. to And. Monehan, n s
 Continental st, adj grantee, abt 25x150. 375
 Smadbeck, Louis to Edw. P. Phelan, lot 1640,
 Sherman Park. 150
 Same to Edw. McCabe, lots 1465 and 1466. 600
 Same to Anna Kelly, lots 1152 and 1153. 450
 Same to Heinrich Frohlich, lot 7493. 150
 Same to Alf. Fancett, lot 1195. 200

Same to Anna E. Folsom, lots 996, 997 and
 998. 500
 Same to Mark Jalonack and ano, lots 119, 970
 and 971. 450
 Same to John Kreppel, lots 7544 and 7545. 200
 Same to Heinrich A. Von Salzen, lots 794 and
 795. 350
 Same and ano. to Mary Bonheyo, lots 975-978,
 and 1038, Lakehurst. 1,125

NEW ROCHELLE.

Bradley, And. R. to Thos. Smith, n s Morris st,
 432 w North st, 50x150. 850
 Cunneen, Peter J. to Edw. Sweeney, s w cor
 Lawn av and Cottage pl, 50x100. 1,200
 Doorn, Valentine to Adam Herman, n s Crescent
 av, 50 e Charles st, 25x92. 2,400
 Hampe, Adolph H. W. G. exr. of, to Mary A.
 Wolcott, w s Rockdale av, 405 n Post road, 50
 x161. 2,900
 Kelcher, Hanora to Peter Doern, s s Grove st,
 50 e Charles st, 50x100. 1,000
 Lorenzen, Fred. to Thos. J. Weir, s s Hugwenot
 st, 30 w Anderson st, 64x130. 6,000
 Seacord, Durias and wife to Fred A. Steele, n
 s Lawn av, 100 w Cottage pl, 37.6x138. 875
 Same to Chas. G. Rusher, lot adj above, 37.6x
 139. 875
 Same to Wm. J. Dynan, n s same, 175 w same,
 37.6x140. 875
 Scott, Winfield to Thos. H. Robinson, s s Will-
 iam st, 125 e Webster av, 50x122. 4,500

OSSINING.

Larkin, Francis to Edgar Cypher, lot 47 Agate
 av, grantor's map. 500
 Titus, Chas. T. to H. Walter Webb, s w cor
 Broadway and Lane to Rew Creightons, 5
 acres. 4,500
 Same to same, w s Post road, adj grantor,
 1/4 acres. 19,000

PELHAM.

Johnson, John H. to Oliff Peterson, lots 13-39
 grantor's map. 49,000
 Burgess, John W. to Wm. H. Bard, lots 161,
 162, 179 and 181. Pelhamville. 3,250
 Hewitt, Mary to John Hewitt, lot 31, Pelham-
 ville. nom

POUNDRIDGE.

Knox, John to Edw. F. Brush, tract adj gran-
 tee, 289 acres. 5,000

RYE.

Cahill, Patrick to Mary Cahill, e s Slate st, 200
 s Boston road, 50x100. nom
 Dillon, Maurice to Matilda E. Burnham, w s
 North Main st, 225 n Terrace av, 77x233; e s
 Madison av, 217 n Terrace av, 100x125, also e s
 Main st, 77x—. nom
 Purdy, Willard P. to Mary C. Bell, lot 28 w s
 Smith av, Poningo Dale. 800
 Redenbach, Ludwig to Carl Redenbach, n s
 Cleveland st, 100 w Willett av, 50x100. 2,000
 Scanlon, Mich. to Hannah M. Scanlon, s w cor
 Poningo st and Bulkeley av, 50x75. nom
 Sour, Eliz'h et al., J. A. Peck ref., to Rob't K.
 Clarke, e s Westchester turnpike, 50x150. 3,000

SCARSDALE.

North End Land Co. to Wm. P. Daly, lots 8-11
 block 36. 1,100

SOMERS.

Vredenburgh, Lucinda to Henry H. Fowler
 and wife, 6 acres adj Robert Hallock. 500

WESTCHESTER.

Burlando, Emanuel to Edw. Becker, lots 415,
 416 s s 13th av, Wakefield. —
 Caponigri, Paquale to Emanuel, lots 116, 117,
 122, 123, Wakefield. nom
 Freudenmacher, Peter to Jacob Freudenmach-
 er, n s 2d st, 200 w Av D, Unionprt, 25x
 103. 152
 Freudenmacher, Jacob to Helena Freuden-
 macher, let adj above. 152
 Faber, Chas. to Louisa Baur, lots 1, 2 and 3
 map McGraw estate. 11,525
 Hallock, Amy J. to Chas. A. Hoy, lots 409, 410,
 411 and 454, Laconia Park. 2,100
 Levy, Ephraim B. to Fritz Klenk, lots 170 and
 171 map Hunt estate. 1,200
 Same to David L. Gluck, lots 74, 75, 104, 181,
 216, 217, 264-270, Unionport. 1,805
 Mace, Levi H. to Frank Koch, lots 642-668,
 717-742, Laconia Park. 18,200
 Same to Rob't F. Sheil, lots 697-700, Laconia
 Park. 1,200
 Norris, Fred. R. to Rich. Swift, lot 92 map
 Green owners and Gelsten. 500
 Neill, J. De Lancy exr. of, to The H. R. &
 Portchester R. R. Co., "The Round Meadow."
 1,897
 Renwee, Jeanette to Denis R. Sheil, lot 137 map
 New Village, Jerome. 1,200
 Sheil, Rob't F. to Jcs. Laurier, lots 689-692, La-
 conia Park. 5,000
 Young, John to Samuel Cobb, n w cor Juil-
 ianna st and Barker av, 100x125. nom

WHITE PLAINS.

Fassett, Austin L. to The West. R. E. and In.
 Co., e s Mamaroneck av, 453x to Broadway. nom

YONKERS.

Blackwell, Jas. H. exrs. of, to Willie A. R.
 Dabio, tract on Saw Mill River, adj Jas. R.
 Colgate, 22 acres. 16,000
 Dyckman, Susan to same, e s North Broadway,
 25 1/2 acres. 47,000

Bloomington, Jos. B. to Lyman G. Bloomington, n e cor North Broadway and Odell av. nom

Same to same, e s North Broadway, 494 n OJell av. nom

Cleveland, Cyrus exr. of, to Mary Grieder, w s Garnet st, 403 s Elm st, 25x87. 500

Druid Hill Park Co. to Sophia H. Kunz, lots 588, 589, and 590, Mohegan Park. 580

Darkin, Willis A. R. to Fred. C. Kilham, w s North Broadway, adj Lillenthal, 21½ acres; s e cor same and Robert av, 45 acres; also e s same adj Colgate, 47½ acres; also e s same adj Brown and s s Roberts av, 55½ acres. 506,490

Desmond, Mich. to F. X. Donoghue, s s Washington st, 25 w Jefferson st, 50x100. nom

Jones, Cyrus P. and ano. to Patrick J. Sullivan, lot 19 block H. 250

Lawrence, Maria V. to Simon Herman, n e cor Lawrence st and South Broadway, 181x443. 18,000

Mutual Life Ins. Co. to Lulu W. Koster, w s Buena Vista av, 54x128. 5,000

Nathan, Marcus to John Young, lots 117, 117½, 118 and 118½, map Sherwood Park Land Co. and 5, 6 and 7, Shearwood Hill. 3,250

Olmsted, Wm. D. to Horace E. Dresser, e s North Broadway, 749 Asburton av, 100x274. 15,000

O'Gorman, Edw. J. and ano. to Chas. McIntosh, lot 20 map Scott estate. 270

Palmer, Jos. H. exr., &c., to the City of Yonkers, n s Palmer av, 10½ acres. 15,975

Robinett, Zoro to Mario Lorini, n s Morris st, 250 w Hamilton av, 50x100. 3,000

Shonnard, Fred. to Thos. Hocter and wife, lot 401 block 6. 200

Truman, Jas. C. Jr., to Pauline E. White, lots 13, 15, 17, 19, 21 block 1, Nepera Park. nom

Same to Teresa H. English, lots 23-39 block 1, 12-145 block 3, 1-7, 2-6 block 16, 2-19, 2-38 block 17, block 28. nom

Same D William H. Truman, lots 11, 12, 32, 33 block 33. 2,000

Wasserman, Fred. A. to Elisba C. Howes, s s Radford, 150 e Van Cortlandt Park av, 50x100. 900

Yonkers Park Assoc. to Wm. S. Anderson, lot 3 block 13. 500

Same to same. 92d st, s s, 168.8 e Amsterdam av, 15x100.8. Sub. to mort. \$17,000. Jan. 25, 6 months. 2,775

Brown, Abraham and Isaac Haft to Michael Fay and William Stacom. Columbia st. P. M. Jan. 31, installs. 5,500

Boyer, Philip to Jacob Johns. 8th st, n s, 268 e Av C, 25x93.11. Dec. 1, 1892, 1 year, 5%. 4,000

Bullwinkle, George to P. Ballantine & Sons, a corporation. Broadway, No. 1329; 35th st, Nos. 110, 112, 114, 116 and 118 W. Lease. Jan. 30, 1 year. 35,000

Bunker, William R. to George A. Fayunga. 104th st. P. M. Jan. 27, installs. 5%. 3,000

Same to Albert Blackburne, Yonkers, N. Y. 124th st, No. 24½, s s, 320.1 e 8th av, 20.1x100.11. Jan. 28, due Feb. 1, 1894. 625

Same to same. 124th st, No. 242. s s, 300 e 8th av, 20.1x101.11. Jan. 26, due Feb. 1, 1894. 625

Bailey, William J. to James Thomson. Convent av, w s, 12.11 n 143d st, 20x100. Jan. 30, 1 year. 6,800

Bing, Simon, Jr., mortgagee with Gottlob C. Zeeb mortgagor. Extension of reduced mortgage at 5½%. Jan. 31. nom

Contant, Edmund and Antoinette his wife to THE EMIGRANT INDUST. SAVINGS BANK. 85th st, n s, 275 e 2d av, 25x102.2. Jan. 31, 1 year, 4½%. 8,000

Corp, Henry to THE GREENWICH SAVINGS BANK. 18th st. P. M. Jan. 31, due Feb. 1, 1898, 4½%. 25,000

Corey, Edwin F. to Joseph F. Stier. 125th st, n s, 160 e 5th av, 75x99.11. Sub. to mort. \$60,000. Jan. 23, 1 year. 5,000

Carpenter, Phebe A. wife of and Henry H. to Mary L. Simpson. 119th st, s s, 110 w 1st av, 20x100.10. Jan. 27, 3 years, 5%. 4,000

Casazza, Antonio, Charles A. and Louis to Henry de F. Weekes. James st, No. 24. P. M. Jan. 27, installs. 5,000

Cassidy, Peter A. to Mary E. Barron guard. of Thomas H. Fagan. 1st av, s e cor 109th st. P. M. Jan. 27, 3 years, 5%. 11,200

Cordes, Diedrich to Bernheimer & Schmid. 1st av, No. 1429. Saloon lease. Jan. 27, note, demand. 2,500

Cotter, John to Adelaide E. Wilson. 135th st. P. M. Jan. 25, due Nov. 19, 1893. 8,000

Callender, William E. to Alice G. Cobb. 7th av, e s, 55 5 n 111th st, 50.5x100. Jan. 28, due Feb. 1, 1894. 2,000

Cordes, August W. to William R. and Charles B. Knapp, Reading, Pa. 158th st. P. M. Jan. 23, 5 years or installs, 5%. 18,000

Cleverdon, Robert N. and Joseph Putzel to Ferdinand H. Mela. Hudson st, No. 513. P. M. Sub. to mort \$11,000. Jan. 30, due Nov. 23, 1893. 9,000

Cochran, Isaac, Newburgh, N. Y., to THE TITLE GUARANTEE AND TRUST CO. 30th st, Nos. 269-271, n s, 60 e 8th av, 40x49.5. Jan. 31, 3 years, 4½%. 11,000

Cohen, Isaac to Max Goetz and Cecilia his wife. Norfolk st, No. 111. P. M. Sub. to mort. \$31,000. Feb. 1, installs. 10,000

Connolly, Thomas B. and John A. Beall trustees Charles M. Connolly to Euretta G. Burt. 11th av, n w cor 145th st, 99.11x150. Jan. 27, 1 year, 5%. 7,500

Crimmins, John D. to James McCreery. Broadway. P. M. Sub. to mort. \$340,000. Jan. 31, installs, 5%. 330,000

Crossman, Greenleaf W. to Louisa Schwegler. 78th st. P. M. Feb. 1, 3 years. 5,800

Same to same. Same property. P. M. Feb. 1, 3 months. 4,000

Day, Thomas D., Jr., to George Forrester, Poughkeepsie, N. Y. 23d st. P. M. Feb. 1, 5 years, 5%. 18,000

Desel, Philip and Caroline to Nicholas Reinhardt. 38th st, s s, 262.6 w 10th av, runs south 99 x west 12.6 x south 8.9 x west 6.3 x north 98.9 to st, x east 18.9. Jan. 31, due Feb. 1, 1898, 5%. 6,000

Dierking, Henry to Gustave W. Brenneman. 2d av, n w cor 3d st, 24x100. ½ part. Feb. 1, due July 1, 1894, 5%. 1,000

Duffy, James to Bertha Volkening. 1st av, w s, extends from 102d to 13d st, 201.2x100. Sub. to mort. \$122,000. Jan. 30, 6 mos. 5 7/10

Daly, Cornelius to William P. Richards as surviving partner of Millward & Co. 11th av, s e cor 34th st, runs south 25 x east 63 x south 73.9 x east 75 x north 93.9 to st, x west 128 to beginning. Leasehold. Jan. 13, note. 4,090

Drake, Mary A. wife of Charles W. to Alfred C. Clark guard. of Robert S. Clark. 84th st, s s, 50 e West End av, 16.8x52.2; Interior lot, 52.2 s 84th st and 50 e West End av, runs south 10 x east 16.8 x north 10 x west 16.8. Jan. 27, 5 years, 4½%. 8,000

Same to Alfred C. Clark guard. Frederick A. Clark. 84th st, s s, 33.4 e West End av, 16.8 x 52.2; Interior lot, 52.2 s 84th st and 33.4 e West End av, runs south 10 x east 16.8 x north 10 x west 16.8. Jan. 27, 5 years, 4½%. 8,000

Drucker, Max to Oscar L. Richard. Goerck st, Nos. 114 and 116, s e cor Stanton st, 40.7x59.8x47.9x59.10. Jan. 27, 1 year. 1,500

Same to Pincus Lowenfeld. Av C, No. 62. P. M. Jan. 27, installs. 2,200

Same to Oscar L. Richard. Same property. P. M. Sub. to mort. \$12,200. Jan. 27, 1 year. 1,500

Dworsky, Abraham J. to Fritz Fedderke. Orchard st, No. 23, w s, 17.5x79; Interior lot, 120 n Canal st and 79 w Orchard st, runs north 56.3 x west 23.2 x south 56 x east 23.1. Sub. to mort. \$25,000. Jan. 26, due Jan. 1, 1896. 8,000

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, 30,000

Same to same. Convent av proposed, n e cor 148th st, 99.11x85. Dec. 21, 1892, 1 year. gold, 3,000

Same to William E. Callender. Convent av proposed, n e cor 143th st, 99.11x85. Dec. 21, 1892, 1 year. gold, 5,000

Same to same. 148th st, n s, 85 e Convent av proposed. 90x99.11. Dec. 21, 1892, 1 year. gold, 4,000

Same to James Alexander and Peter McCallum. Convent av proposed, n e cor 148th st, 99.11x175. P. M. Dec. 21, 1892, due July 10, 1894, 5%. 25,000

Egg rs, George W. to J. Henry Alexandre. West End av, e s, 83 st 9th st, 17 11x20. Jan. 28, 3 years, 5%. 15,000

Fitzpatrick, Mary, Adele Cary and Anna L. Blesson to Edward D. Bettens. 87th st, No. 130, s s, 292 w 9th av, 18x100.8. All title. Jan. 30, demand. 800

Fitzpatrick, Mary to Edward D. Bettens. Same property. All title. Jan. 30, demand. 262

Feery, James to Edmund B. Taylor. 1st av. P. M. Jan. 26, due Feb. 1, 19 3, 5%. 21,000

Fitzsimmons, Patrick to THE EMIGRANT INDUST. SAVINGS BANK. Goerck st, w s, 25 n Broome st, 25x75. Jan. 30, 1 year, 4½%. 1,000

Flynn, Katie to Bernheimer & Schmid. 90th st, No. 121 E. Saloon lease. Jan. 28, note, demand. 1,000

Fraser, Alexander W., Nyack, N. Y., and George G. Dutcher, Brooklyn, to Adelaide Hamilton. 95th st, s s, 100 w Central Park West. P. M. Jan. 26, due Feb. 1, 1894, 5%. 11,000

Same to Alice Hamilton. 95th st, s s, 125 w Central Park West. P. M. Jan. 26, due Feb. 1, 1894, 5%. 11,000

Feyh, Adrian J. to THE EAST RIVER SAVINGS INST. William st, No. 266, s s, 18x102 76.3x18.2x72.2; William st, No. 266½, s s, 18.10x80.4x18.2x76.3. Feb. 1, 1 year, 4½%. 19,000

Fivey, Robert E. to George W. Morrow. 135th st, s s, 285 e Lenox av, 75x99.11. Sub. to mort. \$58,000. Jan. 26, demand. 3,000

Fox, Benjamin to Katharine Giebelhouse. 34th st. P. M. Feb. 1, 2 years, 5%. 7,000

Galland, Eugene mortgagor with THE BANK FOR SAVINGS in the City of New York mortgagor. Extension of mort. Feb. 1. nom

Grob, Rosa to Jacob and Henry Kerner. 86th st. P. M. Jan. 31, due Feb. 1, 1898, or installs, 5%. 5,800

Guterman, Jacob and Max Markel to Ascher Weinstein. Bedford st, Nos. 41 and 43. P. M. Sub. to mort. \$20,000. Jan. 30, due Feb. 1, 1894. 7,500

Gilman, Henry K., Flushing, L. I., to Mary E. Hyer. 64th st, s s, 150 w Amsterdam av, 25x101.5. Jan. 31, 3 years, 5%. 14,000

Goodman, Sarah to A. Hupfel's Sons. Norfolk st, No. 127, cor Rivington st. Store lease. Jan. 25, note, demand. 1,500

Gushee, Charles H. to Frederic J. Middlebrook, Brooklyn. 32d st, s s, 40 e 10th av, 5 lots. 5 P. M. mort. s, each \$6,500. Jan. 31, 1 year, 5%. 32,500

Same to same. Same property. 5 P. M. mort. s, each \$1,000 each. Sub. to prior mort. \$5,500. Jan. 31, 1 year. 5,000

Gross, Benjamin and Louis to Aaron Goodman. Sheriff st. P. M. Jan. 30, due Feb. 1, 1895. 1,000

Gano, Vienna D. wife of James M. to Alfred C. Clark guard. of Robert C. Clark. West End av, s e cor 84th st, 16.8x52.2; West End av, e s, 52.2 s 84th st, 10x16.8. Jan. 27, 5 years, 4½%. 12,000

Same to Alfred C. Clark guard. of Frederick A. Clark. 84th st, s s, 16.8 e West End av, 16.8x52.2; Interior lot, 52.2 s 84th st and 16.8 e West End av, runs south 10 x east 16.8 x north 10 x west 16.8. Jan. 27, 5 years, 4½%. 9,000

Same to E. Matilda wife of William Ziegler. West End av, s e cor 84th st, 16.8x52.2. Sub. to mort. \$12,000. Jan. 27, 1 year. 4,000

Gates, Louis to John G. Williamson. 3d av, No. 2052. P. M. Jan. 25, due Jan. 27, 1894. 5%. 15,000

Glass, Morris to Jonas Weil and Bernhard Mayer. Monroe st, No. 95. P. M. Jan. 16, installs. 7,000

Greenberg, Henry M. to Robert W. and Malcolm Stuart exrs. and trustees Joseph Stuart. Elizabeth st, No. 147, w s, 103 n Broome st, 25.2x76.9x25.2x76.4. Jan. 24, due Jan. 25, 1896, 5%. gold, 18,000

Gunther, Charles to Henry Gunther admr. of Adam Mechler and guard. of Joseph and Barbara Mechler. 52d st, n s, 259 6 e 3d av, 20.6x100.5. Jan. 10. 7,000

Hendricks, Joshua and Edmund exrs. and trustees Fanny Hendricks mortgagor. Extension of mortgage at reduced int. Jan. 26. nom

Hendricks, Edmund mortgagee with James B. Fitzgerald mortgagor. Extension of mortgage at reduced int. Jan. 26. nom

Hirsch, Jacob to THE TITLE GUARANTEE AND TRUST CO. 71st st. P. M. Nov. 28, 1892, due Jan. 30, 1895, 5%. 28,000

Harrison, James to Henry Dryer. 36th st. P. M. Feb. 1, 3 years, 5%. 8,000

Horstmann, Frederick to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 2d av. P. M. Jan. 30, 1 year, 4½%. 10,000

Heifer, Sophia to Rachel L. Epstein and Flora Pohalski, 107th st. P. M. Jan. 30, installs, 5%. 1,000

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.

JANUARY 27, 28, 30, 31, FEBRUARY 1.

Allen, Henry G. to Belle P. wife of Samuel H. Huxford. Hamilton st, No. 39, and Monroe st, No. 34, begins Hamilton st, n s, 16.10x82.9 to Monroe st, x19.7x77.4. Jan. 28, due Sept. 1, 1893. \$15,000

Accursi, Vito and Carmelia his wife to Miln P. Palmer trustee Frances B. Hegeman dec'd. 112th st, n s, 318 w Pleasant av, 25x100.11. Dec. 19, 1892, 2 years, 5%. gold, 14,000

Same to same. 112th st, n s, 343 w Pleasant av, 25x100.11. Dec. 19, 1892, 2 years, 5%. gold, 14,000

Allen, Charles L. mortgagor with Emily C. Olive mortgagee. Extension of mort. at reduced int. Feb. 1. nom

Birngruber, Charles and Magdalena his wife to Seymour P. Kurzman. 8th av, w s, 49.11 n 131st st closed, 50x100. Jan. 31, due Mar. 1, 1893. 4,000

Blumenstock, Alexander to Mary F. A. Kette. 146th st. P. M. Sub. to mort. \$9,000. Jan. 30, installs. 1,500

Billington, Reno R. to Louis Benziger trustee Joseph N. A. Benziger dec'd. 49th st, No. 533 W. P. M. Feb. 1, 5 years, 5%. 16,500

Same to Fanny Potsdamer. Same property. P. M. 2d mort. Feb. 1, 4 years. 3,500

Boland, Catharine wife of and John to THE KINGS COUNTY SAVINGS INST., Brooklyn. 9th av, s e cor 59th st, 25.5x100. Feb. 1, 1 year, 5%. 5,000

Becker, Catharine wife of Christian to William Rosen. 119th st, s s, 335 e 2d av, 25x100.10. Jan. 23, due Feb. 1, 1893, 5%. 5,000

Bergmann, Sigmund to Dwyer & Haigh. St. Nicholas pl, e s, 199 10 s 150th st, 60x100. Jan. 25, due Jan. 26, 1895, or sooner, 5%. 11,000

Blum, Morris to THE DRY DOCK SAVINGS INST 56th st, s s, 325 w 2d av, 25x100.4. Jan. 27, due Feb. 1, 1894 4½%. 13,000

Braender, Frederick to Walter G. Schuyler. 118th st, n s, 155 w 5th av, 55x100.11. Sub. to mort. \$34,750. Jan. 24, 4 months. 10,000

Bristol, E. L. Macomb to John Stemme. Madison av, No. 220, w s, 37.6 n 35th st, 28.4x95. Jan. 30, 1 year. 10,000

Brown, James to The Bradley & Currier Co. (Lim) 92d st, s s, 150 e Amsterdam av, 13.6 x100.8. Sub. to mort. \$17,000. Jan. 25, 6 months. 3,000

Haff, Alexander to Stanley W. Dexter. Pelham st, Nos. 3, 4, 5 and 6, w s, 45 s Monroe st, 67.11x33.5. $\frac{1}{2}$ part. Jan. 26, due Jan. 1, 1894. 5,000

Haber, Annie F. wife of Harry D. to Prescott H. Butler trustee Annie A. Church dec'd. East Broadway, No. 211, s s, 95.4 w Clinton st, 25x87.6. Leasehold. Jan. 31, 5 years, 5% gold, 16,000

Same to Bertha B. Finestone. Same property. Sub. to mort. \$16,000. Jan. 31, 3 years. 5,000

Haber, Louis I. to Sara D. M. Fogg. Thompson st. No. 28. P. M. Feb. 1, 1 year, 5% 8,500

Hirsh, Jacob to Moses Foltz. Prince st and Wooster st. P. M. Jan. 31, 1 year, 5% 15,000

Henning, Mary M., Jr., to Frances I. Taylor. 121st st, s s, 207.6 e 31 av, 67.6x100.10. Jan. 31, due Feb. 1, 1894. 1,500

Holloubeck, Emanuel to Emily B. wife of Charles Goeller. Bank st, No. 55. P. M. Feb. 1, installs, 5% gold, 7,500

Herbst, Louis and Jeannette his wife to Dorothea Bernhardt. 115th st. P. M. Jan. 31, due Feb. 1, 1896, 5% 2,000

Herbert, William to Charles Schafer. 85th st. P. M. Jan. 31, due Jan. 1, 1898, 5% 13,500

Huth, Anna, formerly Mayer, wife of and Oskar to THE EAST RIVER SAVINGS INST. 55th st, No. 240, s s, 150 w 2d av, 25x100.5. Jan. 31, 1 year, 5% 5,000

Ide, Alexandra L. B. to Frederick A. Constable and ano. exrs. and trustees Richard Arnold dec'd. Madison av and 84th st. Jan. 28, due Jan. 31, 1898, or installs, 4 $\frac{1}{2}$ % 14,000

Jacobs, Elias to THE EMIGRANT INDUSTRIAL SAVINGS BANK. Perry st, No. 29. P. M. Jan. 31, 1 year, 4 $\frac{1}{2}$ % 14,000

Johnson, Isaac C. to Leila S. Higgins, Tuckahoe, N. Y. 2d av. P. M. Feb. 1, 3 years, 5% 10,000

Kenny, Bartholomew F. to Joseph Wilson, Brooklyn. Bedford st, n e cor Downing st. P. M. Jan. 31, due Feb. 1, 1895, 5% 16,000

Kerwin, Andrew J. to Benjamin Altman. 82d st. P. M. Jan. 30, due Feb. 1, 1895, 5% 65,000

Kelly, James S. to James Stokes, West Orange, N. J. 125th st, n s, 175 e 7th av as widened, 50x99.11. Sub. to mort. \$52,500. Jan. 27, 1 year. 10,500

Kiwi, Ernestine to Alfred Steckler. Essex st, No. 88, s e cor Delancey st, 25x100. Jan. 26, 5 years. 5,000

Krupp, Felix to The Bradley & Currier Co. (lim.) 106th st, n s, 10 e Amsterdam av, 100x10.11. Sub. to mort. \$92,000. Jan. 5, 4 months. 10,300

Kohlenbusch, George to Maksy & Samuel Viener. Clinton st, w s, 200 s Stanton st. P. M. Jan. 27, due Feb. 1, 1894. 2,500

Karutz, Albert to THE DRY DOCK SAVINGS INST. 109th st, No. 22, s s, 88.2 w Madison av, 30.10x100.11. Jan. 30, due Feb. 1, 1894, 4 $\frac{1}{2}$ % 15,000

Klein, Benedict A. to Lily W. Churchill et al. trustees Louis C. Hamersley dec'd. Chrystie st. P. M. Jan. 30, 5 years, 5% 40,000

Same to Jacob K. Lockman trustee Richard C. Sage dec'd. Same property. P. M. Equal lien with last mortgage. Jan. 30, 5 years, 5% 5,000

Laue, Henry to Bernheimer & Schmid. Amsterdam av, No. 441. Saloon lease. Jan. 28, demand, without int. 6,000

Lechner, Frank and Mina his wife to Pelagius Wick. East End av, w s, 51.4 n 82d st, 25.4 x 98. Jan. 30, due Feb. 1, 1895. 2,000

Lendorf, Leopold to Isidor Neuburger. 55th st. P. M. Jan. 31, due Feb. 1, 1899, or installs, 5% 10,500

Levy, Marks to Harris Levy. Stanton st, No. 246, n s, 75 e Willett st, 25x100. Sub. to mort. Jan. 26, installs. 4,000

Same to same. Division st, No. 89, s s, 25x $\frac{1}{2}$ block. 2d mort. Jan. 26, installs. 3,000

Lynch, Sarah widow to THE NEW YORK LIFE INS. CO. 8th av, w s, 229.10 n 155th st, runs west 85 x north 229.10 to 157th st, x west 95 to Edgecombe av, x north 232 to e s Croton Aqueduct, x north to 159th st, x east 1,021.3 to av, x south 749.6. Jan. 26, 3 years, 5% 100,000

Lederer, Jacob and Hannah to Gustav T. Lawrence. Av A, s w cor 88th st. P. M. Feb. 1, 1 year, 5% 9,000

Levine, Edward to Laura Wassermann guard. of Lawrence and Alice Wassermann. Orchard st. P. M. Feb. 1, 2 years, 5% 17,000

Same to Katharine H. Fetzler, Brooklyn. Same property. Sub. to mort. \$17,000. Jan. 31, due Feb. 1, 1894. 3,000

Ludington, Clinton V. R., Monticello, N. Y., to John T. Tymeson, Monticello, N. Y. 107th st, s s, 200 w 9th av, 25x100.11. Jan. 30, installs. 3,000

Marshall, Gilbert N., Jr., El Paso, Texas, to Norman S. Washburn committee Maria J. Edwards. Bloomingdale road, w s, 26.6 n 17th st, 26.6x9x25x107.11, being No. 859 Broadway; Canal st, No. 196, s w s, 25x75; 29th st, No. 112, s s, 175 w 6th av, 20x98.9. $\frac{1}{2}$ part. Jan. 14, due Dec. 31, 1893, 4% 14,000

Maxwell, Julia to Serena Wronkow. Centre Market pl, e s, 124.3 n Grand st, runs east 57.5 x south 17.4 x west 22.2 x west 36 to Market pl, x north 17.4. Jan. 27, due Oct. 1, 1895, 5% 1,000

Mannheimer, Isaac to William A. Martin. 40th st, s s, 160 e 8th av, 20x98.9. Jan. 30, 2 years, 5% 8,000

Mannheimer, Isaac to Christian Stehle. 38th st. P. M. Jan. 3, due July 1, 1895, 5% 10,000

Malek, Josef to A. Hupfel's Sons. 1st av, No. 1350. Store lease. Jan. 27, note. 1,150

Marr, James, Brooklyn, to Isaac C. Ogden, Knox, N. Y. 85th st, s s, 100 e West End av, 80x102.2. Jan. 23, demand. 1,830

Mills, Mary F. mortgagor with George P. Upham, Nahant, Mass., mortgagee. Extension of reduced mort. Jan. 25. nom

Marks, Bertha widow and Abraham Marks and Abraham Levy exrs. Jacob Marks mortgagors with Lehman Bernheimer, Munich, Bavaria, mortgagee. Extension of mort. at 5%. Jan. 26. nom

Merritt, Robert B. to Anne E. De Baets. 11th st. P. M. Jan. 30, installs. 2,000

Mott, George A. to Nathaniel E. Gouldy. 114th st. P. M. Jan. 25, 1 year. 1,500

Moore, Alexander to Phebe A. Hoffmann. 51st st, s s, 220.2 w 8th av, 19.10x100.5. Feb. 1, 3 years, 5% gold, 24,000

McDowell, Alexander to George E. Hyatt, Brooklyn. 65th st, s s, 150 w Central Park West, 30x100.5. Jan. 27, 1 year. 22,500

Same to same. 65th st, s s, 180 w Central Park West, 20x100.5. Jan. 27, 1 year. 15,500

McKenna, Mary to Louis Rehmann, Newark, N. J. 65th st, s s, 500 w Central Park West and 30 e Columbus av, runs west 50x100.5. Nov. 3, due June 1, 1893. 5,552

McClenahan, James, Rochester, N. Y., to Alfred Van Breuren. 66th st. P. M. Jan. 27, 1 year, 5% 17,000

McFarland, Joseph to THE EXCELSIOR SAVINGS BANK, New York. 99th st. P. M. Jan. 31, due April 1, 1894, or installs, 5% 20,000

McGarrity otherwise Garrity, Michael exr., legatee and devisee of Alice McGarrity or Garrity to John Ochse. Centre Market pl, No. 1, e s, 72.3 n Grand st, 17.5x58.10x17.5x 59.6. Jan. 31, due July 1, 1898, 5% 6,000

McAuley, Rachel to Mary P. Wilcox. 103d st. P. M. Feb. 1, due June 1, 1895, 5% gold, 2,000

Same to Reuben M. Hoyt. Same property. P. M. Feb. 1, due Dec. 1, 1895, 5% gold, 15,000

Macdonald, Ronald H. to William M. Purdy and ano. exrs. John Purdy. 49th st. P. M. Jan. 6, due Feb. 1, 1896, 5% 19,000

McDonald, Michael F. to Henry Immen. 24th st. P. M. Jan. 24, due Feb. 1, 1898, or installs, 5% 12,000

Newland, David J. to John R. Snyder, Sayville, L. I. Blecker st, No. 425, e s, 20.11 s Christopher st, runs southeast 19.10 x northeast 76.3 x north 13.6 x west 25.5 x southwest 54.9 to beginning. Jan. 30, 5 years, 5% gold, 9,000

Same to James Floy, Elizabeth, N. J. Same property. Sub to last mort. Jan. 30, 2 years. 1,000

Nash, Isabel C. wife of and Stephen E. to John McL. Nash trustee Francis E. Berger. 5th av, w s, 74.1 n 30th st, 24.8x100; also Interior lot, begins at point in centre line bet 30th and 31st sts, 100 w 5th av, runs west 25x24.8x25x 24.8. Jan. 23, 1 year, 5% 20,000

O'Neill, Francis to The Colwell Lead Co. 6th av, No. 681. P. M. Jan. 30, installs, 5% 110,000

O'Hare, Stephen to Maurice Aron. 115th st. P. M. Feb. 1, 2 years. 2,000

Pchalski, Flora wife of Henry to Sara N. Foss. 104th st. P. M. Feb. 1, installs. 2,250

Pettit, John to Charles Phelps and James M. Varnum trustees. Fine st. P. M. Dec. 21, 1 year, 5% gold, 8,500

Passet, Bernhard, Hoboken, N. J., to THE NORTH RIVER SAVINGS BANK. 30th st, n s, 150 e 8th av, 25x165x25x163.7. Jan. 30, due Jan. 31, 1894, 4 $\frac{1}{2}$ % 2,000

Peysler, Simon to Hanna Wolf. 5th av, n e cor 14th st, runs east 120 x north 10.11 x west 20 x south 75 x west 100 to av, x south 25.11 to beginning. Sub. to mcrs. \$42,000. Jan. 11, 6 months. 12,000

Razzetti, Cesare and Guiseppe to Adolphe and Joseph Openhym exrs. and trustees William Openhym. South 5th av, No. 100. P. M. Jan. 31, due Feb. 1, 1896, 4 $\frac{1}{2}$ % gold, 20,000

Razzetti, Cesare to Orlean R. E. Fell. 4th st, s s, 221 w Macdougall st, 21x109. Jan. 31, 3 years, 4 $\frac{1}{2}$ % gold, 10,000

Regelmann, Christian to Henrietta Krebbiel. 9th st, No. 425. P. M. Jan. 30, due Feb. 1, 1895, 5% 5,000

Rock, Mathias to Richard Mortimer and ano. exrs. and trustees William Y. Mort mer. 27th st. P. M. Jan. 31, 3 years, 4 $\frac{1}{2}$ % 25,000

Rofrano, Angela to Lorenzo Campiglio. Roosevelt st, Nos. 23 and 25, w s, 50x100. $\frac{1}{2}$ part. Jan. 21, 5 years, 4 $\frac{1}{2}$ % 4,750

Rubenstein, Bernhard to Elias Jacobs. Rivington st. P. M. Jan. 28, installs. 5,500

Robinson, John S. to E. Clifford Potter. 84th st. P. M. Sub. to mort. Jan. 31, due Mar. 6, 1893 3,400

Sammet, Philip to Ethel M. Saltus. 12th st, No. 74, s s, 168.6 e 6th av, 19.5x103.3. Feb. 1, 1 year, 5% 17,000

Same to same. 12th st, No. 72, s s, 187.11 e 6th av, 19.4x103.3. Feb. 1, 1 year, 5% 17,000

Same to Rollin S. Saltus. 12th st, No. 82, s s, 88.9 e 6th av, 20.1x103.3x20.7x103.3. Feb. 1, 1 year, 5% 18,000

Same to same. 12th st, No. 84, s s, 65.6 e 6th av, runs east 23.3 x south 103.3 x west 19.2 x northwest 3.7 x north 84.8 to beginning. Feb. 1, 1 year, 5% 18,000

Samuels, Dora wife of and Simon to Emilia Del Pino exr. Louis Del Pino. 104th st, No. 220, s s, 226.8 e 3d av, 16.8x100.11. Jan. 24, 5 years, 5% 6,000

Stern, Matilda to Bella Blau. 97th st. P. M. Jan. 26, 5 years, 4 $\frac{1}{2}$ % 13,500

Spears, Annie to J. Romaine Brown. 165th st, s s, 207 e Amsterdam av, 20.3x59.4x20.5x56.6. Jan. 26, 1 year, 5% 700

Stimpson, George A. to Elizabeth R. Delafield. 63d st. P. M. Jan. 23, 3 years, 5% gold, 10,000

Schwartz, Fanny and Joseph Schwartz mortgagors with David Hirsch mortgagee. Extension of mort.

Stolts, Jonas to Mary J. Walker. Bowery, No. 227, e s, 150.1 n Rivington st, 24.11x186 to alley, with use of same. Jan. 27, 3 years, 4 $\frac{1}{2}$ % 30,000

Strodt, John H. West Hoboken, N. J., to Mary A. Humes. Hester st, n s, 56 e Mulberry st, 25x75. Jan. 18, 3 years, 5% 6,000

Shortland, Stephen F., Brooklyn, to THE TITLE GUARANTEE AND TRUST CO. 12th st. P. M. Jan. 9, due Jan. 31, 1896, 4 $\frac{1}{2}$ % 22,000

Stern, Samuel and Rika his wife to Julius Solomon. Sheriff st, e s, 125 n Delancey st, 25x 100. Jan. 28, installs. 2,500

St. John, Eliza to THE TITLE GUARANTEE AND TRUST CO. 126th st, Nos. 172 and 174, s e cor 7th av, 38x80. Jan. 26, due Feb. 1, 1896, 5% 45,000

Sweetart, Mary M. wife of John A. Oakland, Cal., and Clinton Gurnie, San Francisco, Cal., to THE TITLE GUARANTEE AND TRUST CO. Charlton st, No. 108, s s, 124.2 e Greenwich st, 24x100x24.7x100. Dec. 27, due Jan. 15, 1895, 5% 5,000

Schougg, Francis J. to Samuel J. Colgate, New Hamburg, N. Y. 46th st, s s, 150 e Madison av, 50x100.8. Jan. 30, 1 year. gold, 12,500

Same to Clara R. Gerken. 96th st, s s, 100 e Madison av, 50x100.8. Jan. 30, 1 year. gold, 12,500

Schnugg, Francis J. to Amelia A. Fassitt. Park av, w s, 25.2 s 96th st, 25.2x100. Feb. 1, due July 1, 1894, 5% 7,000

Schuck, George to Augustus F. Holly. 94th st, No. 113, n s, 201.9 w Columbus av, 25.9x100.8. Jan. 31, 1 year. 6,000

Seely, Eugenia A. to Rollin S. Saltus. Church st, No. 168, w s, 25 s Reade st, 22x50. Jan. 31, 1 year, 5% 7,000

Setzer, Gustave to Jonas Weil and Bernhard Mayer. 61st st, No. 322 E. P. M. Feb. 1, 5 years, 5% 12,500

Setzer, Gustave to Jonas Weil and Bernhard Mayer. 61st st, No. 324 E. P. M. Feb. 1, 5 years, 5% 13,000

Shepherd, Mary C. to John H. McGinn. 35th st. P. M. Feb. 1, 6 years, installs. 3,000

Smith, Frank L. to Francis M. Jencks. 96th st, n s, 120.6 e Columbus av, 20.6x100.11. Jan. 26, demand. 21,000

Smith, Caroline wife of William to Norton & Christman. 40th st, n s, 125 e 11th av, 25x 98.9. Dec. 19, 1893, 5 years, 5% gold, 13,000

Steffens, Augusta widow to James and Deborah J. Millett. Broome st, No. 305, s s, 21.10 x87.6. Jan. 30, due Jan. 31, 1898, 5% 13,000

Stone, Thomas to Alfred E. Stone. 103d st, No. 175 W. P. M. Jan. 30, due Feb. 1, 1894, 5% 46,000

Strauss, Michael to Catharine wife of Thomas S. Brennan. 120th st, Nos. 114 and 116 E. 2 P. M. mort. s, each \$8,500. Feb. 1, 5 years, 5% 17,000

Swan, Joseph to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 45th st, n s, 150 e 9th av, 25x 100.5. Jan. 30, 1 year, 4 $\frac{1}{2}$ % 15,000

Taylor, Sarah E. L. wife of George H. to THE FLOWERY SAVINGS BANK. Madison av, n w cor 58th st, 100.5x95. Feb. 1, 1 year, 4 $\frac{1}{2}$ % 145,000

Thomas Conville Brewing Co. to THE WASHINGTON LIFE INS. CO. 46th st, Nos. 328-338, s s, 180 w 1st av, 145x100.5. Feb. 1, due Dec. 1, 1897, 5% 100,000

Same to same. Consent of stockholders to mortgage for 100,000

Todd, Judson S. to Alfred P. Dix and John J. Phye. Madison av, n e cor 76th st. P. M. Jan. 31, due Feb. 1, 1894. 40,000

Tolmie, Charlotte to Terence Brady. 37th st, No. 139 E. P. M. Jan. 31, 2 years. 4,000

Thompson, Samuel A. to Emma Donovan, Binghamton, N. Y. Pitt st, w s, 125 n Grand st, 25x100. P. M. Jan. 27, 1 year. 1,143

Same to Frances E. Park, Union, N. Y. Same property. P. M. Jan. 27, 1 year. 1,143

Same to Mary A. Lotton, Mairc, N. Y. Same property. P. M. Jan. 28, 1 year. 4,000

Same to George J. Lotton, Maine, N. Y. Same property. P. M. Jan. 27, 1 year. 1,143

Veltin, Louise to THE UNION DIME SAVINGS INST., New York. 74th st, s s, 150.6 e Amsterdam av, 49.6x102.2. Jan. 27, due May 1, 1896, 5% 50,000

Voorhees, Jacob L. to Clarence De Witt Rogers. 57th st, n s, 75 e 10th av, 20x100.5. Feb. 1, due Dec. 1, 1893. 2,000

Weber, Louis to Henry W. Schmidt. Fort Washington Ridge av, centre line, 215 n from point in south boundary line of land of Lucius Chittenden, being lots 43 and 51 on map of estate of L. Chittenden, runs northeast along said centre line 114.3 x northwest 288.9 x northwest 286.9 x south 98.2 x southeast 276.9 x southwest 274 to beginning. Sub. to rights of City in laying out said av. Jan. 26, 1 year. 15,000

Western Electric Co. to THE BANK FOR SAVINGS in City of New York. Greenwich st, s e cor Thames st, 57.7x110.9x54.8x119.3; Greenwich st, No. 125, e s, 25x110.7x25x106.1. Jan. 23, 3 years, 4 $\frac{1}{2}$ % 150,000

Western Electric Co. Consent of stockholders to mortgage to THE BANK FOR SAVINGS in the City of New York for 150,000

Wilson, John C., Philadelphia, Pa., to THE UNITED STATES TRUST CO. 11th av, 12th av and 13th av and 38th st. P. M. Jan. 13, due Feb. 1, 1893, 4 $\frac{1}{2}$ % 200,000

Wilson, Emma individ. and as extr. William Wilson dec'd, and Isaac C. and Samuel Wilson to Elizabeth F. Noble. 35th st, No. 234, s s, 325 w 7th av, 25x98.9. Secures bond of Emma and Isaac C. Wilson. Jan. 30, 3 years. 6,000

Waldron, Hugh to Ezekiel Fixman. 116th st, n s, 244 w Pleasant av, 23x100.11; 84th st, n s, 100 w 1st av, 20x102.2. Jan. 28, 6 months. 1,000

Wingens, Ferdinand, Jacob Reid and Philip Jaeger to Sarah H. Powell. 7th st, s s, 83 w Av C, 25x90.10. Jan. 28, 6 months. 10,000

Weinstein, Ascher to Agnes W. Edgar. 3d av, s e cor 50th st. P. M. Jan. 3, due Jan. 27, 1896, 5%. gold, 20,000

Same to Home for Old Men and Aged Couples. 3d av, n w cor 39th st. P. M. Jan. 3, due Jan. 27, 1896, 5%. gold, 38,000

Weinstein, Ascher to Frederic J. Middlebrook, Brooklyn, N. Y. 1st av, w s, 75.8 s 54th st. P. M. Feb. 1, 3 years, 5%. 14,000

Same to same. 1st av, w s, 75.7 n 53d st. P. M. Feb. 1, 3 years, 5%. 14,000

Same to Miriam Nicholson. 26th st, s s, 103 e 7th av. P. M. Jan. 28, 3 years, 5%. 15,000

Same to same. 20th st, s s, 121 e 7th av. P. M. Jan. 28, 3 years, 5%. 15,000

Same to same. 23rd st, s s, 133.8 e 7th av. P. M. Jan. 28, 3 years, 5%. 15,000

Same to THE TITLE GUARANTEE AND TRUST CO. 57th st. P. M. Jan. 31, due Feb. 1, 1894, 5%. 6,080

Same to Charles P. Frame. Bedford st. P. M. Jan. 30, due Feb. 1, 1894, 5%. 20,000

Whitfield, Emily L. wife of Charles H. to Julia A. Tucker. 123d st, n s, 300 w Lenox av, 15x100.11. Sub. to mort. \$3,000. Feb. 1, 1 year. 2,500

Wilckens, Edward to Cornelius F. Kingsland trustee Mary H. Tompkins. 14th st. P. M. Jan. 31, 5 years, 5%. 16,000

Wilson, William to THE TITLE GUARANTEE AND TRUST CO. 28th st. P. M. Jan. 31, due Feb. 1, 1896, 4 1/2%. 8,500

Williams, Ellen to Henry Fulling. Audubon av, s w cor 170th st, 25x100. Feb. 1, due Jan. 1, 1896, 5%. 3,500

Winters, Robert C. to William A. Wheelock. 158th st. P. M. Jan. 27, due Jan. 30, 1896, 5%. 4,000

Woodruff, Anthony J. to Jane T. Kempton. 134th st, n s, 200 w 7th av, 16.8x99.11. Jan. 31, due May 1, 1895, 5%. 8,000

Wallenstern, Esther wife of and Solomon to Joseph Schmitter. Lexington av, No. 1435, e s, 80 s 94th st, 20x85. Jan. 31, due Feb. 1, 1898, 4 1/2%. 8,500

Walter, Clara L., Irvington, N. Y., to Lily W. Churchill et al. trustees Louis C. Hamersley. 76th st, n s, 155 w Park av, 60x102.2. Jan. 31, 5 years, 5%. 125,000

Wesol, Katharina wife of Ferdinand to Rosina Vollhart widow. 83d st, No. 137, n s, 350 w Columbus av, 25x100.2, sub. to mort. \$20,000. 83d st, No. 139, n s, 375 w Columbus av, 25x100.2, sub. to mort. \$20,000. Nov. 1, 1893, 1 year, 5%. 12,000

Worthley, Eliza J. wife of Peter A. to THE MUTUAL RESERVE FUND LIFE ASSOC. 121st st, No. 151, n s, 166 e 7th av, 19x100.11. Jan. 27, due Feb. 1, 1894, 5%. 15,000

Wynkoop, James D. mortgagor with Jonas B. Kissam, Fairfield, Conn., mortgagee. Extension of mort. Jan. 30. nom

Same with same. Extension of mort. Jan. 30. nom

Zeller, George to Mary Bier. 13th st. P. M. Jan. 30, due Feb. 1, 1895, 5%. 2,350

Same to Sigmund Cohn. Same property. Sub. to mort. \$11,350. Jan. 30, due May 10, 1893, 5%. 780

23d and 24th WARDS.

Anderson, Elizabeth, formerly Bauerlin to Thomas O'Connor. 147th st, s s, 355 w Brook av, 75x100. Jan. 28, 5 years. 3,500

Bailey, Sarah E. to Mary J. Oliver. 141st st, n s, 456.6 e Alexander av, 25x100. Jan. 28, 3 years, 5%. 5,000

Beck, Gottfried and Jacob Egger to Bertha Schmuck. Stebbins av. P. M. Jan. 30, 1 year, 5%. 700

Bergen, John H. and Mary E. individ. and heirs of Bridget Bergen to Sarah A. Wright, White Plains, New York. 146th st, s s, 325 e Willis av, 25x100. Jan. 28, 3 years. 1,000

Berliner, Solomon to THE HARLEM SAVINGS BANK. 3d av, s e cor Rose st, 50x87.3x50x87. Jan. 30, 1 year, 5%. 7,000

Brinckmann, Henry to Margaretha Riechers. Gouverneur pl, n s, 135.8 e Railroad av, runs north 113 x west 16 x north 16 x east 90 x south 129 to pl, x west 74. Jan. 30, 5 years, 5%. 3,000

Boulard, Selina wife of James M. to George F. Boulard. College av, east cor 14d st, 75x100. Mt. \$4,000. Jan. 13, 5 years, 5%. 3,000

Bouffis, Sereno D. to Isabella G. Francis, Bridgehampton, L. I. Webster av, e s, 50 n 179th st, 50x100. Jan. 31, due Feb. 1, 1893, gold, 3,000

Same to Anna N. Rogers. Webster av, e s, 100 n 179th st, 50x100. Jan. 31, due Feb. 1, 1896, gold, 3,000

Cassery, John to Elizabeth Audley. Robbins av, s e cor 150th st, 25x105. Jan. 24, due Jan. 1, 1895. 300

Coleman, John H., Jr., and Sarah his wife to Michael Redmond. Old Post road, w s, 30.5 n from P. Colemans land, 98x165.7x123.10x140. Jan. 17, 3 years. 320

Cotter, John and Nicholas to Mabel Slade. 138th st, n s, 76.10 e Alexander av, 25.11x100. Jan. 27, 3 years, 5%. gold, 16,000

Same to Cornelia B. Schwartz, Lakewood, N. J. 138th st, n s, 128.8 e Alexander av, 25.11x100. Jan. 27, 3 years, 5%. gold, 16,000

Same to same. 138th st, n s, 102.9 e Alexander av, 25.11x100. Jan. 27, 3 years, 5%. gold, 16,000

Same to William Strange and ano. exrs. Albert Strange. 138th st, n s, 154.7 e Alexander av, 25.11x100. Jan. 27, 5 years, 5%. gold, 16,000

Same to same. 138th st, n s, 180.6 e Alexander av, 26x100. Jan. 27, 5 years, 5%. gold, 16,000

Same to Annie G. Smith and ano. exrs. Roswell Smith. 138th st, n s, 25 e Alexander av, 25.11x100. Jan. 27, 3 years, 5%. gold, 16,000

Same to same. 138th st, n s, 50.11 e Alexander av, 25.11x100. Jan. 27, 3 years, 5% gold, 16,000

Same to same. 138th st, n e cor Alexander av, 25x100. Jan. 27, 3 years, 5%. gold, 25,000

Same to The Bradley & Currier Co. (Lim) 138th st, n e cor Alexander av, 206.6x100. Sub. to mort. Jan. 27, 3 months. 15,775

Same to Edward and Henry Hirsh. 138th st, n e cor Alexander av, 206.6x100. Sub. to mort. \$137,000. Secures bonds. Jan. 27. 129,750

Creeden, John to Kate E. Rogers, Brooklyn. Gambriil st, s s, 23.4 e Marion av, 50x9x52.5 x106.11. Jan. 28, demand. 600

Cregier, Elizabeth F. to Charles Zinkan and Mary his wife. Arthur av, e s, 50 n 157th st, 50x87.6. Jan. 20, 1 year. 655

Decker, John W. to Mary A. T. More. 16d st, ss, 95 e Forest av, 21.7x100. Jan. 30, due Dec. 1, 1897, 5%. 3,500

Fitz Simons, Julia A. to Louise A. Tenney. Mott av, e s, 53.3 n 15th st, 17.7x100. Jan. 27, due April 12, 1896. 1,000

Fries, George to The Port Morris Land and Improvement Co. 132d st. P. M. Jan. 27, due Feb. 1, 1896, 5%. 1,050

Greiner, Jenny to Helen M. Dodworth. Delmonico pl or Grove av, 23d Ward. P. M. Jan. 30, due April 1, 1897, 5%. 5,000

Garrecht, Mary M. wife of Charles G. to Matilda Garrecht. Prospect av. P. M. Secures bond of Mary M. and Charles G. Garrecht. Sub. mort \$2,875. Jan. 31, 1 year, 5%. 1,000

Hammond, Vanderburgh Y. to Laura Verity, Brooklyn. Washington av, n w s, part lot 35 map of Morrisania, runs northeast 24.2 x northwest 150 x southwest 24.2 x southeast 150; Washington av, w s, 125.10 n 4th st, 25.2x150; Washington av, w s, 96.6 n e 4th st, 24.3x150; Washington av, w s, 120.9 n e 4th st, 5.1x150. All title, with all title to all real estate in New Jersey or elsewhere. Jan. 28, due April 1, 1893. 250

Janson, Adam to THE MUTUAL LIFE INS. CO. of New York. Elton av, s e cor 159th st, 43x100. Jan. 30, 1 year. 16,000

Jeffcott, Robert to Herman Mundheim. Hoffman st, e s, lot A. J. map Cedar Hill plot Powell farm, 25x118.4x25x118.3; Poffman st, e s, part plot A K same map, 1x118.3x1x118.3. Jan. 27, 2 years. 1,800

Kilpatrick, T. Judson to Eliza A. and Marvin D. Hubbell. Natalie av, n e cor Kingsbridge road, runs north 163.9 x east 99.6 to av, x southwest 171 to beginning. Jan. 27, 3 years, 5%. 7,000

Kennedy, Mary widow to Frederick Boss. Hoffman st, e s, 308 n e Kingsbridge to West Farms road, 90x124 Jan. 31, 5 years. 3,200

Koehler, Eliza widow to John H. Koehler. Washington av, n w cor 170th st, 38.3x75. Sub. to mort. \$4,000. Nov. 1, 1892, 1 year, 5%. 550

Same to Gustavus, Emil and Edward Robitzek, cf Gustavus Robitzek & Bros. Same property. Sub. mort. \$4,000. Nov. 1, 1892, 1 year, 5%. 550

Lee, Walter J. to Richard Irvin trustee for Elizabeth A. Morgan. Bainbridge av, e s, 212.6 n Rosa pl or William st, 37.6x115. Feb. 1, 3 years, 5%. 4,000

Same to Willoughby Weston trustee William G. Breeze dec'd. Bainbridge av, e s, 250 n Rosa pl or William st, 50x115. Feb. 1, 2 years, 5%. gold, 6,000

Mapes, Clara E. wife of and Charles A. to Charles B. Perry and ano. trustees Mary P. Tucker, trust deed. Rogers pl and Westchester av. P. M. Jan. 31, 5 years. 7,140

McGill, John to The Mount Morris Co-operative Building and Loan Assoc. 1st st, e s, lots 214 and 1/2 of 216 map No. 1 partition of Hyatt farm, near Woodlawn. 24th Ward, — x—. Jan. 25, installs, 5%. 2,000

McGrath, Eugene to George Hewlett, Great Neck, L. I. 3d av, e s, 150 s 171st st, 25x100. Dec. 15, 1892, 3 years. 6,500

McCarthy, Eliza to Silas D. Gifford and ano. exrs. Charles Batbgate. Vanderbilt av, e s, 100 n 174th st, 50x151. Jan. 31, 3 years, 5%. 1,500

O'Gorman, William mortgagor with Catharine T. Kunhardt. Extension of mort. at increased interest. Jan. 31. nom

Pelham Heights Co. Consent of stockholders to mortgage to Daniel D. Lord of 15,000

Ruhl, John to Adolph G. Hupfel. St. Ann's av, s e s, lots 356 and 366 map of East Morrisania, lying east of branch railroad, part of Gouverneur Morris farm, West Farms, runs north 25 x west 77.11 x southwest 50.7 x east 85.2 x north 25. Jan. 27, 1 year, 5%. 1,000

Sommerkorn, Auguste to THE GERMAN SAVINGS BANK, New York. Trinity av, w s, 50 n 161st st, 49.11x100. Jan. 2, 1 year. 1,500

Straub, Christiana widow to THE HARLEM SAVINGS BANK. 155th st, n s, west 1/2 lot 635 map of Melrose South, 23d Ward, 25x100. Jan. 30, 1 year, 5%. 2,500

Vallance, Zilie J. wife of Paul E. to Louise

Trost. Elmwood pl, s s, 123 w Prospect av, 23x145. Jan. 28, 2 years. 2,800

Wegener, Frederick L. T. to John and Mathias Haffen. Morris av. P. M. Jan. 28, 1 year. 4,000

KINGS COUNTY.

JANUARY 23, 27, 28, 30, 31, FEBRUARY 1.

Abrahams, John M., Peter C. and Martin to Benjamin A. Hegeman exrs., &c., Charles Kelsey. 45th st, s s, 140 e 4th av, 3 lots, each 20x100.2. 3 mort., each \$3,000. Jan. 19, 3 years, 5%. \$9,000

Albonesi, Lena wife of Anton to Frederick Sackett, New York. Madison st, n w s, 98 n e Hamburg av, 18x100. Jan. 18, 3 years, 5%. 1,600

Ames, Daniel to Frederick and Elizabeth Kaiser. Rockaway av, e s, adj land John Vanderveer, Canarsie, 4 1/4 acres. Jan. 25, 3 years. 1,500

Armbruster, Charles E. to Wilhelmine Schaefer. Madison st. P. M. Sub. to mort. \$2,500. Feb. 1, installs, 5%. 1,650

Aronson, Joel to Asher Levy. Pilling st, n w s, 195.8 n e Broadway, 16.8x100. Jan. 13, 5 years. 2,100

Barth, Conrad to Leonhard Girhardt. Central av. P. M. Jan. 28, due Feb. 1, 1896, 5%. 800

Bassler, Gustav and Charles to Jeanette Baum. 5th av. P. M. Jan. 31, installs. 12,000

Bates, Clemence G. wife of Edmund J. to The Citizens' Savings and Loan Assoc., New York. Bay 20th st, s e s, 100 n e Benson av, 100x96.10. Jan. 25, installs. 8,000

Bauer, Charles A. to Jane C. Coursen, Morris-town, N. J. Lot begins 171 n Seelye st and 420 e Middle st, Flatbush. P. M. Jan. 30, 1 year. 850

Beardsley, Catharine A. wife of and Paul F. to John R. Platt et al. trustees Samuel R. Platt. McDonough st. P. M. Jan. 26, 2 years, 5%. 6,000

Beatty, George F. to Ellen Beatty. Butler st, s s, 465 e Franklin av, 20x131. Jan. 24, installs, 5%. 2,500

Bedell, Alice B. to George B. Ackerly. Essex st e s, 280 n Ridgewood av, 20x100. Jan. 26, note. 175

Beer, Louis and Michael Schaffner to The Kings County Savings Inst. Bushwick av, s w s, 76.6 s e Kosciusko st, 3 lots, together in size 75x94x25x92.3, with title in court yard. 3 mort., each \$3,000. Jan. 24, 1 year, 5%. 24,000

Same to same. Bushwick av, s w s, 176.6 s e Kosciusko st, 22x95.1x19.11x94.7. Jan. 24, 1 year, 5%. 12,900

Bell, William R. to Thomas E. Quinn. Stuyvesant av, e s, 80 n McDonough st, 20x80. Sub. to mort. \$7,000. Jan. 25, 1 year. 1,000

Benton, Sarah A. mortgagor with Thomas A. O'Keefe et al. trustees Arthur McAvoy dec'd. Extension of mort. Jan. 19. nom

Berau, Henry to John G. Jenkins and ano. trustees Abby E. Laytin. Bogart st, e s, extends from S.agg st to Meadow st, 200x100. Jan. 28, 3 years. 15,000

Betts, Charles W. to The Mutual Life Ins. Co., New York. Fulton st, n s, 133.1 e Nostrand av, 10x100. Jan. 24, due Jan. 1, 1894, 5%. 13,000

Beyer, Jacob to The Title Guarantee and Trust Co. Decatur st, n s, 181.8 w Ralph av, 18.4x100. Jan. 30, due Jan. 31, 1896, 5%. 2,500

Bird, Theodore L., Maria A. and Frances A. Watson to Title Guarantee and Trust Co. Bedford av, n e cor South 4th st, runs east 107.6 x north 95 x west 17 x south 47.6 x west 90.6 to Bedford av, x south 47.6. Dec. 31, 3 years, 5%. 56,000

Bishop, Eli H. to The Title Guarantee and Trust Co. Stuyvesant av, s e cor Putnam av, 20x95. Jan. 31, 3 years, 5%. 12,000

Bloodgood, Edward D. to The Title Guarantee and Trust Co. Halsey st, n s, 126.6 w Nostrand av. P. M. Jan. 28, 3 years, 5%. 9,000

Same to same. Halsey st, n s, 29 w Nostrand av. P. M. Jan. 28, 1 year, 5%. 9,000

Same to William H. Reynolds. Nostrand av, n w cor Halsey st. P. M. Jan. 28, 3 years, 5%. 40,000

Bonny, Josie wife of Frank S. to Cornelia Weekes. Halsey st, n s, 306.3 w Tompkins av, 18.9x100. Jan. 30, due Feb. 1, 1893, 5%. 4,200

Brotheridge, Joseph G. to The Fort Greene Co-operative Building and Loan Assoc. Irving av, west cor Bleecker st, 20x95. Jan. 23, installs, 5%. 750

Bough, John L. to Herbert A. Lovell. McDougal st. P. M. Jan. 30, demand, 5%. 1,630

Brinkenhoff, Isabella to Charles Feltman. Railroad av, w s, 79.2 s Danforth st, 40x100. Nov. 5, 6 months. 250

Bull, Louise wife of and Charles M. to Emily M. and Hamilton H. Salmon exrs. Hamilton H. Salmon. Henry st. P. M. Jan. 30, 3 years, 5%. 15,000

Burrows, Mary A. wife of Lemuel mortgagors with William M. Martin trustee for Florence M. Von Oppenheim. Extension of mort. Jan. 27. nom

Butler, Emma E., Hempstead, L. I., to William H. Biers. Decatur st, s s, 60 e Saratoga av, 18.6x100. Sub. to mort. \$24,100. Jan. 11, due Jan. 1, 1894. 1,000

Butler, William H., New York, to George P. Butler. Willoughby av, s s, 185 w Tompkins av, 20x100. Jan. 26, 3 years, 5%. 5,000

Benzmueller, John to Michael J. Harselman exr. John Geisler. Bushwick av, s e cor Johnson st or Cypress Hills plank road, 112.3 x 95.8x100x44.8. Jan. 27, 5 years, 5%. 500

- Bretz, George B. to The South Brooklyn Savings Inst. Washington av, e s, 130.10 s Greene av, 76.4x120. Feb. 1, 1 year, 4 1/2 % 35,000
- Buonogero, Vincenzo to Giovanni Botte. Coney Island av, e s, 114.6 s Park av, 25.1x204.6. Jan. 31, 3 years. 500
- Buonogero, Vincenzo and Jose S. his wife to Catherine Cassidy. Kent av, e s, 114.6 s Park av, 25.1x204.6. Jan. 30, 2 years. 2,000
- Burke, Patrick to Patrick Lally. Richards st, w s, 60 s Wolcott st, runs west 42 x south 20 x east 10.9 x north 0.3 x east to Richards st, x north 19.10. Jan. 31, 3 years. 1,500
- Cassazza, Giuseppe to Giacomo Loggi, New York. President st, n s, 180 w Columbia st, 20x100. Jan. 21, 2 years. 600
- Christopher, Thomas A. to The Kings Co. Savings Inst. Bedford av. P. M. Jan. 31, 1 year, 5 % 7,000
- Connolly, John to Thomas Connolly. Atlantic av, s s, 60 w Grand av, 20x95. Jan. 31, 1 year. 400
- Corby, Charles E. to Agnes H. Davies. Arlington av, s s, 40 w Cleveland st, 40x100. Jan. 26, 5 years, 5 % 3,500
- Cusack, Patrick to Albert C. and Sarah F. Woodruff exrs. Albert Woodruff. Clason av. P. M. Jan. 3, 3 years, 5 % 1,000
- Carpenter, Charles P. to Francis B. Coursen, Morristown, N. J. Lot begins at point 48.8 n Seeley st and 520 e Middle st, Flatbush. P. M. Jan. 30, 1 year. 600
- Coates, Louise F. wife of and Henry J. to The Montauk Building and Loan Assoc. 67th st, s s, 380 e 14th av, 40x120, New Utrecht. Jan. 15, installs. 2,100
- Chatry, Raymond J. to The Union Dime Savings Inst., New York. Bridge st, &c, P. M. Jan. 23, due Nov. 1, 1895, 5 % 90,000
- Clarke, John F. to Ralph G. Packard, Morristown, N. J. East 35th st, w s, 440 s Av C, 40 x100; East 35th st, e s, 340 s Av C, 40x100, Flatbush. Jan. 25. 600
- Condon, Richard to Title Guarantee and Trust Co. Vanderbilt av. P. M. Jan. 25, due Jan. 26, 1896, 5 % 1,000
- Cozzens, Mildred A. to Noah Tebbetts. Bradford st, w s, 110 n Belmont av, 100x100. Sub. to mortg. \$15,000. Jan. 23, demand. 500
- Cregin, Maria L. to Louisa Green. Pacific st, n s, 46 e Albany av, 18x100, h & l. Nov. 4, due Nov. 1, 1894, 4 1/2 % 4,000
- Cummins, Anne wife of and Thomas J. to Ellen O'Grady. Clinton st, w s, 40 s President st, 60x90. Jan. 23, due Dec. 31, 1893. 6,000
- De Revere, John J. to The Title Guarantee and Trust Co. Hancock st, s s, 236.5 w Reid av, 6 lots, together 113.1x97.8x113.1x98.7. 6 mortg., each \$5,000. Jan. 31, 3 years, 5 % 30,000
- Dillingham, William G. to Harriet H. Petty. Covert st, n s, 115 e Bushwick av, 15x100. Jan. 25, due Jan. 1, 1896, 5 % 2,000
- Donohue, Mary to Alexander Waldron. 54th st. P. M. Nov. 5, 1892, 1 year. 1,200
- Doyle, Peter to Obermeyer & Liebmann. Herbert st, n e cor North Henry st. Lease. Jan. 25, demand. 700
- De Castro, Marcia E. wife of and Felix L. to Irene B. Bramer. Monroe st, n s, 80 e Lewis av, 20x100. Feb. 1, 3 years, 5 % 6,500
- Dotzler, Adam to The Germania Building, Savings and Loan Inst., Brooklyn. Marion st. P. M. Feb. 1, installs. 1,400
- Edgerton, Francis M. to Andrew Peck. Macon st, No. 130, s s, 160 e Marcy av, 20x100. Jan. 27, due Aug. 1, 1893. 1,270
- Egli, Katharine wife of George to Martha E. Bryant. Hamburg av, e s, 160 s Woodbine st, 18.9x80. Jan. 26, 3 years. 2,000
- Engeman, George H. to William H. Engeman. St. Johns pl, Nos. 125-133, n e s, 351.8 s e 6th av, 87.1x100; St. Johns pl, No. 137, n s, 235 w 7th av, 18.3x100. Jan. 27, 2 years. 15,850
- Same to same. Ocean Parkway, e s, intersection Coney Island to Sheepshead Bay road, runs south 1,346.2 x east 181 x south 327 to Sea Breeze av, x east 1,202 x south along Concourse lands 390 to Atlantic Ocean, x east 400 x north 385 x west 400 x north 50 x west 200 x north 150 x east 400 x northeast 246.6 x north 162.9 x east 215 x northeast 547 to Coney Island av, x north 1,176.9 to Sheepshead Bay road, x west 2,100.4. 9-10 part. Jan. 27, installs. 24,000
- Fehling, Ann C. wife of and Christopher to Mount Morris Co-operative Building and Loan Assoc. Meserole av. P. M. Jan. 31, installs. 5,000
- Fleck, Mary L. to Bernardine Mentrup. Leonard st. P. M. Jan. 24, 2 years, 5 % 5,000
- Fairman, Charles F. to George E. Elliott et al. trustees Morgan School Fund. Park av, n e cor Canton st, runs north 102.5 x east 52 x south 46.9 x southwest 54.4 to Park av, x west 17.3. Jan. 30, 3 years. 6,000
- Finley, Mary widow to Casper Ficken. 22d st, s w s, 475 s e 6th av, 25x100. Jan. 2, 5 years. 1,300
- Flood, Patrick M. to Maria De Condres. Grove st, n w s, 184.3 n e Central av, 20x100. Jan. 30, due Dec. 1, 1895. 500
- Froeblich, John D. and Joseph J. to Dorothea widow and Dorothea, Magdalena and Sophie Froeblich. Graham av, s e cor Stagg st, 50x100. Oct. 4, 1879, demand. 7,247
- Same to Dorothea Froeblich. Same property. July 20, 1880, demand. 2,146
- Same to John D. and Dorothea Froeblich exrs. Andrew Froeblich. Same property. July 20, 1880, demand. 5,507
- Same to Magdalena M. Froeblich. Same property. July 20, 1880, demand. 5,000
- Fererra, Nicolo to Mary A. McGovern. De-graw st. P. M. Feb. 1, 3 years, 5 % 2,350
- Ferguson, John S. individ. and exr. John S. to Jennie C. Goldthwaite. Kosciusko st, No. 547 1/2, n s, 284.6 e Stuyvesant av, 15x100. Feb. 1, 3 years, 5 % 2,500
- Fischer, Sarah widow to George H. Brown. Throop av, w s, 83 n Willoughby av, 42x100. Jan. 31, due Feb. 1, 1896. 6,000
- Fleur, George and Henry to Susan E. wife of and Melvin Brown. Eastern Parkway. P. M. Jan. 23, due Feb. 1, 1895, 5 % 12,500
- Footo, John to Robert F. Minto. Bainbridge st, s s, 446.6 e Ralph av, 17.3x100. Sub. to mort. \$4,500. Dec. 7, 1 year. 1,000
- Goodman, Max and Isaac Strauss trustee of Goodman, Strauss & Co. with Helene Frank mortgagees. Agreement as to priority of mortg. made by Antoine Blarcheri. Jan. 17. nom
- Gaton, Mary to William Fogarty. Union av, n s, 75 e Jackson st. P. M. Jan. 31, 5 years, 5 % 1,200
- Gibbins, Louisa L. to Robert L. Moores. Putnam av, n s, 360 e Broadway. P. M. Jan. 16, 1 year. 1,000
- Same to same. Same property. Sub. to above. Jan. 16, 1 year. 500
- Gill, George C. to The Mercantile Co-operative Bank. Weirfield st. P. M. Jan. 27, installs. gold, 3,000
- Gload, Adolphus to Title Guarantee and Trust Co. Jefferson av, n w s, 100 s w Central av, 40.1x100; Jefferson av, n w s, 220 s w Central av, 80x100. Jan. 30, demand. 12,000
- Gordon, Sarah to Joseph A. Burr, Jr., exr. Joseph B. Philson. Driggs av. P. M. Jan. 28, due Feb. 1, 1893, 5 % 2,000
- Groene, Henry to Otto Lindemann guard Walter C., Ernest T. and Henry O. Lindemann. North 7th st. P. M. Jan. 27, 3 years, 5 % 3,000
- Hall, Elizabeth A. to Wallace W. Williams. Gold st, e s, 40 n Front st, 20x54.3. Jan. 26, due May 1, 1896, 5 % 3,000
- Hall, Elizabeth wife of Hayden H. to The Mutual Life Ins. Co., New York. State st, Nos. 354 and 356, s s, 225 e Hoyt st, 50x90. Jan. 24, 1 year, 5 % 30,000
- Hamilton, Charles and Alfred to Augusta M. Skarp. 36th st, n e s, 335 s e 3d av, 100x100.2. Jan. 23, 2 years, 5 % 1,950
- Hansen, Peter to Mary Alexander. 42d st, s w s, 100 n w 3d av, 25x100.2. Jan. 30, due Jan. 23, 1895. 800
- Hart, Charles to Agnes H. Davies. 36th st, n e s, 128 n w 5th av, 3 lots, each 20x100.2. 3 mortg., each \$3,500. Jan. 4, due Jan. 13, 1893, 5 % 10,500
- Same to Charity McConvill. 36th st, n e s, 188 n w 5th av, 20x100.2. Jan. 4, due Jan. 13, 1893, 5 % 3,500
- Same to same. 36th st, n e s, 208 n w 5th av, 20x100.2. Jan. 4, due Jan. 13, 1893, 5 % 3,500
- Hart, Frank E. to Abbie W. Smith, New Rochelle. Eastern Parkway, n w cor Chestnut st, 20x100. Jan. 24, due Feb. 1, 1896. 4,000
- Hays, William E. to Charles J. Bradley. 21st st, s s, 175 w 7th av, 25x100.2. Jan. 25, 3 years. 300
- Heinemann, Jennie wife of and Adolph to Lewis Jacobs and Moses J. Harris. Fulton st. P. M. Jan. 31, 1 year, 5 % 1,400
- Helfenberg, Jennie to Bridget Donohue. Williamson av. P. M. Jan. 28, due Jan. 27, 1895, 5 % 150
- Heller, Samuel to Annie Kosinsky. Moore st. P. M. Jan. 18, due Dec. 12, 1897. 700
- Same to same. Same property. P. M. Jan. 18, due Jan. 1, 1895. 500
- Henderson, George W. to Leffert L. Bergen. 54th st, n s, 300 e 1st av. P. M. Jan. 26, 3 years, 5 % 3,600
- Henni, John to Esther P. Cutter. Bay 13th st, n s, 275 w 86th st, 40x108.4, New Utrecht. Jan. 30, 3 years, 5 % 2,500
- Hess, Frank to Sebastian Hoh. Lorimer st, s w cor Johnson av, 25x100. Jan. 25, 1 year. 275
- Homan, Edgar S. to Hiram Walden. Tulip st, n s, 140 e Nostrand av, 40x100, Flatbush. Jan. 28, due Oct. 9, 1894, 5 % 500
- Holder, Charles A. to Germania Real Estate and Improvement Co. Av C and Brooklyn av. P. M. Jan. 20, 5 years, 5 % 1,000
- How, Phoebe wife of Samuel to James S. Warren, New York. 52d st, n s, 100 e 2d av, 80x109.4. Sub. to mort. \$4,500. Jan. 18, 1 year. 1,200
- Hacker, Franklin and Charles to Charles F. Gastmeyer. Evergreen av. P. M. Jan. 31, installs. 1,100
- Howard, Matthew N. to Catharine M. Wyckoff. 54th st. P. M. Jan. 26, 3 years, 5 % 16,000
- Herod, William to Walter P. Cutler, Albany, N. Y. Bergen st, s s, 75 w Schenectady av, 50x130.7. Feb. 1, 1 year. 1,200
- Hoff, Herman J. to Frederick W. H. Nelson. Hamilton av. P. M. Feb. 1, 3 years, 5 % 2,600
- Hoffman, John F. T. and Minnie his wife to George Ortel. Baltic st, n s, 250 e Hopkinson av, 25x255.7. Jan. 31, due Jan. 30, 1893, 5 % 300
- Horigan, James to The Title Guarantee and Trust Co. Spencer st, w s, 207 n Myrtle av, 25x100. Feb. 1, 3 years, 5 % 1,500
- Hyams, Henry to Pierre L. Lanoir. Pacific st. P. M. Feb. 1, 2 years, 5 % 2,000
- Irwin, Abraham to Joseph Creed. 15th st, s s, 299.6 e 6th av, 12.3x100. Feb. 1, 3 years, 1,000
- Ibert, Frank to Friedericka Guensche. Wyck-off av, e s, 55 s Bleeker st, 25x101.2. Jan. 1, 4 months. 810
- Ibert, Frank to Christian C. Miller and Amelia his wife. Putnam av, south cor Central av, 50x100. Jan. 1, 3 years. 6,000
- Jackson, Amelia M. J. to Conrad Babr. Dean st, s s, 216.8 e Nostrand av, 16.8x114.5. Jan. 28, 1 year. 600
- Jackson, Clarissa A. to William R. Syme. 59th st, n s, 220 w 13th av, 60x100.2, New Utrecht. Jan. 26, due Feb. 1, 1896. 350
- Jacobs, Matilda wife of and Abraham to Elizabeth Edwards. Columbia st, e s, 16 n Summit st, 21x70x20.3x70. Jan. 30, 3 years, 5 % 5,500
- Johnson, Mary V., Gravesend, L. I., to Charles S. Vorhies. Road at Gravesend at n s of four town blocks, 69.9 e Gravesend av, 59.10x107.1 x 62.1x107.1. Jan. 28, 3 years. 2,000
- Johnson, Frances L. to Frank A. Barnaby. Halsey st, n s, 29 w Nostrand av, runs north 85 x west 4 x north 15 x west 15.6 x south 100 to st, x east 19.6. Jan. 30, 6 months. 1,295
- Jones, Rufus H. and Louis D. and Phebe R. Derby to Augustus J. Thorne, New York. 6th av, s e cor 46th st, 75.2x100; 6th av, s e cor 46th st, 25.2x100. P. M. Jan. 30, 3 years, 5 % 1,200
- Jones, Katie and William by Wm J. Jones guard, to The Title Guarantee and Trust Co. Underhill av, w s, 125 s Dean st, 25x100. Jan. 27, 3 years, 5 % 1,200
- Jankowsky, Henry to The Hamilton Fire Ins. Co. Hamilton av. P. M. Feb. 1, 1 year, 5 % 2,000
- Kearney, James to Cornelius E. Donnellon. 1st st, s s, 305 w 5th av, 3 lots. 3 P. M. mortg. each \$9,000. Jan. 28, 1 year, 5 % 27,000
- Kent, Henry R. to Hiram P. Wyant. Road from Yellow Hook, n s, 271.8 from intersection with 3d av, 28x100, New Utrecht. Jan. 28, 2 years. 500
- Keogh, Mary E. wife of and Patrick W. to Peter Rapelje. New York av, s w cor Herkimer st, 19x76.6. Jan. 28, 3 years, 5 % 5,000
- Kepler, Christian A. to Matthias Vosseler. Stockholm st, s e s, 175 n e Knickerbocker av, 25x100. Jan. 30, 3 years, 5 % 3,500
- Koenig, Frederick, New York, to Louis Braun. Ten Eyck st, s s, 125 w Ewen st, 25x100. Jan. 30, due Feb. 1, 1898, 5 % 2,500
- Koerner, George R. to The Title Guarantee and Trust Co. St. Marks av, s w s, 182.6 n w Vanderbilt av, 17.6x131. Jan. 27, due Jan. 31, 1896. 3,000
- Knorr, Bertha to The Granite State Provident Assoc. Bayard st, s s, 96.3 w Graham av, 19.6x100. Sub. to mort. \$1,250. Jan. 26, installs. 1,600
- Kringstin, Solomon and Solomon Rosaran to The Serial Building Loan and Savings Inst. Eastern Parkway, s s, 75.1 e Rockaway av, 50x100. Jan. 20, installs. 1,700
- Kahn, Mayer, Marcus Kohner and Benjamin F. Einstein to Charles Coudert exr. Charles Roux. Clinton st, No. 410 1/2. P. M. Jan. 30, 5 years, 5 % 6,000
- Same to same. Clinton st, No. 412. P. M. Jan. 30, 5 years, 5 % 6,000
- Same to Frederic R. and Charles Coudert exrs. Victor de Launay. Union st, No. 230. P. M. Jan. 30, 5 years, 5 % 5,000
- Same to same. Clinton st, No. 408. P. M. Jan. 30, 5 years, 5 % 6,000
- Same to Suzanne P. Dellac. Clinton st, No. 414 1/2. P. M. Jan. 30, 5 years, 5 % 6,000
- Same to The Princess Radziwill. President st, No. 213. P. M. Jan. 30, 5 years, 5 % 5,000
- Same to same. Clinton st, No. 410. P. M. Jan. 30, 5 years, 5 % 6,000
- Same to same. President st, No. 215. P. M. Jan. 30, 5 years, 5 % 5,000
- Same to Mary McCloskey. Clinton st, No. 416. P. M. Jan. 30, 5 years, 5 % 6,000
- Same to same. Clinton st, No. 418. P. M. Jan. 30, 5 years, 5 % 7,000
- Same to Dorothy H. Edmonds exr. Union st, No. 224. P. M. Jan. 3, 5 years, 5 % 5,000
- Same to Blanche M. Gibbons guard. Frank C. Gibbons. Clinton st, No. 404. P. M. Jan. 30, 5 years, 5 % 7,500
- Same to Diego de Socarras. Clinton st, No. 412 1/2. P. M. Jan. 30, 5 years, 5 % 6,000
- Same to same. Clinton st, No. 414. P. M. Jan. 30, 5 years, 5 % 6,000
- Same to Milly F. Wolff. Union st, No. 222. P. M. Jan. 3, 5 years, 5 % 5,000
- Same to Gertrude C. Winthrop. Clinton st, No. 406. P. M. Jan. 30, 5 years, 5 % 6,000
- Same to same. Union st, No. 228. P. M. Jan. 30, 5 years, 5 % 5,000
- Same to same. Union st, No. 226. P. M. Jan. 30, 5 years, 5 % 5,000
- Same to Frederic R. and Charles Coudert exrs. Antoine E. Welche. Clinton st, No. 408 1/2. P. M. Jan. 30, 5 years, 5 % 6,000
- Kaufmann, Bertha to Benjamin F. Blair. Stockton st. P. M. Jan. 30, 3 years, 5 % 3,000
- Lee, John S. to The Title Guarantee and Trust Co. Remsen st. P. M. Feb. 1, 3 years, 4 1/2 % 20,000
- Labey, Mary to Mary E. Stillwell and ano. exrs. Nicholas R. Stillwell. Locust st, Flatbush. P. M. Jan. 20, 2 years, 5 % 1,500
- Laube, Julius to Gustav A. Schmidt and Wilhelmine his wife. Magenta st, n s, 50 e Crescent st, 25x100. Jan. 25, 1 year. 500
- Same to same. Magenta st, n s, 125 e Crescent st, 25x100. Jan. 25, 1 year. 500
- Leavy, Christopher S. to David S. Beasley. Quincy st. P. M. Jan. 12, 3 years. 1,300
- Lesster, Harry and Alexander Anderson to James W. Lane. 6th st, n s, 177.10 e 4th av, 20x100. Jan. 27, demand. 513
- Leyinger, Caroline wife of and Benjamin to The Mount Morris Co-operative Building and Loan Assoc. 1st st, No. 432, s w s, 183.9 n w 7th av, 18x100. Jan. 27, installs. 6,500
- Loewenstein, Otto and Clara mortgagors with Charles T. Dotter. Extension of mort. nom.

Long, George to Joseph Thomet, 19th st, n e s, 125 s e 7th av, 15x100. Dec. 31, installs, 5% 235

Lyons, Henry B. to George H. Roberts, 8th st, centre line, n e s, 220.9 s e 3d av, 100x130. Jan. 26, 1 year. 5,000

Same to The Title Guarantee and Trust Co. 7th st, s w s, 220.9 s e 3d av, 100x100. Jan. 26, demand. 18,000

Malmar, Esaias and Isabella G. his wife to Margaret Harper. 56th st. P. M. Jan. 24, 3 years, 5%. 650

Marks, Henrietta to Bertha Kaufman. Stockton st, s s, 160 w Throop av, 20x100. Jan. 30, due Feb. 1, 1896, 5%. 600

Martin, Alice wife of and Robert W. F. to Henry T. Ford. Marion st, n s, 350 e Stuyvesant av, 100x100. Jan. 25, 1 year. 4,500

Martin, Sarah L. to Jane M. and Mary F. Martin. Putnam av, s s, 132 w Throop av, 19x100. Jan. 2, 6 years, 5%. 2,000

Mathews, Ann to Joseph F. Ellery et al. supreme trustees of the Order of Tonti. Evergreen av, s w s, 25 n w Schaeffer st, 25x100. Jan. 21, due Jan. 31, 1896, 5%. gold, 5,000

Same to same. Evergreen av, west cor Schaeffer st, 25x100. Jan. 21, due Jan. 31, 1896, 5%. gold, 7,000

Maurer, Joseph and John Heilman to Edward Weber. Ralph st, s e s, 350 n e Irving av, 60x100. Deed given as security only. Sub. to mort \$1,000. Aug. 24, 1892. nom

Mayers, Daniel to Patrick McCann, New York. Gates av, s e s, 355 n e Central av, 20x100. Deed given as collateral. Dec. 6, 1890. nom

Mayer, John G. and Theresa his wife mortgagor with Richard F. Carpenter. Extension of mort. Jan. 27. nom

McFarland, Mary A. widow to William O. Moore exr. Stephen M. Underhill. Carlton av, s s, 134 n Myrtle av, 21.3x100x22.6x100. Jan. 16, 3 years, 5%. 2,500

McGuire, Mary to Mary Clancy. Ford st, Flatbush. Jan. 26, 3 years. See Conveys. 100

McKenna, Anna L. to Edward W. Lauer and Charles I. Kiesel. Logan st. P. M. Jan. 21, installs. 600

McLean, Donald to The Title Guarantee and Trust Co. Jefferson av, s s, 40 e Howard av, 20x100. P. M. Jan. 26, 3 years, 5%. 3,500

Same to Rope & Co. Jefferson av, s s, 400 e Howard av, 40x100. P. M. Jan. 26, demand. 1,774

Mentrup, Josephine to Bernardine Menthrup. Leonard and Scholes sts. P. M. Jan. 24, 2 years, 5%. 5,000

Meyer, Francis to Elizabeth Hillyer. Van Voorhis st, s e s, 233.4 n e Evergreen av, 16.8 x100. Jan. 26, due Feb. 1, 1896, 5 1/2 %. 2,500

Same to Helen Embury. Van Voorhis st, s e s, 216.8 n e Evergreen av, 16.8x100. Jan. 23, due May 1, 1896. 2,500

Same to Aymar Embury. Eglewood, N. J. Van Voorhis st, s e s, 200 n e Evergreen av, 16.8x100. Jan. 23, due May 1, 1896. 2,500

Michel, Leopold to David Mayer. Flushing av, n s, 50.6 e Evergreen av, 25x74.11x25x77.9. Jan. 26, due Jan. 1, 1893, 5%. 5,000

Same to same. Flushing av, n s, 25.3 e Evergreen av, 25.3x77.9x25x80.7. Jan. 26, due Jan. 1, 1898, 5%. 5,000

Same to Elizabeth Mackey. Flushing av, n s, 75.9 e Evergreen av, 25.3x72.1x25x74.11. Jan. 26, due Jan. 1, 1898, 5%. 5,000

Miller, Jacob and Charles M. Thompson to Frederick Cobb. Grant av, w s, 240.5 n Atlantic av, runs west 125 x north 100 x west 125 to Nichols av, x north 10.7 x east 250 to av, x south 95.10; East New York av, s e s, 157.7 n e Atlantic av, runs northeast 50.7 x south 58 x west 23.7 x north 7.2 x west 12.7 x north 37.6. Jan. 18, due Feb. 1, 1894. 1,300

Mitchell, Emily J. wife of and Elihu C. to The South Brooklyn Savings Inst. Hancock st, n s, 50 e Bedford av, 20x92. Jan. 27, 1 year, 5%. 3,000

Mitchison, Henry B. to The Brooklyn City Co-operative Building and Loan Assoc. Dean st. P. M. Jan. 30, installs. 4,500

Morris, Joseph to The Anglo-American Savings and Loan Assoc., New York. Watkins st, w s, 100 s Livonia av, 100x100. Jan. 23, installs. 14,000

Muller, John D. to Elizabeth Schuck. 5th av north cor 8th st, runs northwest 115 x north east 113.10 x northwest 61 x northeast 20 x east 113.3 to av, x southwest —, New Utrecht. Jan. 30, due Feb. 1, 1895. gold, 2,000

Same to same. 7th av, n e cor 46th st, 50 2x100. Jan. 30, due Feb. 1, 1895. gold, 500

Morris, John to The Williamsburgh Brewing Co. (Lim) 2d av, s e cor 13th st, 50x97.10. Jan. 28, due Feb. 1, 1894. 2,000

Morse, Emma to James G. Carroll. 6th av. P. M. Dec. 23, 1 year. 900

Murphy, Charles A. to Alfred H. Porter and ano. trustees. Montgomery pl formerly st, s w s, 325.10 n w 9th av, 20x100. Jan. 25, 3 years, 5%. 12,000

Murray, Delia C. to The South Brooklyn Co-operative Building and Loan Assoc. 4th av, w s, 80.2 s 33d st, 20x30. Given to replace mort. \$4,750. Jan. 24, installs. 4,500

Myers, Evert to Louisa J. Hollis extrx. William H. Hollis. Putnam av. P. M. Jan. 26, due May 1, 1894, 5%. 1,750

Markell, William B. to Elizabeth A. Vail. Riverhead, L. I. Clifton pl. P. M. Jan. 31, due Feb. 1, 1896. 2,300

Markell, William B. to Mary Wright. Clifton pl. P. M. Jan. 31, due Feb. 2, 1896, 5%. 4,500

Mertz, Joseph and Christiani C. his wife to John Rueger. Bogart st, w s, 25 n Moore st, 25x86.9x25x85.9. Feb. 1, 5 years, 5%. 2,400

McBean, Archibald N. mortgagor with James Jack mortgagor. Extension of mort.

Morgenthaler, Jacob and Margaretha his wife to Henry Kordes. Howard av and Marion st. Feb. 1, installs, 5%. See Conveys. 5,400

Muesch, Pauline to Jacob Schnabel. Himrod st. P. M. Jan. 31, installs, 5%. 1,800

Neely, Robert S. to Patrick McCann, New York. Chauncey st, s s, 268 e Saratoga av, 57x100. Deed given as collateral. June 13, 1891. 2,500

Same to same. Schaeffer st, n w s, 252 s w Hamburg av, 48x91x48x95. Deed given as collateral. Dec. 6, 1890. 2,500

Same to same. Pacific st, s s, 100 e Rockaway av, 50x107.2. Deed given as mort. Aug. 17, 1891. nom

Same to same. De Kalb av, s s, 350 w Reid av, 25x100. Deed given as collateral. Sept. 4, 1890. nom

Nelson, Clarence M. to William Selden. Hancock st, No. 632, s s, 201.3 w Reid av, 16.3x98.11. Jan. 26, due Feb. 1, 1896, 5%. 3,500

Same to Ida R. Tripp. Hancock st, No. 636, s s, 168.9 w Reid av, 16.3x98.11. Jan. 26, due Feb. 1, 1896, 5%. 3,500

Same to same. Hancock st, No. 634, s s, 185 w Reid av, 16.3x98.11. Jan. 26, due Feb. 1, 1896, 5%. 3,500

Newman, James J. to The Title Guarantee and Trust Co. Putnam av, n s, 262.6 w Howard av, 17.6x100. Jan. 30, 3 years, 5%. 3,000

Newman, James I. to Andrew Wils. Jerome st, w s, 116.7 s Fulton st, 16.8x97.10x17x101.3. Jan. 23, due Jan. 1, 1896, 5%. 2,700

O'Brien, Patrick A. to Joseph Liebmann and Theodore Obermyer. 2d av, s e cor 39th st, 25x100. Jan. 27, 1 year, 5%. 600

O'Donnell, John to The Title Guarantee and Trust Co. 5th av. P. M. Jan. 20, due Jan. 31, 1894, 5%. 3,000

Olson, Gustave to Theresa A. Duncan. Russell pl. P. M. Jan. 20, 2 years, 4%. 600

O'Neill, Catharine wife of and John to The Title Guarantee and Trust Co. Luquer st, s s, 100 e Columbia st, 30x100. Jan. 28, 3 years, 5%. 4,500

Osterheld, Dora wife of and Christopher to Augustus Cruikshank. Cumberland st. P. M. Jan. 30, 4 years, 5%. 8,000

Ochs, Ernest and John Murtaugh to The Title Guarantee and Trust Co. 4th av, s w cor Sackett st. P. M. Feb. 1, 3 years, 5%. 7,000

Same to George R. Brown. Same property. P. M. Feb. 1, 1 year, 5%. 1,500

O'Hara, Thomas to Edward Eglolf. Lots 647-662 map Asa W. Parker, Bath Beach, New Utrecht. P. M. Feb. 1, 3 years, 5%. 1,475

Phillips, Agn's A. wife of Joseph to The Madison Co-operative Building and Loan Assoc. Madison st, n s, 108.4 e Reid av, 16.8x100. Jan. 31, installs. 3,000

Phillips, Johnston to The South Brooklyn Co-operative Building and Loan Assoc. 54th st. P. M. Jan. 31, installs. 5,500

Pendleton, Mary A. to Hamilton H. and Emily M. Salmon exrs. Hamilton Salmon. Pacific st, s s, 412 w Nostrand av, 16.8x114. Jan. 25, 3 years, 5%. 4,600

Pickering, Richard to Edward F. Linton. Atlantic av. P. M. Sub. to mort. \$4,600. Dec. 15, installs. 6,000

Potter, Sarah M. to Ellen and Stephen S. Stryker exrs. Samuel S. Stryker. 6th av, s w cor Dean st, 18x75. Jan. 26, 3 years, 5%. 5,000

Powell, Joshua W. to Kate C. Henderson et al. trustees Isaac Henderson. 4th av, s e cor Degraw st, 18.4x75. Jan. 25, due Jan. 1, 1896, 5%. 6,000

Same to Henry J. Pierron guard. Alfred L. Everitt. 4th av, e s, 18.4 s Degraw st, 16.4x75. Jan. 25, due Jan. 1, 1896, 5%. 4,000

Priester, Christian to P. Ballantine & Sons, a corporation. Flatbush av, No. 177. Saloon lease. Jan. 30, note. 1,000

Rankin, James D. and James Ross to Sarah H. Powell. Macon st. P. M. Jan. 19, 3 years, 5%. 4,500

Randall, William S. to The Title Guarantee and Trust Co. Hull st, n s, 15 e Rockaway av, 15x80. Jan. 30, 3 years, 5%. 2,000

Regenbogen, Louis and Samuel Davis to Leopold Michel. Harrison av, w s, 120.2 s Middleton st, 25.1x95. P. M. 2d mort. Jan. 20, due Jan. 1, 1898, 5%. 2,150

Same to Benjamin I. Igelheimer. Harrison av, w s, 145.5 s Middleton st. P. M. 2d mort. Jan. 20, due Jan. 1, 1898, 5%. 2,150

Reel, Robert F. to William W. Stoll. South 3d st, s w s, 200 n w Hewes st, 25x60.8x34.1x83.10; Interior lot on centre line bet South 3d st and South 4th st, 175 s e Hooper st, runs southeast 33.6 x north 48 x southwest —. Jan. 30, due Feb. 1, 1896, 5%. 2,900

Reinhardt, Henry A. to Anthony Euring. Stockton st, s s, 225 w Lewis av, 25x80. Jan. 1, 1 year, 4%. 600

Reynolds, Charles M. to Jacob M. Bergen and ano. exrs. Michael Bergen. 6th av and 64th st, centre lines, New Utrecht. P. M. Oct. 1, 1 year, 5%. 12,000

Robbins, Frank W. to Henry C. Atwood. Pacific st, s s, 232.5 e Utica av, 33.4x107.2. Jan. 25, 1 year. 630

Rok, Simon to John P. Free. Folsom pl, s s, 15 w Essex st, 15x80. Jan. 30, installs. 500

Rosenstein, Albert to Charles Rosenberg. Columbia st. P. M. Sub. to mort. \$12,000. Jan. 30, 6 months. 1,500

Same to Sarah E. Stevens. Same property. P. M. Jan. 30, 2 years. 6,000

Rothschild, Lizzie to Simon C. Wilson. Osborn st. P. M. Jan. 25, 3 years. 750

Rizzo, Salvatore to Harriet Isaacs and Elizabeth Hillyer. Fulton st, s s, 25.6 w Monroe st, 25.6x26.1x25x101.3. Jan. 30, 3 years. 5,600

Sanders, William G. C. to Catharine J. Rustin. Clermont av. P. M. Jan. 26, 5 years, 5%. 3,000

Sanford, Isabella M. to Mary Hardenbergh. Jefferson av. P. M. Jan. 26, installs, 5%. 5,500

Schermack, Jacob to Leonard Eppig. Troutman st, s e s, 275 n e Knickerbocker av. P. M. Jan. 3, due Jan. 30, 1894, 5%. 1,500

Schmidt, Charles to Albert V. B. Voorhees. 85th st, s w s, 44.6 n w of J. E. Lott's lands, lots 57 ar d 58 H. C. Pfalzgraf's property, 40x100. Jan. 25, 3 years. 400

Schreyer, John with Mutual Life Ins. Co., New York, both mortgagees. Agreement as to priority of mort. to be made by Elizabeth Hall. Jan. 24. nom

Scout, Morris C. to John M. Sawyer. Lexington av, n s, 130 w Throop av, 19.8x100. Jan. 31, 5 years, 5%. 2,400

Serial Building Loan and Savings Inst. with Susan Hall trustee both mortgagees. Agreement as to priority of mort. by S. Kringstin and Solomon Rosaran. Jan. 21. nom

Same with Hall Sash and Door Co. both mortgagees. Agreement as to priority of mort. by same parties. Jan. 21. nom

Sheron, Thomas to Patrick Sheron. Sackett st, s s, 153.6 e Hicks st, runs south 60 x east 0.6 x south 40 x east 18.9 x north 100 to st, x west 19.3. Jan. 30, 5 years, 5%. 1,800

Siemon, Harry O. to Walter F. Clayton. Macon st. P. M. Jan. 30, due Dec. 1, 1893. 1,000

Smith, James F. to David W. Stein. Monroe st, s s, 275 w Sumner av, 25x100. Jan. 30, indemnity. 2,000

Smith, Medad wife of and Frank E. to Isabella M. Asche. Snediker av. P. M. Jan. 26, 3 months. 9,800

Smolenski, William to The New York Co-operative Building and Loan Assoc. Stone av. P. M. Jan. 21, installs. 2,000

Stortz, John to Obermeyer & Liebmann. Marcy av, No. 439. Store lease. Jan. 26, demand. 800

Strait, Marion J. to Ann Read. Sumpter st. P. M. Dec. 24, 1892, due Dec. 30, 1893. 750

Saxe, Frank J., Albany, N. Y., to Loffits W. O'Berry. Flushing av, n w cor Franklin av. P. M. Jan. 31, due Feb. 1, 1896, 5%. 21,000

Schmidt, Mary to Robert A. Lindsay. Butler st. P. M. Feb. 1, 5 years, 5%. 3,000

Sluiter, Nicholas F., Flushing, L. I., to Mary A. Knapp widow, East Orange, N. J. 6th av, s e cor 11th st. P. M. Sub. to mort. \$12,000. Feb. 1, 1 year. 1,000

Spitz, Samuel to Friends' Academy, 'Locust Valley, L. I. Cleveland st, e s, 250 n Arlington av, 25x100. Feb. 1, 3 years, 5 1/2 %. 2,600

Stevens, Emma widow to Jennie E. and Cassie L. Donovan. Washington av, w s, 525 n Myrtle av, 25x100. Jan. 31, 3 years, 5%. 1,500

Swan, Anna M. wife of and Charles H. to Grace L. Kennedy. Brevoort pl, No. 39, n s, 139.7 w Bedford av, 16.8x88.4x17x84.9. Jan. 1, 5 years. 8,500

Tavernier, Elizabeth wife of and Philipp to the trustees of The Reformed Prot. Dutch Church of Flatbush. Putnam av, No. 103, s s, 125.4 e Ormand pl, 19.8x100. Jan. 10, due Nov. 1, 1895, 5%. 200

Taylor, William H. to Freeman Clarkson et al. trustees Eibe H. Steers. East 1/2 of section 126 map village of Greenfield No. 1, United Freeman's Land Assoc. Flatbush and New Utrecht, Flatbush. Oct. 23, due Nov. 1, 1895, 5%. 600

Taylor, Charles E. to Thomas J. Blanck 2d trustee John W. Blanck dec'd. Halsey st, s s, 76 w Ralph av, 18x100. Jan. 27, due Feb. 1, 1896, 5%. 4,000

Same to same. Halsey st, s s, 22 w Ralph av, 18x100. Jan. 27, due Feb. 1, 1896, 5%. 4,000

Terrel, Lucy M. wife of and Nathaniel L. to Frances E. Knighton. Hudson av, w s, 300 s Lafayette st, 22x100. Jan. 30, 3 years. 3,500

Thompson, Isabella J. to Mary F. Kelly. Atlantic av. P. M. Jan. 31, 1 year, 5%. 4,000

Tietjan, John H. to Beadleston & Woerz. Wythe av, No. 705. Lease. Jan. 25, demand. 3,800

Tucker, James A. to Robert V. N. Ludlum, Hempstead. 22d st, n e s, 125 s e 6th av, 2 lots, each 16.8x100.2. 2 mort., each \$1,800. Dec. 28, 3 years, 5%. 3,600

Same to John Ludlum, Hempstead. 22d st, n e s, 158.4 s e 6th av, 2 lots, each 16.8x100.2. 2 mort., each \$1,800. Dec. 28, 3 years, 5%. 3,600

Same to Nora E. Emerson. 22d st, n e s, 191.8 s e 6th av, 3 lots, each 16.8x100. 3 mort., each \$1,800. Dec. 28, 3 years, 5%. 5,400

Same to Elizabeth Bergen and ano. exrs. John G. Bergen. 22d st, n e s, 241.8 s e 6th av, 2 lots, each 16.2x100.2. 2 mort., each \$1,800. Dec. 28, 3 years, 5%. 3,600

Same to George T. Bergen exr. Lemma Magaw. 22d st, n e s, 275 s e 6th av, 2 lots, each 16.8x100.2. 2 mort., each \$1,800. Dec. 28, 3 years, 5%. 3,600

Same to Mary E. Seaman. 22d st, n e s, 308.4 s e 6th av, 16.8x100.2. Dec. 28, 3 years, 5%. 1,800

Same to John Duke, New York. 22d st, n s, 125 e 6th av, 200x100.2. P. M. Sub. to 12 first mort. above. Dec. 28, 1 year. 3,200

Valentine, William E. mortgagor with William J. Fitzpatrick mortgagor. Extension of mort. Jan. 19. nom

Same mortgagor with Emily Gluckauf. Extension of mort. Jan. 19. nom

Van Orden, Sophia L., Glen Cove, L. I., to James Gage. Suydam st, e s, 210 s Logan st, 20x100. Jan. 5, 1 year. 500

Table of mortgage assignments in New York City, including entries for Voorhees, Waldron, Walsh, Whipple, Wich, Wiggins, Williams, Willis, and Wood.

Table of mortgage assignments in Kings County, including entries for Hauser, Hascall, Isaac, Kissel, Klebisch, Lord, Lowine, Messemmer, Moran, Merritt, Meyer, Metcalf, Murray, Middlebrook, Same to John Wallace, McCleery, Ormiston, Ould, Ollive, Pakscher, Patton, Rogers, Roosevelt, Schlingloff, Sils, Stilwell, Shapiro, Stein, Steers, The Real Estate Loan and Trust Co., Tooker, Towndley, Van Brunt, Wilkens, Weinstein, Wheeler, and Jumel.

Table of mortgage assignments in Kings County, including entries for Knight, Lipsius, Lake, Lee, Liebmann's Sons, Littell, MacMahon, Miles, Manchester, Merritt, Neefus, Nexsen, New York Fire Ins. Co., Otten, Radcliffe, Reuschenberg, Reynolds, Rueger, Speir, Spies, Street, Smith, Strauss, Salmon, Theodore Obermeyer, Shaw, Spence, Theriott, The Brooklyn Daily Eagle, Title Guarantee and Trust Co., Same to Edward H. R. Lyman, Same to same, Same to Rosine M. Parmentier, Same to Mary P. Hutchins, Same to The Tilden Trust, Same to John S. Pollard, Same to William N. Crane, Same to Sarah A. Smith, Same to same, Same to The Long Island Historical Society, Same to same, Same to Richard H. Sullivan, Same to Helen G. Stoddard and Mary Greenwood, Same to The Brooklyn Institute of Arts and Sciences, Same to Margaret Simon, Same to same, Same to Eliza Ross, Same to Frederick Gilbert, Vanderveer, Same to same, Weed, Williamson, Willman, and Wolff.

MORTGAGES -- ASSIGNMENTS.

NEW YORK CITY.

JANUARY 27 TO FEBRUARY 1--INCLUSIVE.

Table of mortgage assignments in New York City for the period Jan 27 to Feb 1, including entries for Bier, Bond and Mortgage Guarantee Co., Brown, Burkhardt, Bryce, Butler, Coleman, Same to same, Camp, Caswell, Coghlan, Cook, De Witt, Doscher, Same to same, Emigrant Industrial Savings Bank, Finestone, Falk, Francis, Fischel, Fox, Fox, Fay, Forster, Gifford, Hyatt, Haggerty, Hard, and Julia E. Hard.

KINGS COUNTY.

JANUARY 26 TO FEBRUARY 1--INCLUSIVE.

Table of mortgage assignments in Kings County for the period Jan 26 to Feb 1, including entries for Bedford Bank, Baulsir, Bennett, Burr, Baird, Bullwinkle, Coffey, Copland, Covert, Caswell, Deats, Dougherty, Ford, Forman, Gastmeyer, Girbardt, Grill, Hurlburt, Hanley, Huggins, Israel, Jackson, Knoch, and Same to same.

JUDGMENTS.

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

NEW YORK CITY.

Table of judgments in New York City for Jan and Feb, including entries for Alexander, Avery, Anderson, Adler, Alley, Aarons, Auer, Averill, Achelis, and Moritz Bauer.

3*Anderson, Henry A C—R W Booth... 202 75
 3 Averill, George F—I N Williams... 71 63
 28 Benson, Andrew E—W J Howden... 249 50
 28 Bernhard, Adolph—James Hedges... 1,354 37
 30 Brown, Martin B—John Savage costs 192 10
 30 Block, David—Henry Whittemore... 1,400 51
 30 Brown, Thomas—Bank of Metropolis 586 87
 30 Buell, Joseph W—M R Thompson... 802 99
 30 Brooks, Julius—Robert Smith... 370 42
 30 Brennan, Thomas—United Building Material Co... 69 30
 31 Barron, William D—Nat Bank and Loan Co, Watertown, N Y... 4,808 14
 31 Benedetto, Joseph—J G Gillig, extr... 271 79
 31 Berlin, Fred'k—M L Foster... 91 50
 31 Blackman, John E—E L Striker... 1,486 94
 31 Beebe, Clarence—W J Bell... 652 11
 31 Brady, John—Mayor et al, N Y... 7,259 66
 31 Bruehl, George—Aaron Furth... 743 70
 31 Blinn, Christian, Jr—Caroline A Filley, admrx... 247 37
 31 Bell, Amelia—F E Vossnack... 1,338 62
 31 Bell, Amelia } C A Lee... 1,604 49
 31 Bell, William }
 31 Bullock, Thomas S—W L Hyde... 6,624 94
 31 the same—the same... 80 70
 1 Baumbach, William T—Myron Bloss... 196 29
 1 Bayliss, Alfred—Jacob Lowenthal... 432 49
 1+Blanc, Mary—Gorham Mfg Co... 66 25
 1 Brooks, Remsen G—T J Delany... 163 13
 1 Brugh, John H—William Campbell... 4 3 26
 1 Borjes, Frederick—Benedickt Fischer... 108 04
 1 Brown, Andrew—C H Meyer... 31,412 16
 1 Blanchard, Charles A—Lazarus Straus... 1,100 52
 1*Butler, George F, Jr—Metropolitan Storage, & Co (Lim)... 768 36
 1+Burnes, John C—W S Valleau... 77 49
 1 Butenschon, Charles } Jacob Stahl... 216 13
 1 Butenschon, Rose H }
 1 Boyle, William F—Louis J Grant... 68 00
 1 Bermann, Henry—G F Swift... 512 70
 2 Betz, John B—H C Zimmerman... 242 00
 2 Bryant, Melinda—Mayor, & c, N Y... 107 82
 2 Block, David—St Louis Stamping Co... 2,036 95
 2 Burkhalter, Charles } Croft & Allen
 2 Burkhalter, John H } Co... 872 31
 2 Brooks, Richard } J A Giffard... 140 50
 2*Brooks, William }
 2 Benedix, August—Edward Mulligan... 215 04
 2 Bowran, William—Jacob Feiser... 478 92
 3 Byrne, Charles J—J D Smith... 175 41
 3 Behlmer, John F—J F Whitteman... 240 26
 3 Birss, William—C E Lydecker... 217 50
 3 Brinkerhoff, Charles F—W H Riley... 10,853 68
 28 Cammerer, Alexander—P J Sullivan... 104 60
 28 Comstock, Alexander—Mount Morris Electric Light Co... 232 17
 28 Clark, William A—R A Pinkerton... 1,441 52
 28 Curtis, Ernest } Philip Schuyler
 28 Carpenter, Ada } costs 197 26
 30 Crotty, John G—J E Read... 469 11
 30 Cronly, John E—Title Guarantee and Trust Co... (D) 3,033 82
 30 Crombie, George T—Virginia W Baldwin... 76 25
 30 Crine, Hannah—Herman Bornemann... 123 44
 30 Colell, Edward—Madison Square Bank... 328 20
 31 Cobb, John E—Augustus Rockfeller... 120 22
 31 Caldwell, Meta J B—Sarah A Costello... 270 00
 1 Carnaghan, Charles S—Dudley Olcott... (D) 1,774 89
 1 Crosher, James—Herbert Reeves... 207 02
 1 Crombie, Wm A—Massachusetts Nat Bank... 925 15
 1 Carr, George W—Donald Mitchell... 2,536 04
 1 Corsegia, Andrew—Augustus Rine... 152 34
 2 Corkery, Patrick—Jacob Blauner... 751 95
 2 Chasseaud, Alfred—W J Madden... 284 79
 2 Clarke, T J—C F Lawrence... 235 80
 3 Clegg, Anthony M—Citizens' Savings and Loan Assoc... 1,161 09
 3 Coaney, William H—W H Riley... 10,853 66
 3 Coburn, Gridley B—Michael Harrison... 543 39
 3 Chevanney, Louis—T L Putnam... 33 50
 28 Dieter, George M—Karl Hutter... 235 00
 28 David, Alfred A—Simon Dessau... 1,100 70
 28 Deutsch, Lippman—Samuel Nelson... 45 50
 28 Duckler, Adolf—Leopold Brand... 266 75
 28 Dillon, John—Abraham Steers... 561 58
 28 the same—the same... 549 49
 28 Donlevy, Alice—Philip Schuyler costs 197 26
 30 DeFrola, Luigi—David Mayer Brewing Co... 150 00
 30 Dahl, Samuel—C B Fillebrown... 8,439 43
 30+Doe, John—J E Read... 469 11
 30 Diekman, Herman—R H Matilage... 57 94
 31 Diamond, Morris—Henry Lindenmeyr... 92 94
 31 Deane, Henry W—William Morton... 2,333 36
 31 Davis, James R—J M Hillery... 696 03
 1 Doyle, William—H H Ham... 360 98
 1+Dandes, John—Marcus Kramer... 68 77
 1 D'Orville, Adolphus—John Steingester... 220 58
 1 Dyer, David J—Ephraim Bass... 161 14
 2 Dowling, William—Jacob Blauner... 751 95
 2 Duncan, R H—Bank of Port Jefferson... 487 52
 2 Deicke, Herman—Andrew Homan Co... 219 52
 2 Dickinson, Platt K—Felix Levy... 492 97
 2 Dean, Robert J } First National
 2 Dean, Edward N } Bank, Chica-
 2 Donally, Alvin J } go... costs 134 39
 2 Davies, William D—John Stewart... costs 61 62
 3*Donnellon, John J } H N Vedder... 140 98
 3*Donnellon, Thomas }
 3 Deutsch, Jacob—Hyman Greenspan... 902 02
 3 Duane, Richard—John Ratzler... 608 94
 3 Davis, John T—James Meade... 58 49
 28 Epstein, Louis—I S Fishel... costs 71 14

2 Edmond, Frank—Andrew Homan Co... 219 52
 3 Edesheimer, Michael } W R Soper... 1,576 59
 3 Edesheimer, Isaac }
 3 Ensign, Andrew J—Merchants' Nat Bank, Plattsburgh... 229 19
 28*Fritz, John } Lewis Samuels... 153 00
 28 Fritz, William }
 28 Fryatt, Frances E—Philip Schuyler... costs 197 26
 31 Feldman, Frederick—J W Love... 4,808 13
 31 Fullagar, Kelsie—S E Cook... 624 96
 31 Foss, Haary W—J L Damon, Jr... 149 42
 31 Farley, Robert—Henry Busch... 205 44
 1 Feltham, Mary H—Dudley Olcott (D) 1,774 89
 2 Friedman, Joseph—Annie Friedman... 70 92
 3 Fitch, Clarke A—W H Riley... 10,853 68
 3 Flagler, Wm L—J H Rogan... 64 25
 3 Frank, Judel—Louis Minsky... 315 79
 3 Fero, Frank—A L Bowles... 592 05
 28 Gumbleton, Michael—Samuel Stern... 130 00
 28 Greeting, Paul C—W H Rogers... 75 42
 28*Gottlieb, Henry—Leopold Brand... 266 75
 30 Graves, G Palmer—W L Hazen... 81 76
 30 Gabriel, Robert—R E Hastings... 201 78
 30 Gibe, Henry—L E Neuman... 631 78
 31 Groll, Charles—J C Loudon... 326 85
 31 Goldstein, Isaac } W E Iselin... 223 61
 31 Gans, Elias }
 31 Goldstein, Isaac } the same... 534 82
 31 Gans, Elias }
 1 Gillette, Mott G—J P Conkling... 235 30
 1 Grieshaber, John—Charles Rohner... 102 50
 1 Goodman, Eli M—A H Mayer, guard... costs 23 57
 1*Griffin, Charles—Frank Frisbie... 1,039 13
 2 Gerd, William—J C Frueham... 87 00
 2 Gropper, Isidor—Charles Parker... 136 00
 2 Gorton, Simon } Mary E Merry,
 2*Gorton, William } extrx... 50 40
 3 Goebel, Gustavus A T—Henry Schif-fer... 4,397 44
 3 Goldstein, Isaac } R B Ellison... 932 48
 3 Gans, Elias }
 3 Gibbs, Walter W—A L Bowles... 592 05
 3 Goldsmith, Regina—Philip Davidson... 166 63
 28 Hermann, Alexander—Gutta Percha and Rubber Mfg Co... 158 00
 28 Holly, John J } S G Patterson... 2,666 00
 28 Hunt, Arthur C }
 28 Hayward, Henry J—C W Nason... 253 98
 28 Henry, William D—O B Ackerly... 194 72
 28 Hartung, George C—Isaac Boehm... 169 00
 28 the same—the same... 161 00
 28 the same—the same... 250 00
 28 the same—the same... 53 50
 28 Harrison, Duncan B—J A Adams... 352 67
 28 Hartley, Jonathan S—Philip Schuyler... costs 197 26
 30 Hanigan, Henry J—Edward Dela-hunt... 108 07
 30 Hermann, Julius—Christian Engel-hardt... 121 68
 31 Husson, Joseph—A I Sire... 111 78
 31+Hirsch, David—Samuel Fuld... 128 00
 31 Hollweg, William—Mayor, & c, N Y... 7,279 66
 31 Hazeltine, Mayo W—George Vassar... 131 65
 31 Hauser, Isidor—August Gemunder... 647 10
 1 Herriger, Reiner—Thomas Barrett... 161 63
 1 Holling, Dora S—William Hoisratt... 566 38
 1 the same—Hiram Rogers... 663 40
 1 Heermance, E V N—C E Billings... 101 18
 1 Hurd, George A—Maurice Lowy... 552 65
 1 Hughes, Charles C } Donald Mitchell 2,536 04
 1 Hoyt, Eugene F }
 1 Halsey, Henry—J H Hartman... 1,164 22
 1 the same—the same... 355 57
 2 Herbert, Mary—E A Morrison... 154 00
 2 Howe, John W—Julius Samuels... 226 55
 3 Hamberger, George F—A J Bates... 183 58
 3 Hess, Nathan—Edward Birmingham, Sr... 260 35
 3 Hills, Geo. W—N Y Life Ins Co... 160 00
 3 Heuser, William—John McKesson... 833 44
 3 Himmer, Vitalis—R W Booth... 202 75
 3 Hartley, George—Stephen Underhill... 397 49
 28 Isaacs, Lilian or Lilly—Philip Schuy-ler... costs 197 26
 31 Irsch, Frances—Erancesco Romans... 367 72
 3*Israel, Charles—Louis Mervasch... 127 80
 28 Jerkowski, Marcus—Simon Dessau... 905 76
 28 the same—the same... 1,267 57
 28 the same—the same... 1,100 70
 30 Jackson, Louis—H M Koehler Co... 103 00
 31 Jennings, Patrick J—Paul Prybil... 211 10
 31 Jackson, Max L—Foster, Hilson Co... 198 60
 2 Johnson, Jane M—T S Sparrow... 61 47
 2 Jacocks, Joseph F } Emily H C
 2 Jacocks, George M } Jacocks... 765 54
 2 the same—James Mellor... 1,059 65
 3 Jacocks, Joseph F } O W Bucking-
 3 Jacocks, George M } ham... 983 42
 3 Jacobson, Jacob—Mary A Hill... 235 17
 3 Jackson, Michael—Conrad Doersch... 248 50
 28 Kraft, George—Theophilus Olena... 865 70
 28 Ketcham, Charles F—Franklin Bank Note Co... 1,362 78
 30 Kettner, Albert W—Maggie E New-hall... 224 30
 30 Kirchhof, Peter J—Louis Ritter... 89 01
 30 Kohn, Louis—Solomon Weinthal... 27 65
 30 Kelly, William, by guard—Second Avenue R R Co... 82 06
 31 Kearney, Thomas—Mary E Fitz-harris... 244 02
 31 Kaemmerer, Anton—John Haffen... 347 65
 1 Kerwin, Patrick H—Meyer Swiem-mer... 47 89
 1 Kelly, John P—Mayor et al, N Y... costs 107 82
 1 Klein, Fischer, admr—Dry Dock, East Broadway & Battery R R Co... 107 77
 1 Kaemmemer, Anton—Anthony Fischer... 170 70
 1 the same—the same... 82 26

1 Krause, Charles—Caroline F Lyon, admrx... 3,035 62
 2 Kraus, Frederick—Joseph Sinsheimer... 207 73
 2 Kesselman, Antonio—A E Massman... 115 41
 2 Kabrs, Henry H—A B Perrin... 168 11
 2 Kubasch, Alvin—J V Schaefer... 117 12
 3 Kelly, Michael J—H J Fisher... 44 57
 3 Koch, George } Henry Schiffer... 4,397 44
 3 Kiefer, Robert }
 28 Lennon, Anna J } Helen Houston... 2,473 73
 28 Lennon, William F }
 28 Loveland, William F—Geo R Gibson... 254 85
 28 Leitner, David—Alexander Hecht... 206 72
 28 Landesman, Max—Leopold Brand... 119 72
 28 Lawson, Anna C—Philip Schuyler... costs 197 26
 30 Levy, Philip—R E Hastings... 201 78
 30 Lewis, J H, Jr—Henry Stull... 348 41
 3*Liebes, Louis } Antonio Reyners... 2,655 87
 3*Liebes, Jacob }
 3+ Lovell, John W—German Nat Bank, Newark, N J... 831 66
 30 Lewy, Joseph—Benedickt Fischer... 74 62
 31 Levy, Jules—F D Pratt... 297 00
 31*Lalor, Martha E—Augustus Rockfel-ler... 120 22
 31 Levy, Jacob—Ella I Halloway... costs 129 71
 31 Lair, Jacob—G F Swift... 359 19
 31 Locke, Charles E—T C Murray... 1,435 78
 1 Lloyd, Elizabeth—Andrew Dupuy... 12 97
 1 Lake, Carson—J G H Kramer... 74 22
 1 Lilienthal, Louis—Jacob Manheim... 59 50
 1 Lewis, Isaac W—Mayor et al, N Y... costs 107 82
 1 Lillienstein, Siegmund C—Baruch Wolf... 203 64
 1 Leggett, Richard L—Erwin Strickland... 101 63
 1 Lieder, Wm J A—D M Bare... 408 66
 2 Levy, Abraham } M R Wendell... 1,612 03
 2 Levy, Jacob }
 3 Luft, Albert—J B Beatty... 435 56
 3 Lockweed, Gershom—W K Clare... 8,768 36
 3 the same—the same... 5,312 61
 2+Munsell, Henry M—S G Patterson... 2,066 00
 28 Mannerling, George A—August Finck... 240 18
 28 Mensching, Henry—C L Rickerson... 415 43
 28 Malone, John J—John Welch... 529 44
 28 Mathews, Robert H—C A Christman, assignee... 176 97
 28 Marsiy, Emma S—Philip Schuyler... costs 197 26
 30 Mersereau, John W—Solomon Turk... 174 24
 30 Mead, Abraham—A F Allen... 81 35
 31 Murphy, William—Seigfried Wurz-burg... 529 43
 31 Marr, James H—T W Robinson... 1,048 18
 31 Munzinger, John C—Peter Roessle... 1 00 51
 31 Millemann, Annie M—Charles Figge... 1,032 67
 31 Moore, Peter—S S Moore... 867 50
 1 Marx, Albert—Herman Heinemann... 535 60
 1 Moore, Harry—William Nelson... 124 66
 1 Mersereau, John W—C H Briggs... 687 67
 1 Middlebrook, E R—H G Barber... 782 86
 1 Manheimer, Philip—B G Coles... 146 38
 1 Michalewer, Marcus—Marcus Kramer... 68 77
 1 Mayer, Carrie—Francis O'Neill... 89 77
 1*Morse, George H—Massachusetts Nat Bank... 925 15
 1 Molins, Jose S—Matilda Hays, extrx... 531 49
 1 Montgomery, Frank L—J H Kerk-mann... 2,459 11
 2 Morrell, Mary A—E E Spencer... 626 00
 2 Massarella, Ignazio—Luigi Liberatore... 22 50
 2 Munzer, Alfred } Otto Wagner... 2,961 58
 2 Munzer, Jacob }
 2 Mohlan, Cathrine } Benjamin
 2 Mohlan, Frederick } Moore & Co... 146 42
 2 Moorhead, Frank T—J H Reynolds... 730 37
 2 Mount, Henry R—Maria B Mount... 5,275 44
 3+Moeller, Charles—S G Patter-on... 267 00
 3 Moler, William V—The John Douglas Co... 75 06
 3 Munzer, Alfred } Joseph Ullmann... 864 60
 3 Mayers, Jacob }
 3 Mayers, Jacob—Leopold Weil... 3,134 42
 28 McGrath, Dennis—Patrick Gallagher... 715 96
 28 McGucken, Mary E—Geo Havemeyer... 406 08
 28 McEntee, Francis—Abraham Steers... 549 49
 28 the same—the same... 561 58
 30 McArtney, Robert—John Carr... 161 43
 31 McCarthy, Michael J—Central Cross Town R R Co... costs 619 12
 1 McCallum, Julia C } Catherine A Du
 1 McCallum, James } Bois... 523 52
 1 McGrath, Robert G—Metropolitan Storage Warehouse Co... 768 36
 2 McQuade, Hugh—Pauline L Hartt... 645 31
 30 Nolan, Thomas—Franklin Bank Note Co... 1,362 78
 1 Neil, Maurice H—Dudley Olcott (D) 1,774 89
 1 Newburg, Jacob A—Marks Schwartz... 810 72
 1 Neill, Mary E—W H Merritt... 171 35
 2 Niebuhr, Benjamin A—J L Moffat... 249 93
 28 Oppenheimer, Jacob—Joseph Husson... 807 60
 30 O'Connell, Jeffery } Morris Loeb... 79 03
 30 O'Connell, John D }
 3 Oberly, Joseph—Mount Morris Elec-tric Light Co... 174 63
 28 Plympton, Henry—Hugh Lamb... 122 58
 28 Phelps, Elizabeth B—Philip Schuyler... costs 197 26
 30 Pieris, Eunice—E P Hatch... 153 21
 30*Prince, Sol—Lewis Steinhardt... 124 59
 31 Prager, Sigmund L—Philip Schulang... costs 86 13
 1 Page, Samuel D—C M Ward... 148 59
 1 Painter, Samuel G } C B Tyler... 264 96
 1 Potter, George W }
 2 Phelps, Richard G—Shepard & Morse Lumber Co... 1,082 29
 2 Palmer, Erwin—Julius Samuels... 226 55
 3 Pannaci, Edwardo—G S Nichols... 1,459 03
 3 Parker, S Webber—Read Fertilizer Co... 81 78

3 Phillips, Harry—L F Burchard.....	536 50
26 Quimby, Miram J—William Fiss.....	1,821 61
30 Quinlan, Edward—Thomas Clark.....	108 32
30 Quirk, Elizabeth—Thomas Murtha.....	2,696 00
31 Quigley, James F—William Ernest.....	335 33
2 Quinn, M J—Bank of Port Jefferson.....	487 52
28 Redmond, Lawrence H—Mary Coleman, admr.....	41 77
28 Rogers, Thomas—Caroline Keller.....	106 18
28 Rieger, August—Pauline Reichert.....	438 72
28 Robinson, Edwin J—Ada G Robinson	50 00
30 Rixa, Alexander—Edward Regensberg.....	47 50
30 Rothenbacher, George—Barbara Schoenberger.....	168 20
30 the same—the same.....	168 20
30 the same—the same.....	168 90
30 Reilly, Bernard—John Savage, admr.....	192 10
30 Rose, William R—Julius Kurtz.....	413 76
31 Ryan, Hugh J—H C Graves.....	401 09
31 Roberge, Frank P—Isaac Bernstein	231 97
31 Runkel, Etta—Samuel Hammerslough	93 42
1 Robinson, Gilbert—F H Waldorf.....	130 50
1 Ryan, John, by guard—W H Schmohl.....	costs 117 81
1 Reilly, Hugh—Henry Abr.....	676 06
1 Robins, Wilbur—Elizabeth S Berger.....	184 77
1 Reed, Charles A—Lawyers' Co-operative Publishing Co.....	655 69
2 Reeber, Frank—H P Drew.....	209 96
2 Rosenstein, Samuel—Charles Stevnbach.....	487 93
2 Robinson, George, Jr—H N Munn.....	182 50
2 Rogers, Richard—Abraham Bernstein	78 93
3 Ramsey, Peter N—John Simmons Co.....	543 50
3 the same—the same.....	197 46
3 the same—the same.....	653 66
3 the same—the same.....	224 08
3 the same—the same.....	229 51
3 Rivers, Parker T—T R Barnes.....	98 57
3 Rofolovitz, Joseph—American Tobacco Co.....	59 78
28*Sheehan, Patrick—Samuel Stern.....	130 00
28 Sternberg, Louis H—Nathan Scheuer.....	98 01
28 Starck, John C—Mayor, Lane & Co.....	121 48
28 Siebert, William M—R A Taylor.....	849 35
28 Sallade, Charles H—G R Gibson.....	251 85
28 Stone, Homer J—C W Nason.....	253 98
28 Schiff, John—Simon Dressau.....	1,267 57
28 the same—the same.....	1,100 70
28 Sefton, Harry—Marguerite Kingstont.....	126 47
Simpson, James E } Norfolk Lum-	
Simpson, James E, Jr } ber Co.....	2,032 97
Simpson, William E } Simpson, Alfred H }	
30 Stewart, Robert B—N Y Hygein Ice Co (Lim).....	49 05
30 Schuman, Arthur E—Philip Frank.....	382 00
30 Sackett, Claire A—Madison Sq Bank.....	328 20
31 Seebeck, Henry—Marks Starlight.....	779 32
31 Shampanski, Harris—A N Marschall.....	101 40
31 Segal, Michael—Mayor et al, N Y.....	costs 111 32
31 Saitta, Peter R } John Crellin.....	1,783 99
Saitta, Edith E }	
31 Sabbarese, Luigi—Third Av R R Co.....	costs 101 60
Satta, Peter R } Cusbing Process Co	
Satta, Edith S }	249 21
31 the same—Standard Butter Co.....	221 67
31 Silverman, Louis—J G Leinbach.....	336 43
31 Sparks, Stephanie B—B T Brown.....	163 70
31 the same—Nathan Low.....	382 87
1 Silverman, Louis—S J Weaver.....	975 79
1 the same—J G Knowles.....	1,445 57
1 Styles, John E } Samuel Bailie.....	1,199 20
1 Styles, John H }	
1 Spindler, Elizabeth—Mayor et al, New York.....	115 70
1 Scheele, Walter T—C E Billings.....	101 18
1 Secor, William H—Helena Mahler.....	109 50
1 Schwab, Gabriel—Meriden Britannia Co.....	105 05
1 Storm, Walton—Donald Mitchell.....	2,536 04
1*Sinclair, William—Frank Frisbie.....	1,039 13
2 Sluzewski, John—Nathan Muller, costs	38 92
3 Saltzman, Auguste—Charles Hughes.....	1,413 70
3 Seabrooke, Thos Q—S L Stein.....	348 86
3 Storm, Walton—H T Darling.....	2,096 60
3 Sidel, Benjamin—Hyman Greenspan.....	902 02
3 Semansky, Henry N—M L Rickerson.....	92 54
3 Strumpf, Israel—Louis Meryasch.....	127 80
3 Sanderson, J Gardner—Philip Strobel.....	247 98
3*Shandley, Thos B—J D Smith.....	175 41
3 Strauss, Philip L—Samuel Guggenheimer.....	515 68
3 Schwartz, Charles—Michael Sameth.....	633 65
3 Seher, Charles—Richard Webber.....	274 79
3 Stolpe, Paul—Adam Weber.....	92 50
28 Smith, Lawrence F—H A Carsar.....	482 95
31 Smith, Martin A—Nat Bank, Port Jervis.....	574 06
31 Smith, Martin A } the same.....	1,103 48
31 Smith, Martin A } 31 Smith, Martin A } the same.....	2,204 58
31 Smith, Justis J—H F Burroughs.....	1,475 25
31 Smith, Martin A—Nat Bank, Port Jervis.....	3,314 06
1 Smith, Roderick H—Mary B Fareira.....	costs 102 54
2 Smith, Elizabeth R—Adelia F Philp.....	1,999 20
3 Smith, Kate N—Michael Harrison.....	543 39
3 Smith, Roderick H—G L Putnam.....	222 29
28 People State N Y—J C Wilmerding.....	316 94
28 Idaho Copper Co—R A Winkerton.....	1,441 52
28 Smith Carpenter Co—Shepard & Morse Lumber Co.....	1,150 46
28 Manhattan Athletic Club—R W McMaster.....	726 25

30 the same—Alva R La Rue.....	502 42
30 Northern Adirondack R R Co—Franklin Bank Note Co.....	1,362 78
31 N Y & Harlem R R Co—Ellen Feeney, admr.....	600 00
31 United Life and Accident Ins Co—Charlotte E Patten.....	1,724 15
31 Th Albermarle Stable Co—T B King.....	25 10
30 Manhattan Lithographing Co—Berlin & Jones Envelope Co.....	78 47
30 Cherouxy Printing and Publishing Co—Hakan Johansen.....	319 85
31 Delaware, Lackawanna & Western R R Co—John F Peppard.....	937 15
31 Manhattan Lithographing Co—Konrad Schmidt.....	228 40
31 N Y Elevated R R Co and Manhattan R R Co—Simon Witmark.....	1,878 68
31 Manhattan Lithographing Co—C E Miller.....	77 87
31 Merchants' Security Co (Lim)—Nat Bank and Loan Co, Waterbury, N Y.....	4,808 14
31 Mayor, & C, N Y—P P McLaughlin.....	715 40
31 Pollard Publishing Co—Bank of Metropolis.....	385 72
31 Sixth Av R R Co—Mayor et al, N Y.....	161 35
1 Brooklyn, Azotine and Food Co—Albert Baxter.....	253 91
1 Columbus, Hocking Valley & Toledo R R Co—Charles Lanier.....	1,632 42
1 Christopher & Tenth st R R Co—23d st R R Co and Bleecker st & Fulton Ferry R R Co.....	1,156 06
1 Manhattan Athletic Club—Donald Mitchell.....	2,536 04
1 the same—Frank Frisbie.....	1,039 13
2 Peoples' Mutual Accident Ins Assoc—Nat Bank and Loan Co, Watertown, N Y.....	4,809 70
2 Greenway Brewing Co—Third Nat Bank, Syracuse, N Y.....	30,167 88
2 the same—Lucius Gleason.....	96,796 14
2 Manhattan R R Co—Edward Miller.....	2,232 66
2 Pennsylvania R R Co—W R Hochster.....	2,413 95
3 The Farmers' Exchange (Lim)—Benedict Fischer.....	102 69
3 Tift Co—Jacob Hess.....	284 63
3 the same—Herman Simon.....	1,564 72
28 Thomas, Will W—A H Hudson.....	180 62
30 Tabell, Wm D—Lena Curran.....	49 50
30 Thompson, Everett L—M R Thompson.....	802 99
31 Tuck, George—Solomon Brodek.....	532 53
31 the same—C V Fornes.....	341 30
31 the same—Louis Blum.....	241 91
31 Tewksbury, George C—Nat Bank, Port Jervis.....	3,314 06
1 Tryon, Frank—Massachusetts Nat Bank.....	919 17
2 Tryon, Frank—Shepard & Morse Lumber Co.....	1,032 20
2 Thompson, William H—Bank of Port Jefferson.....	487 52
2 Thorne, George T—Julius Strauss.....	473 81
2 Thompson, Richard—George Fuller.....	3,142 64
3 Thierfeldt, Hugo—John Weckel.....	87 50
3 Terry, Emmette C—Albert Lilienthal.....	6,562 35
28 Underwood, Frank L—R A Pinkerton.....	1,441 52
31 Umuth, Peter—O A Krause.....	174 13
30 Vaughan, Stephen—Murry Hill Bank, N Y.....	104 24
1 Vagt, Charles—John H Osters.....	469 34
2 Valente, James } SD Vecela.....	117 84
Valente, Celaida }	
3 Viotor, George F } Moritz Bauer.....	767 92
Viotor, Carl }	costs 809 76
30 Vanderpoole, Lew—W C Bartlett.....	809 76
1 Van Curt, John H—Patterson, Gottfried & Hunter.....	263 81
3 Van Veen, Simon—Gustav Beismann.....	142 12
28 Weischnetzky, Lazare—A S Newman, exr.....	219 18
28 Watson, William B—Marguerite Kingstont.....	126 47
28 Walsh, John—J S Bryce.....	428 65
30 Warwick, John M—W L Hazer.....	146 15
30 Wesnage, Herbert H } Printing Co.....	353 46
Wesnage, Etta A }	645 79
30 Walton, Frank R—A E Schatz.....	645 79
30 Wyckoff, Jacob V D—Richard Webber.....	449 70
31 Wheeler, DeWitt C—Nat Bank, Port Jervis.....	574 06
31 Wooster, George H—W J Brewster.....	22,519 05
31 Wiltfish, Leon—Baruch Wolff.....	298 29
31 Wilson, Lemuel H—W L Hyde.....	6,624 94
31 the same—the same.....	80 70
1 Welfisch, Leon—Abraham Lewis.....	769 19
1 Wilson, Lemuel H—H G Barber.....	782 56
1 Ward, Matt J } Fannie M Gill.....	118 05
*Ward, Mary }	
1 White, Charles—Adolph Maisner.....	39 50
2 Willoughby, John—M B Maclay, as committee.....	350 48
2 Wright, Geo L—C A Kalish.....	334 34
2 Williams, John R—W H Hill.....	445 79
2 Weinmann, Oscar K } T R Carter.....	270 00
Weinmann, Ella L }	
3 Watson, Stella—R L Turk.....	310 87
3 Weldon, William J—Merchants' Nat Bank, Plattsburg.....	229 19
31 Yuengling, Fred O—Gorham Mfg Co.....	44 52
31 Zugalla, Walter T—J W Love.....	4,818 13
3 Zastrow, Richard—Adam Weber.....	139 40

26 Bracken, Thomas—S G Williams.....	831 54
26 Bedell, Edwin J—J C Percy.....	272 42
26 Brandt, Louis—H Hillingmeier.....	5,043 53
28 Behling, Mrs } J Schoeb.....	75 25
Behling, Bernhard }	
28 Bock, Emma—J W Bock.....	350 85
28 Brede, Edward—C W Leonard.....	50 30
30 Benson, Andrew E—W J Howden.....	249 50
30 Biss, n, Jacob A—W P Tatham.....	147 07
31 Brown, David S } A W Droste.....	344 95
Brown, Delapaine }	
31 Bergman, Anna—Margaretha Raub, admr.....	181 60
31 Blinn, Jr, Christian—C A Filley, admr.....	247 30
31 Blazo, Augustus W—Elizabeth Miller, extr.....	2,523 27
31 the same—the same.....	2,447 52
31 the same—the same.....	2,472 79
1 Bell, Amelia } C A Lee.....	1,604 49
Bell, William }	
1 Bell, Amelia—F E Vossnack.....	1,338 62
1 Burtis, Morse, exr—J Hegeman.....	2,582 63
26 Connelly, Joseph—C A Chandler.....	113 85
Cary, Mary, extr, } Kings Co Elevated Railway	
& C, of }	
Cary, James, dec'd } Co.....	218 43
28 Corsa, Isaac V—G S Brown.....	84 24
8 Cammerer, Alexander—P J Sullivan.....	104 00
30 Carey, James F—J G Murphy.....	1,317 76
51 Craig, George A—C Royle.....	122 64
1 Cunningham, Bernard } E T Em-	
Cunningham, Mary }	232 05
27 Dieter, George W—J P Durfey.....	235 66
27 Driscoll, John—The Twenty-third St Railway Co.....	106 93
28 Dieter, George M—K Hutter.....	235 00
31 Davidson, Robert—P Malahy.....	49 49
31 Flynn, Richard—Brooklyn City R R Co.....	113 29
27 Freund, Jacob—I Dreyer.....	139 46
27 Formas, Frank—Fannie M Gill.....	28 85
28 French, Bartley } Bedford Co-operative Building Loan Association.....(D) 1,241 67	
French, Martha R }	
28 Fried, Julius—Edison Electric Illuminating Co of Brooklyn.....	51 95
1 Fliedner, Emil—Thurber, Whyland Co.....	97 45
Godtel, Jacob } Sherman Bank.....	5,201 79
Godtel, Elisabetha }	
Gilman, Theodore P }	
26 Gollner, Ada F M—Josephine D Powers.....(D) 2,281 02	
28 Griffin, Charles—J Jennings.....	575 12
28 Gumbleton, Michael—S Stern.....	130 00
30 Gillen, James F—J G Murphy.....	2,317 76
30 Gabriel, Robert—R E Hastings.....	201 78
31 the same—the same.....	The Adam J Press
Mfg Co.....	461 17
1 Graham, James F—Concord Co-operative Printing Co.....	766 72
27 Hoff, Lewis—Fannie M Gill.....	28 85
27 Hohorst Claus—Kings County Elevated Railway Co.....	218 43
28 Husson, Joseph—A I Sire.....	111 78
28 Hennessy, Augustus—Edison Electric Illuminating Co, Brooklyn.....	35 75
28 Hoerman, Henry—Edison Electric Illuminating Co, Brooklyn.....	51 95
30 Henry, William D—O B Ackerly.....	194 72
31 Hazard, William—United States Nat Bank.....	523 39
1 Halsey, Gilbert A—J J Lindsay.....	208 81
1 Hegeman, Cornelia W, exr of—J Hegeman.....	2,582 63
27 Jordan, Henry V } Fannie M Gill.....	28 85
*Jordan, Lena }	
28 Jones, Joseph R—Edison Electric Illuminating Co of Brooklyn.....	44 13
31 Jackson, Louis—H Koebler & Co.....	103 00
31 Jones, Robert—G Perhaco.....	357 99
1 Johnson, Charles P—E D Burt.....	108 05
1 Jackson, Lewis—J C G Hupfel Brewing Co.....	224 61
1 the same—the same.....	141 19
1 Johnson, Mary—W A Tyler.....	102 49
26*Kaneen, John A—Henry McShane Mfg Co.....	427 46
27 Kerstein John } M Wertheimer.....	43 55
Kerstein Henry A }	
27 Kohlman, William—Kings County Elevated R R Co.....	218 43
28 Kelly, Dudley—American Shoe Mfg Co.....	74 57
28 Kutt, Johann K, exr of } M Keck.....	57 14
Kutt, Simon }	
31 Krowlton, Frank B—T J Atkins.....	705 60
1 Kirchhof, Peter J—L Ritter.....	89 01
27 Lange, Frederick—Fannie M Gill.....	28 85
30 Levy, Phi ip—R E Hastings.....	201 78
30 Lowenthal, Moses—Granite State Provident Assoc.....	146 64
31 Levy, Phillip—The Adam J Press Mfg Co.....	461 17
26 Mainland, William C—Henry McShane Mfg Co.....	427 46
26 Muller, John H—J H Francke.....	130 53
26 Meyers, Annie—S Liebmann's Sons Brewing Co.....	257 00
26 Monsheimer, Levi—T Boyd.....	137 43
27 McCormack, Mary G—J E Simpson.....	59 90
27 Malone, Lawrence E—L Bastable.....	123 72
27 Marren, James P } Fannie M Gill.....	28 85
Marren, William E }	
27 Morris, Edward K—A B Moore, trustee.....	447 19
27 McLean, Alexander—Kings Co Elevated Railway Co.....	218 43
30 McClave, Edmund W—J McCaldin.....	6,005 09

KINGS COUNTY.

Jan. and Feb	
27 Altshul, Julius—Fannie M Gill.....	328 85
30 Ashley, John J—Margarita W Hargan.....	69 43

Table of names and amounts, including McAvoy, Richard - Danenberg & Coles, Meyer, Louis - F Hessberg, etc.

Table of names and amounts, including Bank, John - P E Guerin, Berthold, Jacobson - Louis Dryfoos, etc.

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

KINGS COUNTY.

Table of names and amounts for Kings County, including Brandt, Celine - Atlantic Av Elevated R R Co, etc.

Table of names and amounts, including Same - P J Ledwith, Smith, Charles D - J B Brown, etc.

MECHANICS' LIENS.

NEW YORK CITY.

Table of names and amounts for Mechanics' Liens in New York City, including Jan. 28 Boulevard, s e cor 79th st, etc.

Table of names and amounts for Mechanics' Liens in New York City, including Feb. 1 Eighth av, s e 25 n 154th st, etc.

Editor RECORD AND GUIDE:

Referring to a note in your last edition regarding our firm, we delivered to Bollwage & Co. materials to the full amount of our lien.

KINGS COUNTY.

Table of names and amounts for Kings County, including Jan. 26 Albany av, s e, extends from Futler st to Park pl, etc.

SATISFIED JUDGMENTS. NEW YORK.

January 28 to February 3—Inclusive.

Table of names and amounts for Satisfied Judgments in New York, including Abels, Henry Q - E M Farnsworth, etc.

Table of property listings with addresses and owners. Includes entries for 27 Sixty-seventh st, s s, 400 w 14th av, 60x125, New Utrecht, Cropsey & Mitchell agt Antonio Baumann, owners, and Henry J. Coates, contractor.

Table of property listings with addresses and owners. Includes entries for 1 Knickerbocker av, s w cor Putnam av, 100 x80, Bernard Klepper agt Jane Taylor, owner, and Taylor & McCort, contractors.

SATISFIED MECHANIC'S LIENS.

NEW YORK CITY.

Table of satisfied mechanic's liens in New York City. Includes entries for 30 Eighty-fifth st, No 138-153, s s, 250 w Columbus av, 225x100, Lumney & Mulstay agt Dempsey & Smith.

Table of property listings with addresses and owners. Includes entries for 31*Same property, Gwynne & Richardson agt Flora J. Bradbury and Richard F. Carman and Wellington Germond.

Table of property listings with addresses and owners. Includes entries for 1 Delancey st, No. 174, n s, 50 w Attorney st, 25x100, William J. Peck agt Harry Fishel and Schrader & Blohm.

KINGS COUNTY.

Table of property listings with addresses and owners in Kings County. Includes entries for 27 Prospect pl, s s, 250 e Underhill av, 100x100, H. S. Christian agt Ann. John and Jane O'Connor, owners and contractors.

Table of property listings with addresses and owners. Includes entries for 1*Thames st, s s, 105 e Morgan av, 20x100, The Henry McShane Mfr. Co. agt Marie Erk, Charles Schreiber and Joseph Herrmann, owners, and Kuhl & Lohman, contractors.

*Discharged by deposit. †Discharged by order of Court.

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.

The first name is that of the owner; ar't stands for architect, m'n for mason, c'r for carpenter and b'r for builder.

NEW YORK CITY.

SOUTH OF 14TH STREET.

Clinton st, Nos. 212 and 214, seven-story brk and stone factory, 32x70, tin roof; cost, \$25,000; B. Kaiser, on premises; ar'ts, Schneider & Herter. Plan 99. Wooster st, Nos. 137 and 139, six-story brk and stone store building, 50x96, tin roof; cost, \$50,000; D. Rosenbaum, 153 East 8th st; ar'ts, Kurtzer & Rohl. Plan 102.

BETWEEN 14TH AND 59TH STREETS.

20th st, Nos. 148 and 150 W., five-story and basement brk and stone stable, 44x90, tin roof; cost, \$40,000; M. H. Gillespie, 1172 5th av; ar't, G. F. Pelham. Plan 104. 48th st, No. 408 E., two-story brk and stone stable, 28x100; tin roof; cost, \$12,000; Lizzie Goerlitz, 213 East 55th st; ar'ts, Frohne & Kuhne. Plan 105.

BETWEEN 59TH AND 125TH STREETS, WEST OF CENTRAL PARK WEST AND 8TH AVENUE.

West End av, s w cor 91st st, three-story stone and terra cotta church, 80x125, tin and slate roof; cost, \$115,000; Fourth Presbyterian Church, 176 West 105th st; ar'ts, Heins & La Farge. Plan 97. 66th st, s s, 198 e Amsterdam av, five-story and basement brk and stone flat, 27x90.5, tin roof; cost, \$20,000; J. Bradley, 438 West 48th st; ar't, H. F. Cook. Plan 111. 87th st, n s, 387 w West End av, two four

story and basement stone dwell'gs, 19x56 with extension, tin roof; cost, \$20,000 each; ow'rs and b'rs, Duun & Livingston, 321 East 68th st; ar'ts, Thom & Wilson. Plan 123.

NORTH OF 125TH STREET.

Amsterdam av, s w cor 185th st, four three-story frame dwell'gs, 20x60, shingle roofs; cost, \$3,500 each; D. Robinson, 55 Liberty st; ar't, S. B. P. Trowbridge. Plan 114.

Van Corlear pl, e s, 75 n Jacobus pl, two-and-a-half-story stone and frame dwell'g, 26.6x34.6, shingle roof; cost, \$3,000; G. McTaylor, Kingsbridge, N. Y.; ar't, C. H. Heck; b'r, F. B. Cole. Plan 124.

23D AND 24TH WARDS.

Columbine st, n s, 25 w Jefferson av, three two-and-a-half-story frame dwell'gs, 20x40, shingle roofs; cost, \$3,000 each; Ellen Donohue, Jackson av, 150 n Columbine st; c'r, A. Donohue. Plan 103.

Crescent av, s s, 108 e Jefferson av, two-story frame dwell'g, 20x36, gravel roof; cost, \$2,000; Mary Wood, 728 East 137th st; ar't, F. L. Blom. Plan 106.

Webster av, e s, 225 n Woodlawn road, two-story frame dwell'g, 21x30, tin roof; cost, \$3,000; C. J. Dyer, 310 East 43d st; ar't, M. M. O'Brien. Plan 101.

Buckhout st, n s, 227.9 n Morris av, two-and-a-half-story frame dwell'g, 20x42.8, shingle roof; cost, \$4,000; Mary A. T. Rudd, 720 East 140th st; ar't, J. J. Vreeland. Plan 115.

Travers st, s s, 75 e Creston av, two-and-a-half-story frame dwell'g, 20x40, shingle roof; cost, \$3,000; J. Ryan, 100 East 120th st; ar't, E. K. Bourne. Plan 107.

144th st, s s, 185 e 3d av, rear, one-and-a-half-story brk stable, 25x57, tin roof; cost, \$3,000; G. H. Schutts, 2637 3d av; ar'ts, Pfund & Horenburger. Plan 119.

Courtlandt av, s w cor 148th st, four-story brk and terra cotta flat, 26.6x90, tin roof; cost, \$20,000; ar't and agent, W. L. Dale, 349 Brook av; m'ns, Montag & Noulett; c'r, J. S. Dale. Plan 121.

Courtlandt av, w s, 276 s 148th st, two brk and terra cotta flats, 25x63, tin roofs; cost, \$12,000 each; ar't, agent, c., same as last. Plan 122.

Katonah av, n w cor Willard st, one-story frame store, 20x35, tin roof; cost, \$575; F. G. Weed, Woodlawn Heights; b'r, W. Greenless. Plan 117.

KINGS COUNTY.

Plan 87—Willow st, e s, 50 n Cranberry st, one five-story brk and brown stone tenem't, 50x25, tin roof and iron cornice; cost, \$8,000; James P. Philips, 26 Court st; ar't, M. Dahlander.

88—Bleecker st, n s, 230 w Knickerbocker av, two three-story frame (brk filled) stores and tenements, 25x63, tin roofs; cost, \$4,500 each; ow'r and b'r, Wm. Berlinger, 1255 Greene av; ar't, H. Vollweiler.

89—Bleecker st, n s, 280 w Knickerbocker av, two three-story frame (brk filled) tenem'ts, 25x63, tin roofs; cost, \$4,500 each; ow'r, ar't and b'r, same as last.

90—Bleecker st, n s, 255 w Knickerbocker av, one one-and-a-half-story frame stable, 25x17, tin roof; cost, \$100; ow'r, ar't and b'r, same as last.

91—Graham av, e s, 77 s Bayard st, one three-story frame (brk filled) tenem't, 27x50, tin roof; cost, \$3,500; J. U. Strohsahl, Richardson st, cor Graham av; ar't, H. Vollweiler; b'r, not selected.

92—Driggs av, s s, 25 e Leonard st, three four-story frame (brk filled) stores and tenem'ts, 25x65, tin roofs; cost, \$5,500; D. Michel and H. Newmann, 171 Graham av; ar't, H. Vollweiler; b'r, not selected.

93—Driggs av, s e cor Leonard st, one four-story frame (brk filled) store and tenem't, 25x65, tin roof; cost, \$6,500; ow'r, ar't and b'r, same as last.

94—De Kalb av, n s, 100 e Hamburg av, one three-story frame (brk filled) stores and tenem'ts, 25x60, tin roofs; cost, \$4,500; ow'r, ar't and b'r, Francis Jezek, 116 Myrtle av.

95—Gates av, s s, 16 w Myrtle av, one three-story frame (brk filled) store and tenem't, 21.7x63, tin roof; cost, \$4,500; Michael F. Hoefner, on premises; ar't, D. Acker & Son; b'r, not selected.

96—Etna st, n s, 100 w Crescent st, one one-story frame wagon shed, 25x20, gravel roof; cost, \$200; Wm. Hoffman, 8 Moore st; b'r, not selected.

97—Flushing av, s s, 25 e Irving av, one three-story frame (brk filled) store and tenem't, 25x55, tin roof; cost, \$3,000; R. B. Wilson, 1129 Madison st.

98—48 h st, n s, 180 w 5th av, two two-story and basement frame (brk filled) dwell'gs, 20x38, tin roofs; cost, \$2,500 each; Craig Bros., 306 48 h st; ar't, G. Walkinshaw.

99—4th st, s s, 110 e 2d av, one one-story frame shed, 4x20, tin roof; cost, \$200; Benj. F. Kelly Sons, 680 Greene av; c'r, G. Thorsen.

100—Barbey st, e s, 60 s Repose pl, one one-story frame wood-shed, 20x13, gravel roof; cost, \$50; Cord Maass, on premises.

101—Walworth st, e s, 25 s Flushing av, one one-story brk shop, 50 and 37x58.9, gravel roof; cost, \$2,000; Lewis & Fowler, 39 Walworth st; ar't, A. W. Dickie; b'r, P. Brady.

102—8th av, w s, 60 n 1st st, four three-story and basement brownstone dwell'gs, 20x48.3, tin roofs, iron cornices; total cost, \$40,000; Frederick J. Griswold, 497 1st st.

103—McKibbin st, s s, 25 w Humboldt st, one five-story brk store and tenem't, 25x50, tin roof, iron cornice; cost, \$7,000; ow'rs and c'rs, Schild-

kraut & Wexler, on premises; ar't, H. Smith; m'ns, Keupp & Poetsch.

104—McKibbin st, s s, 25 w Humboldt st, rear, one five-story tailor shop, 25x28, tin roof, wooden cornice; cost, \$4,000; ow'rs, ar't and b'rs, same as last.

105—Schenck av, w s, 60 n Hegeman av, one two-story frame dwell'g, 20x27.6, shingle roof; cost, \$800; ow'r and b'r, Charles Wainwright, 304 East 102d st, N. Y.; ar't, H. Brown.

106—Franklin av, s e cor Montgomery st, one one-story brk store, 25.6x60, gravel roof, wooden cornice; ow'r and b'r, John Bamberger, 888 Franklin av; ar't, F. J. Berlenbach, Jr.

107—St. Nicholas av, w s, 100 s De Kalb av, one two and one-story frame (brk filled) stable and shed, shed 13x15, and stable 12x15; cost, \$300; ow'r and b'r, Th. Martin, 54 Garden st; ar'ts, D. Acker & Son.

108—53d st, s s, 100 from 2d av, one two-story brk factory, 40x70, gravel roof; cost, \$2,000; A. B. Diss & Co., 36 and 38 Bridge st; ar't, C. R. Lea.

109—St. Nicholas av, w s, 75 s De Kalb av, one two-story frame (brk filled) tenem't, 25x55, tin roof; cost, \$2,500; ow'r and b'r, Th. Martin, 54 Garden st; ar'ts, D. Acker & Son.

110—Centre st, n s, 180 e Hicks st, one two-story frame dwell'g, 20x30, tin roof; cost, \$900; Patrick Blake; ar't and b'r, G. Rewald.

111—Jerome st, e s, 100 n Belmont av, three two-story frame (brk filled) dwell'gs, 16 8x38, tin roofs; cost, \$1,200 each; ow'r, ar't and b'r, Charles Dhuy, 885 Herkimer st.

112—24th st, n s, 140 w 4th av, one one-story brk Sunday-school, 41 and 45x97, tin roof, iron cornice; cost, \$5,500; Memorial Presbyterian Church, 7th av, cor St Johns pl; ar't, M. Dahlander.

113—North 4th st, n e cor Berry st, one two-story frame carpenter shop, 26x44, gravel roof; cost, \$100; ow'r and b'r, H. A. Akerly, 173 Berry st.

114—Humboldt st, w s, 116 s Nassau av, one three-story frame (brk filled) tenem't, 25x62, tin roof; cost, \$5,000; Carl Breithaupt, 41 Broome st; ar't, E. Schrepf; m'n, C. C. Gately; c'rs, J. A. & W. H. Post.

115—Central av, s e cor Van Voorhis st, one three-story frame (brk filled) store and tenem't, 25x60, tin roof; cost, \$5,000; ow'r, ar't and b'r, Clemmens Dehler, 269 Van Voorhis st.

116—Evergreen av, No. 227, e s, 123 s Cedar st, one one-story frame carpenter shop, 20x8, board roof; cost, \$50; ow'r, ar't and b'r, John H. Berryan, on premises.

117—Central av, e s, 25 s Van Voorhis st, three three-story frame (brk filled) stores and tenem'ts, 25x60, tin roofs; cost, \$15,000; ow'r, ar't and b'r, Clemmens Dehler, 269 Van Voorhis st.

118—Johnson av, s e cor Bogart st, one four-story frame (brk filled) store and tenem't, 25x65, tin roof; cost, \$7,000; Michel & Benjamin, 171 Graham av; ar't, H. Vollweiler; b'r, not selected.

ALTERATIONS NEW YORK CITY.

Plan 103—Nassau st, No. 140, raised three stories, new stairs and elevators; cost, \$70,000; N. Niles, 155 Broadway; ar't, J. M. Farnsworth.

104—Wooster st, Nos. 42 and 44, tank on roof; cost, \$200; lessees, Rosenthal & Co., on premises; b'r, P. H. Murphy.

105—Broadway, Nos. 513-519, tank on roof; cost, \$600; T. S. Ogden, trustee, 24 West 17th st; b'r, P. H. Murphy.

106—Park av, No. 1128, wall altered and new boiler flue; cost, \$465; F. Dannermann, 1130 Park av; m'n, B. F. King.

107—10th av, s w cor 24th st, walls and front altered; cost, \$900; J. H. D. von Glahn, 42 West 60th st; c'rs, Murray & Co.

108—Aqueduct, 150 e of, 200 s Van Courtlandt av, interior walls and foundation altered; cost, \$6,000; W. C. Reick, Herald Building, New York; ar'ts, Benson & Brockway; b'r, S. L. Berrian.

109—17th st, No. 314 W., one-story extension, 11 x30, area walls rebuilt; cost, \$2,700; Mayor, &c., City Hall; ar't, C. B. J. Snyder.

110—28th st, No. 418 W., one-story extension, 22x11, and area walls rebuilt; cost, \$2,500; ow'rs and ar't, same as last.

111—35th st, No. 357 W., one-story extension, 26 and 11x21 and 26, and area walls rebuilt; cost, \$5,900; ow'rs and ar't, same as last.

112—Rivington st, Nos. 173 and 175, interior alterations; cost, \$1,400; Children's Aid Society, 24 St. Marks pl; c'r, J. H. McCullagh.

113—Hudson st, No. 304, interior alterations; cost, \$500; Trinity Church Corporation, 187 Fulton st; b'r, T. Rae.

114—Fulton st, Nos. 199 and 201, interior alterations; cost, \$1,000; ow'r and b'r, same as last.

115—Broome st, Nos. 372-376, ten-story extension, 5x10, and interior alterations; cost, \$700; lessees, Keyes & Wilson, on premises; ar't, J. H. Whitenack; c'r, J. O. Whitenack.

116—Pearl st, No. 188, repair damage by fire; cost, \$40; G. L. Ronalds, 3 Mercer st; c'r, M. H. Berry.

117—Aqueduct av, w s, 250 n St. James st, two-story extension, 28x28; cost, \$2,000; Mary D. Eden, Fordham, N. Y.; b'r, J. C. Wright.

118—56th st, No. 325 W., bulkhead on roof; cost, \$300; agent, J. A. Dempsey, on premises.

119—3d av, No. 3616, one-story extension, 25 x 20, and interior alterations; cost, \$500; Mary A. Casey, 833 East 170th st.

120—Mulberry st, n w cor Canal st, interior and walls altered; cost, \$650; M. J. Porges, 23 Division st; ar't, H. W. Billard.

121—Warren st, No. 16, interior alterations; cost, \$3,000; C. March, Statsburgh, N. Y.; b'r, P. Walsh.

122—22d st, No. 44 W., basement and cellar extension, 23x38.10, front extended and rebuilt, interior and walls altered; cost, \$8,000; E. J. Robinson, 132 West 22d st; ar'ts, De Lemos & Cordes.

123—Washington st, No. 781, new front; cost, \$300; Josephine Peyton, 72 5th av; ar't, F. Jacobsen.

124—St. Marks pl, No. 74, interior and walls altered; cost, \$1,500; H. Eumicke, on premises; ar't, F. Ebeling.

125—7th st, No. 15 W., interior alterations, new elevators; cost, \$5,000; M. Rock, 51 East 57th st; c'r, E. Outwater.

126—Mill Brook av, n w cor 173d st, raised to grade, two-and-a-half-story extension, 16x16; cost, \$1,800; G. Price, on premises.

127—8th av, Nos. 741 and 743, interior altered and new elevator; cost, \$8,000; H. Gershel, on premises; ar't, F. A. Minuth.

128—118th st, No. 537 E., interior alterations; cost, \$10; J. W. Wood, 2020 Madison av.

129—42d st, No. 27 W., two and three-story extension, 25x133.10, interior and walls altered; cost, \$30,000; lessees, New York Retail Improvement Co., 25 West 4th st; ar't, G. Keister.

130—Front st, No. 243, interior alterations; cost, \$900; I. O. Miller, 37 West 83d st; c'r, F. Rogers.

131—14th st, No. 46 W., one-story and basement extension, 25x34.6, new show window and elevator and interior alterations; cost, \$9,000; A. Wolff, 33 West 57th st; ar'ts, De Lemos & Cordes.

132—Goerck st, No. 77, new show window; cost, \$100; E. Geller, 200 Delancey st; ar'ts, Horenburger & Straub.

133—Courtlandt st, No. 45, interior and walls altered; cost, \$3,000; lessee, S. S. Childs, 84 Amity st, Brooklyn; ar't, O. Wirz.

134—59th st, s s, 682 w 11th av, three-story extension, 118.4x28, interior and walls altered; cost, \$7,000; J. Eastman, 1 East 72d st; ar't, J. E. Terhune.

135—Hud-on st, No. 631, one-story and basement extension, 24.6x31.6, interior and walls altered; cost, \$1,000; agent and b'r, C. T. Galloway, 360 West 29th st; ar't, M. V. B. Ferdon.

136—Fleetwood av, w s, 16 s 162d st, one-story extension, 32x17.6, interior and walls altered; cost, \$3,800; Mrs. H. Hoffman, on premises; ar'ts, Pfu d & Horenburger.

137—18th st, Nos. 513-519 E., interior alterations; cost, \$300; New York Ice Co., 2 Cortlandt st.

138—Rivington st, No. 257, three-story and basement extension, 18.9x15, walls and interior alterations; cost, \$5,000; H. Rosenberg, on premises; ar't, F. Ebeling.

KINGS COUNTY.

Plan 46—Ralph av, e s, 20 s Putnam av, four one-story brk extensions, each 20x19.1, tin roofs; cost, \$400 each; Henry Schmalstich, 962 Putnam av; ar't, F. J. Lessing.

47—Montague st, No. 207, one-story brk extension, 20x22.6, tin roof; cost, \$1,500; D. & M. Chauncey R. E. Co., on premises; ar't R. Dixon; b'rs, M. & D. Ryan.

48—Boerum pl, s w cor State st, add two stories; cost, \$5,000; J. Curley, on premises; ar't, C. Werner; b'r, not selected.

49—1st av, w s, 40 s 55th st, add one story; cost, \$500; J. Huttgen, 6 1st av; ar't, J. L. Quesenbury; c'rs, Bardson & Hall.

50—Harrison av, No. 171, repair damage by fire; cost, \$3,000; Jacob Levey, 134 Monroe st, New York; c'rs, Hawkes & Schork.

51—Evergreen av, No. 363, new store front; cost, \$500; Charles Hoff, 133 Ewen st; m'n, Matzen; c'r, J. Weber.

52—Jay st, No. 146, underpin part of side wall; cost, \$300; Joseph Rimoldi, on premises.

53—Myrtle av, No. 167, roof raised and new store front, also one-story brk extension, 16.2x50, tin roof; cost, \$1,000; L. Arensberg, 143 Myrtle av; c'r, F. M. Fogg.

54—Atlantic av, n s, 150 w Utica av, repair damage by fire; cost, \$175; Mrs. L. Junge, 1717 Atlantic av; c'r, N. P. Larnon.

55—Schenck av, No. 175, one story frame extension, 15x9, tin roof; cost, \$150; H. Wille, on premises; c'r, Wm. Max.

56—Maujer st, s s, 200 e Waterbury st, front altered; cost, \$225; ow'r and ar't, Wm. Trenkle, 298 Maujer st; c'rs, Humel & Mail.

57—North 2d st, No. 485, raised 5.9 on brk walls and interior alterations; cost, \$500; Charles Roemmele, 485 North 2d st; ar't, Th. Engelhardt.

58—Atlantic av, s w cor Hoyt st, iron column, steel beams, &c.; cost, \$800; J. F. Downey, on premises; ar't, C. Werner; b'rs, F. J. Kelly & Son.

59—Same premises, interior alterations; cost, \$1,600; ow'r, ar't and b'r, same as last.

60—4th av, s e cor Baltic st, foundation for water tank; cost, \$300; lessee, G. W. Greene, 155 Hancock st; ow'r and b'r, P. H. Murphy.

61—Sackett st, Nos. 34 and 36, new store fronts; cost, \$4,000; M. T. Bergen, New York City; c'r, C. M. Gould.

62—Fort Greene pl, Nos. 192 and 194, repair damage by fire; cost, \$450; Catherine Dowling, 627 Atlantic av; ar't, W. H. Holmes; b'rs, Holmes Bros.

63—Jay st, No. 146; foundation under south wall; cost, \$475; Joseph Rimoldi, on premises; ar't, J. R. Pitt; b'r, not selected.

64—Myrtle av, No. 37, rebuild part of gable foundation; cost, \$40; B. Silvermann, on premises; b'r, G. Lebrian's Sons.

65—Flatbush and 3d avs, and Schermerhorn st, add one story; cost, \$3,000; Geo. Rice, on premises; ar't, M. J. Morrill.

60—Pennsylvania av, n w cor Liberty av, one-story brk and frame extension, 26x72.6 and f3, tin and shingle roof; cost, \$2,300; St. Clement's Church; ar't, A. McLean; b'rs, H. Cook and J. Smith.

67—Columbia Heights, No. 169, repair damage by fire; cost, \$1,200; b'rs, Fowler & Co.

63—Division av, No. 159, new store front and interior alterations; cost, \$400; Charles Hons, 1433 Fulton st; ar't, H. Vollweiler; b'r, not selected.

60—Adams st, w s, 125 s Front st, flat tin roof, basement altered to store; cost, \$1,000; Angelo Arato, on premises; ar't, H. L. Spicer & Son; b'r, not selected.

MISCELLANEOUS.

Schedule of assignments for the five weeks ending Feb. 3, 1893:

	Liabilities.	Nominal Assets.	Real Assets.
O'cott, Frank W.			
Hartman, Geo. R., of W. Olcott & Co.	\$5,338.80	\$3,643.64	\$3,626.07
Diable, Louis J.			
Blum, Wolf			
Loeb, Moses	19,327.84	8,837.70	6,819.85
of L. J. Diable & Co.			
Fell, Thomas, of Fell & Van Ness	24,675.91	12,254.27	8,127.92
Erismann, Frank H.	1,480.19	1,762.32	1,658.82
Rab, Charles and Mitwob, Henry	8,465.99	7,581.09	5,905.40
van Maanen, William J.	71,750.62	12,391.02	352.25
Wolf, Dudley			
Fromm, Israel & Albert, of Fromm Bros.	7,093.08	5,552.81	2,826.21
Jessels, Morris R.	7,142.63	863.24	800.00
Zevre, Josephine F.	10,057.96	3,813.03	2,133.99
Parker, Jr., Ransom	56,285.62	16,673.68	1,247.90
Edesheimer, Isaac			
Edesheimer, Michael	55,959.35	48,423.27	20,054.77
Jessels, Edgar A.	6,371.81	5,947.00	5,947.00
Goldstein Isaac			
Gons, Elias of I. Goldstein & Co.	9,655.55	7,748.50	2,029.35

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.

Jan.

31 Schaefer, Henry C. and Eliza, of Henry Schaefer & Son (95 West Houston st, groceries), to Edward Miehlung; preferences, \$735.

Feb.

2 Hartley, George (729 3d av, butter and eggs), to Charles Taunt; no preferences.

2 Cobb, Frank F. and Sarah M., of E. H. Cobb & Son (499 Washington st, provisions), to John H. Quackenbush; preferences, \$1,500.

2 Weiss, Alexander (30 East 10th st, human hair goods), to William S. Kelly; preferences, \$4,347.

3 Cock, Allen V. (52 Lispenard st, underwear, hosiery, &c.), to Joseph N. Tuttle; preferences, \$6,300.

3 Wolston, Richard (Copake Iron Works, Copake, Columbia Co., N. Y., and 251 West 1 8th st, milk and butter creamery), to Darius Weed; no preferences.

3 Miller, Hiram K. and Ezekiel C. Williams, of Miller & Williams (306 Washington st, commission merchants), to John E. Andrus; preferences, \$9,500.

PROCEEDINGS OF THE BOARD OF ALDERMEN AFFECTING REAL ESTATE.

* Under the different headings indicates that a resolution has been introduced and referred to the appropriate committee. † Indicates that the resolution has passed and has been sent to the Mayor for approval ‡ Passed over the Mayor's veto.

New York, Tuesday, Jan. 31, 1893.

CHANGE OF NAME.

Mount Morris av to Mount Morris Park, West †

REGULATING, GRADING, ETC.

St. Nicholas terrace, from s s 130th st to its intersection with Convent av. †

130th st, from Convent to St. Nicholas av. †

FENCING VACANT LOTS.

Madison and 5 h avs, 115th and 116th sts—the block, where not already done. †

CROSSWALKS.

11th av, at n s of 181st st. †

Kingsbridge road, at n s of 187th st. †

FLAGGING, CURBING, ETC.

St. Nicholas terrace, from s s 130th st to its intersection with Convent av. †

106 h st, bet 1st and 3d avs. †

116th st, n s, 40 e 5th av, abt 77 ft. front. †

111th st, n s, bet 7th and St. Nicholas avs. †

116th st, in front of Nos. 169, 167, and 180 to 182 E. †

130th st, from Convent to St. Nicholas av. †

MAINS.

133d st, bet Amsterdam av and Boulevard; water. †

143d st, bet Amsterdam and Convent avs; gas. †

145th st, bet Amsterdam av and Boulevard; water. †

160th st, bet Amsterdam av and Boulevard; water. †

Amsterdam av, bet 14th and 173d sts; water. †

LAMP-POSTS ERECTED AND LAMPS LIGHTED.

143d st, bet Amsterdam and Convent avs. †

APPROVED PAPERS.

Resolutions passed by the Board of Aldermen calling for the following improvements have been signed by the Mayor for the week ending January 28, 1893. * Indicates that the Mayor neither approved nor objected thereto, therefore the same became adopted.

LAMP-POSTS ERECTED AND LAMPS LIGHTED.

Spring pl, from Fulton to Franklin av.

PAYING.

16th st, bet Avs A and C; asphalt.

42d st, from 11th av to Hudson River; granite block.

119th st, from 8th to St. Nicholas av; asphalt.

FENCING VACANT LOTS.

Madison and 5th avs, 112th and 113th sts—the block, where not already done.

ADVERTISED LEGAL SALES.

REFERREES' SALES TO BE HELD AT THE NEW YORK REAL ESTATE SALESROOM, 111 BROADWAY, EXCEPT WHERE OTHERWISE STATED.

Broadway, Nos. 419 and 421, n w cor Canal st, runs north 54.2 x west 53.10 x south 25.1 x west 1.4 x south 19.1 to Canal st, x east 56 to beginning, two four-story brk stores.

Spring st, Nos. 182 and 184, s w cor Thompson st, 50x610, two three-story brk stores and tenem'ts.

by R. V. Harnett & Co. (Partition sale).

70th st, No. 311, s s, 183 w West End av, 16.6x100.5, three-story brk dwell'g, by Wm. Kennelly. (Amt due \$10,436).

123d st, No. 203, n s, 80 w 7th av, 20x100.11, five-story brk flat, by Wm. Kennelly. (Amt due \$31,383).

Lexington av, No. 636, w s, 75.5 s 54th st, 20.8x70, four-story stone front dwell'g, by Smyth & Ryan (Amt due \$16,531).

Railroad av, e s, 127.5 n e 138th st, runs east 111.2 x south 50 x east 111.2 to Mott Haven Canal, x north 75 x west 22.4 to av, x south 25 to beginning, by D. P. Ingraham & Co. (Amt due \$69,590).

135th st, No. 23, n s, 298.4 w 5th av, 16.8x99.11, three-story stone front dwell'g, by William Kennelly. (Amt due \$11,174).

Spring st, No. 18, store and front basement, leasehold, by Jas. S. McQuillen. (Amt due \$3,585).

Av A, Nos. 1314-1320, n e cor 70th st, 100.4x98; Nos. 1314 and 1316, four-story brk planing mill, &c; Nos. 1318 and 1320, five-story brk factory, with machinery, &c., by R. V. Harnett. (Amt due \$57,371).

Beaver st, No. 22, s s, 140.11 w Broad st, 21.4x61.7 to Marketfield st, x22.3x58.11, four-story brk store, by D. P. Ingraham & Co. (Amt due \$31,481).

King st, Nos. 21 1/2-25, n s, 84 w Congress st, 66x75x66x75.2, three five-story brk flats, by James L. Wells (Amt due \$13,389; prior mortgages \$27,000).

77th st, No. 130, s s, 301 w 9th av, 19x102.2, four-story stone front dwell'g, by T. S. Walker. (Amt due \$26,995).

133d st, n s, 3 0 e Willis av, 50x100, by Peter F. Meyer. (Amt due \$3,211).

Amsterdam av, Nos. 794 and 796, s w cor 99th st, 40x80.2 to old Bloomingdale road, x40x77.6, two five-story brk flats with stores, by R. V. Harnett. (Amt due \$18,879; prior mortgages \$42,500).

2d av, No. 174 (begins 3d av, n e cor 11th st, 25 9)

11th st, No. 299 (x100, four-story stone front tenem't on av with five-story brk tenem't with stores on st.

133d st, No. 254, s s, 200 e 8th av, 29.2x99.11, four-story brk flat.

by D. P. Ingraham & Co. (Partition sale).

Broadway, Nos. 1262-1261 (begins Broadway, n)

32d st, Nos. 49-55 (e cor 32d st, runs north 73.9 x east 73.6 x north 23.6 x east 73 x south 98.9 to 32d st, x west 122.10, five-story brk flat with stores, The Sloane.

34th st, No. 43, n s, 175 e 6th av, 25x98.9, four-story stone front dwell'g.

by E. F. Raymond. (1/2 part, all right, title, &c., amt due \$14,848; prior mortgages \$—)

122d st, No. 407 1/2, n s, 137.11 e 8th av, 16.8x100.11, three-story stone front dwell'g, by J. S. McQuillen. (Amt due \$1,215).

Front st, No. 1-6, n w s, 93.3 n e Wall st, runs northwest 75.1 x southwest 0.8 x northwest again 7.2 x northeast 18.7 x southeast 82.2 to Front st, x southwest 18.6, four-story brk store, by R. V. Harnett & Co. (Amt due \$21,340).

79th st, Nos. 17-175, n s, 205 e Amsterdam av, 45x102.2, three three-story stone front dwell'gs, by D. P. Ingraham. (Amt due \$43,412).

135th st, No. 5, n s, 110 w 5th av, 18.4x99.11, four-story brk dwell'g, by William Kennelly. (Amt due \$14,058).

135th st, No. 7, n s, 128.4 w 5th av, 17.8x99.11, four-story brk dwell'g, by William Kennelly. (Amt due \$14,058).

135th st, No. 9, n s, 146 w 5th av, 17.8x99.11, four-story brk dwell'g, by William Kennelly. (Amt due \$14,058).

135th st, No. 11, n s, 163.8 w 5th av, 17.8x99.11, four-story brk dwell'g, by William Kennelly. (Amt due \$14,060).

135th st, No. 13, n s, 181.4 w 5th av, 17.8x99.11, four-story brk dwell'g, by William Kennelly. (Amt due \$14,068).

137th st, No. 15, n s, 199 w 5th av, 17.8x99.11, four-story brk dwell'g, by William Kennelly. (Amt due \$14,070).

Sedgwick av, e s, plot O map tract land and Harlem River fronts, 24th Ward, 4 city lots, by B. L. Kennelly. (Partition sale)

2d av, n w cor 81st st, 22x60.

82d st, n s, abt 20.2 e 3d av, 25.5x12.2.

31 av, e s, 8 s 8 d st, 20.2x70.

84th st, n s, 366 n w 2d av, 20.4x102.2.

Washington av, w s, 218.2 n 166th st, 66.8x150.

Franklin av, e s, 237.3 n 168th st, 43.10x185.2.

by B. L. Kennelly. (Partition sale)

KINGS COUNTY.

SALES TO BE HELD AT THE REAL ESTATE EXCHANGE 189 AND 191 MONTAGUE STREET, EXCEPT AS OTHERWISE STATED.

1st st, No. 445, n e s, 80 n w 7th av, 20x89, four-story brk flat; assessed value, \$7,000.

Rochester av, No. 85, e s, 86.7 s Pacific st, 16.8x100, three-story frame (brk lined) tenem't; assessed value, \$1,400.

6th av, Nos. 212-218, n w cor President st, 100x92, three four-story brk double flats; assessed value, \$50,000.

by T. A. Kerrigan, at 9 Willoughby st.

2d st, No. 474, s s, 337.10 1/2 w 7th av, 40x95, three-story brk dwell'g; assessed value, \$5,600.

2d st, No. 476, s s, 317.10 1/2 w 7th av, 20x95, three-story brk dwell'g; assessed value, \$5,600.

Stewart av, s e s, 100 n e Denyse st, runs southeast 262.2 x northeast 50 x southeast 5 x northwest 267.6 to Stewart av, x southwest along av 10 to beginning, New Utrecht.)

by T. A. Kerrigan, at 9 Willoughby st. 7

Atlantic av, No. 2885, s s, 266.8 w Stone av, 16.8x100, three-story frame tenem't; assessed value, \$1,600; by J. Cole, at 359 Fulton st. 7

Sumpter st, No. 233, n s, 143 e Saratoga av, 17.10x100, two-story and basement frame (brk lined) dwell'g; assessed value, \$2,400; by T. A. Kerrigan, at 9 Willoughby st. 8

Dumont av, Georgia av, Livonia av, Alabama av—block bounded by, 200x500, vacant; assessed value, \$6,000.

Livonia av, Georgia av, Riverdale av, Alabama av—block bounded by, 200x500, vacant; assessed value, \$6,000.

by Omri F. Hibbard ref.

Sutter av, s s, 43 9 e Sackman av, 131.8x100, seven three-story frame tenem'ts, by Isaac N. Sievright ref., at County Court House. 9

Mannattan av, No. 396, n e cor Kent st, 25x75, three-story brk tenem't with store; assessed value, \$6,500, by T. A. Kerrigan, at 45 Broadway, E. D. 9

Pacific st, No. 1611, n s, 335 w Troy av, 40x100, two-story frame dwell'g on plot; assessed value, \$2,000; by T. A. Kerrigan, at 9 Willoughby st. 11

Fulton st, No. 2094, s s, 41.6 w Stone av, 19.6x100

Fulton st, No. 2066, s s, 22 w Stone av, 19.6x100.

Two four-story brk flats with stores; assessed value, \$8,400 each.

St. Marks av, Nos. 976-984, s w cor Albany av, 100x100, four three-story and basement brk dwell'gs; assessed value, \$3,500 each; and one four-story brk flat with store on corner; assessed value, \$6,000.

3d av, n e cor 96th st, runs north along av 103.1 1/2 x southeast 167.2 x southwest 100 to 96 h st, x northwest along st 138.8 1/2 to beginning, New Utrecht.

Lot begins at n s of old lot 19A on common lands of Gravesend, at point 103.6 e of old lot 19A, runs south 65.4 to land of N. Y. & Coney Island and R. R. Co., x east 105.5 x north 285 x west 103.6, Coney Island; all right, title and int. 13

by T. A. Kerrigan, at 9 Willoughby st.

LIS PENDENS. NEW YORK.

Jan.

116th st, n e cor Lenox av, 125x100.11. General Electric Co. agt Lorenz Weiher; notice of attachment; att'ys, Wise & Flanagan. 28

Willis av, w s, 25 n 146th st, 25x116. Grant L. Nichols and John H. Shipman agt Laurence Weiher; notice of attachment; att'ys, Welch & Daniels. 30

St. Nicholas av, Nos. 399 and 401, e s, 360.3 s 133d st, 49x115x49x125. Enoch Rutzler agt Lorenz Weiher; notice of attachment; att'ys, Douglas & Minton. 30

125th st, s s, 275 e 2d av, 25x100.11 Emanuel Heilner and Moses J. Wolf agt Caroline Weiland and Mary E. Yost; action to compel recording of a deed and mortgage and assignment of the latter; att'y, Simon Wolf. 30

116th st, n e cor Lenox av, 125x100.11. General Electric Co. agt Lorenz Weiher; notice of attachment; att'ys, Wise & Flanagan. 30

77th st, No. 242, s s, 175 w 2d av, runs west 38 x south 68 x west 20 x south 34.2 x east 53 x north 2.2 x east 80 x north 20 x west 75 x north 80 to beginning.

Pleasant av, w s, 20 s 118th st, 18.6x75.

John Q. A. Conner agt Charles A. Buddisick; action to set aside deeds and mortgages; att'y, William E. Tullis. 30

Bowery, No. 25, e s, 50 n Bayard st, 25x174.2x25 x177.

Bayard st, No. 34, n s, 86.2 e Bowery, 17.9x49 1/2. Maximilian Toch individ. and admr. Moses Toch agt Henry M. Toch; action for adjudication. 30

Bowery road, No. 291, s s, 40.6 w 6th st, 24x80.

Bowery road, No. 202, n e cor, lot 194, 25x100.

Bowery, No. 245, e s, 125 n Rivington st, 25.2x100 x25x100

Interior lot, begins point 150 n Rivington st and 100 e Bowery, runs south 50 x east 48 x north 25 x east 33.10 to an alley, and north along alley 25 x west 84.5 to beginning.

2d av, w s, 74.5 s 26th st, 31.4x100.

Allen st, No. 208, s e cor Houston st, 25x50

Allen st, No. 206, e s, 25.1 s Houston st, 31.4x50

Houston st, s s, 25x97, lot No. 8, map estate of David Dunham

1st av, w s, 75 s 2d st, 24.4x100.6x11.6x100.

72d st, s s, 160 w Lexington av, 20x102.2.

Esther E. Sparks agt George H. Pearsall et al.; partition; att'ys, North, Ward & Wagstaff. 31

136th st, No. 241, n s, 17 1/2 block. Annie Heyman agt Thomas C. Van Brunt et al.; action for specific performance; att'y, Felix Jelenik. 31

Pitt st, e s, bet Delancey and Rivington sts, 25x100, lot 124 map land Isaac Clason. Elizabeth Cooney agt James Darcy et al.; partition; att'ys, Turner, McClure & Ralston. 31

Feb.

Delancey st, n s, 32.6 e Orchard st, 55x75. Rudolph Teichman agt Francis Frey; action to recover amount; att'y, Leon Lewin. 1

Willis av, w s, 25 n 146th st, 25x106. Jacob L. Toch agt Lorenz Weiher; notice of attachment; att'y, Albert Zimmermann. 1

2d av, No. 1310, e s, 253 s 71st st, 24.11x74.1x35x74.1.

23d st, No. 348, s s, 75 w 1st av, 25x75.

2d av, Nos. 560 and 962, s e cor 51st st, 40.5x70.

Metropolitan Elevated R. R. Co. agt Minna Silberberg et al.; action to acquire title; att'ys, Davies, Short & Townsend. 1

3d av, No. 1530 and 1532, n w cor 86th st, 50x100. Manhattan R. R. Co agt Esther Moses et al.; action to acquire title; att'ys, Davies, Short & Townsend. 1

Broadway, n w cor Washington pl, runs north 184 to Waverley pl x west 200 to Mercer st x south 91.7 x east 52 x south 91.7 to Washington pl x east 148. Eleanor K. Jay agt Mary E. Field et al.; partition; att'y, William Jay. 2

Walker st, No. 72-76, n s, 99.11 e Broadway, 75x80.10x76x81. Hunt M. Rutler agt Marion V. Butler et al.; partition; att'ys, Bacon, Biggs, Beckley & Bissel. 2

Lenox av, n e cor 116th st, 25x100.11.

Willis av, w s, 25 n 146th st, 25x106

St. Nicholas av, Nos. 399 and 401, e s, 360.3 s 133d st, 49x125.

Paul G. Decker agt Lorenz Weiher; action to recover amt; att'ys, Wager & Acker. 2

143d st, s, s, 275 e old line Willis av, 141.8x100...
 142d st, s, e cor old line Willis av, runs east 225 x
 south 100 x west 125 x south 7.4 x west 100 to
 av, old line, x north 107.4...
 142d st, s, s, 493.4 e old line Willis av, 16.8x100...
 142d st, s, s, 583.4 e old line Willis av, 33.4x100...
 142d st, s, s, 666.8 e old line Willis av, 16.8x100...
 142d st, s, s, 700.0 e old line Willis av, 16.8x100...
 138th st, n, e cor Willis av, runs east 8' x north
 100 x east 15 x south 100 to 138th st, x east 3.4
 x north 100 x east 16.8 x south 100 to 138th st,
 x east 50 x north 209 to 139th st, x west 200 to
 av, x south 200...
 111st st, n, s, 166.8 e old line Willis av, runs east
 to Brook av, x north along same to 14d st, x
 west — x south — x west — x south 100 to be-
 ginning...
 138th st, n, s, 119.1 e 3d av, 50x100...
 140th st, s, s, 100 e Willis av, runs south 200 to
 139th st, x east to Brook av, x north to 140th
 st, x west to beginning...
 139th st, s, s, 74.8 e Willis av, 50.4x100...
 William O'Gorman agt Herman Stursberg et al.;
 partition; att'y, W. Westervelt... 2

FORECLOSURE SUITS.

Warren st, n, s, 146 e Worth av, 25x90. Jennie M.
 Brady agt Maria L. Chartrand et al.; att'y,
 John J. Brady... 28
 123d st, n, w cor of tract formerly known as Brook
 st, 100x99x100x89. Same agt same; same att'y... 28
 Highland pl, centre line, 800.3 n e from intersec-
 tion n s lands Abraham Schermerhorn, runs
 west 459.8 to centre line Palisade av, x southwest
 — x east 461.9 to Highland pl, x northeast 100 to
 beginning, plots 68 and 80 map Villa Sites at
 Riverdale. Mary Hielbrun agt Jennie and Theo-
 dore Weiss and Louis Dannahauser; att'y, Le-
 opold Wallach... 28
 Highland pl, centre line, 800.3 n e from intersec-
 tion n s lands Abraham Schermerhorn, 50x290,
 plot No. 68 map Villa Sites at Riverdale. Mary
 Hielbrun agt Delia and Michaelis Simonson and
 Louis Dannahauser; att'y, Leopold Wallach... 28
 101th st, s, s, 200 w 3d av, 25x100.11. Jennie L. and
 Solomon H. Kohn exrs. Morris Kohn agt Charles
 J. McKim et al.; att'y, N. B. Saaborn... 28
 Chatham st, No. 6, s, s, 98.7 w Pearl st, 19x75. An-
 nie Path agt Ernst Plath; att'y, H. Jo. eph... 28
 14th st, n, s, — 5th av, 25x133. Isaac G. Van-
 tassel agt James H. Merchant and R. I. Thomp-
 son; att'y, Sammis & Bierck... 28
 Highland pl, centre line, 700.3 n e from intersec-
 tion n s lands Abraham Schermerhorn, runs
 west 451.9 to Palisade av, x south — x east 459.3
 to Highland pl, x north 400 to beginning, plots
 67 and 81 map villa sites at Riverdale. Mary
 Hielbrun agt Delia & Michaelis Simonson and
 Louis Dannahauser; att'y, Leopold Wallach... 28
 Highland pl, centre line, at s e cor plot 70, 900.6 n
 e from intersection n s lands Abraham Scher-
 merhorn, 50x200, plot No. 69 same map. Same
 agt s-me; same att'y... 28
 Madison av, s e cor 45th st, 25x100. Adrian Iselin,
 Jr., and Columbus O'D. Ilin trustees agt Man-
 hattan Athletic Club et al.; att'y, Frederick De
 P. Foster... 30
 46th st, Nos. 117 and 119 n s. Yellow Pine Co. agt
 Richard F. Carman et al.; foreclos. mechanic's
 lien; att'y, Winthrop Parker... 30
 14th st, n, s, 625 w 5th av, 25x103.3. Isaac G. Van
 Tassel agt J. H. Merchant and R. I. Thompson;
 att'y, Samson & Bierck... 30
 8 st, s, s, 312.6 e Amsterdam av, 62x102.2. Ju-
 lius A. Candee et al. agt The Third Universa-
 list Society, New York, et al.; foreclos. me-
 chanic's lien; att'y, Truax & Crandall... 30
 103d st, No. 74, s, s, 130 e Columbus av, 30x100.11x
 —x100.11. Henry F. Lippold agt Francis J. C.
 Thomson et al.; att'y, A. Hoelzel... 30
 109th st, n, s, 245.10 e 3d av, 19.4x100.11. Wm. M.
 Kingsland trustee D. C. Kingsland agt Maria J.
 Moore et al.; att'y, Frederic de P. Foster... 30
 6th av, e, s, 51 n 116th st, 50.11x75. Mutual Life
 Ins. Co., New York, agt E. August Meresheimer
 et al.; att'y, Robert Sewell... 31
 45th st, n, s, 200 w 2d av, 25x100.5. Same agt Eli-
 zabeth Orange and Health Dept., New York;
 same att'y... 31
 Watts st, Nos. 50 and 52, n, s, 250 w Varick st and
 100 e Hudson st, 40x47 block. John J. Ahearn
 agt John W. Coby; foreclos. mechanic's lien;
 att'y, Alex. Thain... 31
 Dock st (or Dashwood pl), s w cor Riverview ter-
 race (or Heath av), 85.1x90.11x80.11x90. Hudson
 River Beef Co. agt Martha Frick; att'y, Edward
 Swann... 31
 47th st, n, s, 350 e 11th av, 25x100.4. Mary E. Oster-
 hout, agt Mary A. White and Mary Costello;
 att'y, De Witt Roosa... 31
 24th st, No. 50, s, s, 136 e 6th av, 14x98.9. Mutual
 Life Ins. Co. agt Christopher Fine et al.; att'y
 Davies, Short & Townsend... 31
 24th st, s, s, 95 e 6th av, 27x98.9. Same agt same;
 same att'y... 31
 47th st, s, s, 475 w 10th av, 2x100.5. Francis X.
 Keller agt John R. Philip; att'y E. P. Orrell... 31
 Feb.

Park st, s, s, 48 w Pearl st, 25x97.9. Adele Kneel-
 land extr. Charles Kneeland agt Edwin S. Up-
 dike et al.; att'y, Henry L. Bogart... 2
 47th st, s, s, 475 w 10th av, 2x100.5. Henry and
 Mary O'Donnell agt Nellie A. Lawlor et al.;
 att'y's Deyo, Duer & Bauerdorf... 2
 West End av, No. 132, e, s, 80.3 s 71st st, 20.2x80.
 Bradley & Currier Co. agt Rosalinda E. Urisarri
 de Polo et al.; att'y, Austin E. Pressinger... 2
 76th st, s, s, 350 w Av A, 2x102.2. Isaac Samson
 agt Morris Jacoby; att'y, Miller & Miller... 2
 Lexington av, e, s, 16.2 n 83d st, 16x62.2. William
 C. F. Mangels guard. Walter D. A. and Dora A.
 Mangels; att'y, Miller & Miller... 2
 187th st, s, s, 95 e Arthur av, 50x100. Hugh Doon
 agt Owen and Julia Toher; att'y, Jacob
 Fromme... 3
 35th st, n, s, 289.3 e 6th av, 21.5x98.9. William
 Post agt Jennie or Jean N. Whiting et al.;
 att'y, Hugo S. Mack... 3
 Union av, w, s, 170.9 n Cedar st, runs west 169.1 x
 south 20.6 x east 64.9 x southwest 14.6 x east 90
 to av, x north 25.6. R. Clarence Dorsett agt
 Lena B. Boskowitz et al.; att'y, Lincoln Mc-
 Cormack... 3
 50th st, s, s, 200 e 7th av, 16.8x100.4. Oliver E. Van
 Beuren and ano. trustees A. C. Van Beuren agt
 Hiram Calkins and Mary Trapagan; att'y's,
 Booraem, Hamilton & Peckett... 3
 55th st, s, s, 570 w 6th av, 16.8x100.4. Oliver V. Van
 Beuren and ano. trustees A. C. Van Beuren agt
 Hiram Calkins & Isaac Euchannan; att'y's,
 Booraem, Hamilton & Peckett... 3
 90th st, s, s, 200 w Central Park West, 25x100.8.
 Jacob Hirsch agt Walden P. Anderson et al.;
 att'y, Kuzman & Frankenheimer... 3
 122d st, No. 407 1/2, n, s, 137.11 e 1st av, 16.8x100.11.
 Eliza Thompson agt Romelia A. Dater; att'y's,
 Johnson & Lamb... 3
 116th st, s, s, 110 w 8th av, 75x100.11. Clarence W.
 Gaylor agt David H. Toick; att'y, Felix Jellenik... 3
 70th st, s, s, 134 w West End av, 16.4x100.5. Re-
 becca G. Eldredge agt Robert B. Baird; att'y,
 Morris P. Ferris... 3

LIS PENDENS, KINGS COUNTY.

Madison st, n e cor Nostrand av, 20x80. John
 Damon agt Charles D. Lawrence; att'y, Wilson
 M. Powell... 26
 15th st, n, s, 53.11 w 8th av, 75.1x25.8x75x24. Com-
 mission created by Chapter 143 of the Laws of
 1890 to acquire title to real property in Kings
 County agt Charles Barrett; action to acquire
 title; att'y, Hugh A. McTernan... 26
 15th st, n, s, 147.10 e 7th av, 68.7x33.8x29.5x35.2.
 Same agt same; similar action; same att'y... 26
 15th st, n, s, 129 w 8th av, 50x26.10x50x27.8. Same
 agt Sarah B. Wyckoff; similar action; same
 att'y... 26
 15th st, n, s, 179.1 w 8th av, 50x27.11x50x25.10.
 Same agt Arthur Hurst; same att'y... 26
 Bergen st, n, s, 250 w Buffalo av, 65x107.2. Henry
 Weil agt Frank P. Martin; att'y, R. Murray... 26
 State st, s, w, s, 142.6 s e Henry st, 25x100. William
 T. Welch agt Eliza S. Welch; amended partition;
 att'y, L. H. Hurst... 27
 Navy st, e, s, 116.11 n Johnson st, 2x100.5. Joseph
 A. Coyle agt Peter Coyle; partition; att'y, Ed-
 ward J. Doley... 27
 Pacific st, n, s, 370.1 w 6th av, 19.10x100. The
 Equitable Life Assur. Soc. of the United States
 agt John G. Ash; att'y's, McCall & Arnold... 27
 Kosciusko st, s, s, 350 e Lewis av, 1.9x1.0x2x100.
 Dennis Hackett agt Margaret E. Ross; action to
 recover possession; att'y, Charles S. Taber... 27
 Berkeley pl, n e s, 300 w 7th av, 20x100. Michael
 H. Hagerty et al. trustees for Charity McConville
 agt Albert F. Cary; att'y, Edwin Kempton... 27
 6th st, n, s, 347.10 e 4th av, 16.8x100. Lewis Schoon-
 maker agt Frederick A. Phillips, Jr.; notice of
 attachment; att'y's, Mooney & Shipman... 27
 Grand av, e, s, 3.0 s Gates av, 2x101.6. John L.
 Young exr. Isaac H. Young agt Josephine A.
 Page; att'y's, Roosevelt & Kobbe... 28
 Hope st, No. 168, s, s, 227.11 e 10th st, 27.1x95. Jo-
 seph Straus agt Mayer Flecker; att'y's, Davis &
 Kaufmann... 28
 Christophers av, n e cor Belmont av, 50x100. Hyde
 & Gload Mfg. Co. agt Jacob Jacobs; foreclos.
 mechanic's lien; att'y's, Hurd & Grim... 28
 Clinton st, No. 30, n w s, 243.4 n e Pierrepont st,
 25 x northwest 111.2 x southwest 0.11 x north-
 west 5 x southwest 24.1 x south 116.2... 30
 Clinton st, No. 28 w s, 268.4 n Pierrepont st, 23.6x
 111.2x24.1x111.2... Antonio Picone agt Pompeo Maresi; foreclos.
 mechanic's lien; att'y, Henry B. Weselman... 30
 8th av, south cor 4th st, 100.2x100, New Utrecht...
 47th st, s, w, s, 220 s e 8th av, 8x100, New Utrecht...
 8th av, n w s, extends from 48th st to 49th st, —
 — New Utrecht... 30
 Bedford av, w, s, 115 s Willoughby av, 18.9x100...
 Alexander Underhill, Jr., agt Silas A. Under-
 hill; att'y, R. H. Underhill... 30
 Graham st, e, s, 72 s De Kalb av, 18x45. Ellen V.
 D. Reid agt James Gormley; att'y, Chas. D.
 Ridgway... 30
 Fort Greene pl. No. 24, w, s, 210.6 s De Kalb av, 20x
 85. Allen H. Mears agt Henrietta M. Tomp-
 kins; partition; att'y's, Hobbs & Gifford... 30
 3d av, w, s, 29.11 n 13th st, 29.11x70. Eliza J. Smith
 agt Mary A. McCormick; att'y, Edwin Kempton... 30
 Patchen av, s w cor Macon st, 20x80. Spencer
 Aldrich agt Bernard F. Spaulding; att'y, Spe-
 cker Aldrich in person... 30
 Patchen av, w, s, 40 s Macon st, 20x80...
 Patchen av, w, s, 40 s Macon st, 20x80...
 Patchen av, w, s, 60 s Macon st, 20x80...
 Same agt same; 3 notices; same att'y... 30
 Patchen av, w, s, 1.0 s Macon st, 20x80. Same agt
 same; same att'y... 30
 President st, n e s, 468 n w 5th av, 16.195. Herbert
 C. Smith agt Peter Delap; att'y's, J. C. & H. C.
 Smith & Koepke... 30
 Pacific st, s, s, 32.10 e Utica av, 18.4x107.2. War-
 ren G. Brown exr. Roswell E. Lockwood agt
 Michael Giblin; att'y's, W. G. & A. L. Brown... 30
 President st, s, s, 250 w Columbia st, 16.8x100.
 Eliza O'Donoghue agt John Langan; partition;
 att'y, John T. Barnard... 30
 Wyckoff av, n, s, 50 w Blimrod st, 25x92x25x93.4.
 Henrietta Frenger agt Frederick W. Schreiber;
 notice of levy; John Courtney, Sheriff... 30
 Sutter av, n, s, 50 e Watkins st, 50x100. Joseph
 Kleinman agt Burek Kalb; partition; att'y's,
 Goodhart & Phillips... 30
 Richards st, e, s, 25 n Ditman st, 75x100...
 Coffey st, n e s, 137 s e Van Brunt st, 22x1.0...
 Henry W. Zimmerman agt Augusta Murray;
 partition; att'y's, Tredwell & Catlin... 30

Dushwick av, No. 785, e, s, 75 n De Kalb av, 25x
 100x25x103...
 Johnson av, n e cor Bogart st, 50.4x145.6x—x118.9...
 Charles E. Pell agt George Ochs; action to set
 aside general assignment; att'y, Andrew Shi-
 land, Jr... 31
 Beaver st, s, s, 25 e Fayette st, 25x100. Louis
 Saeuger agt Richard A. Berger; att'y, Fernando
 Solinger... 31
 Heyward st, s, s, 54 e Bedford av, 2x80. Margaret
 A. Young agt Henrietta Falke; att'y's, Ullo,
 Ruebsamen & Cochran... 31
 Watkins st, e, s, 125 n Belmont av, 25x100. Earl A.
 Gillespie agt Max Langer; att'y, George F.
 Alexander... 31
 Warren st, n, s, 25 e 3d av, 25x100. James A. Ives
 agt Margaretha Lewis; att'y's, Hurd & Grim... 31
 Warren st, n, s, 50 e 3d av, 25x100. Frank Hyde
 agt same; same att'y... 31
 6th av, s e cor Butler st, 20x84.7...
 Butler st, s, s, 84.7 e 6th av, 20x100...
 James W. Gerard agt Hoik D. Campbell; att'y's,
 Platt & Bowers... 31
 Feb

Kingsland av, w, s, 184.5 n Nassau av, 19x100.
 Mary T. Moorhouse agt Aaron Kaplan; att'y's,
 Wells & Waldo... 1
 Kingsland av, w, s, 203.4 n Nassau av, 19x100...
 Same agt same; same att'y's... 1
 Kingsland av, w, s, 279.3 n Nassau av, 19x100...
 Kingsland av, w, s, 298.3 n Nassau av, 19x100...
 Leopold Michel agt Jonas Feldberg; 2 actions;
 att'y, Max Brill... 1
 9th st, n, s, 292.10 e 7th av, 20x80. Marie A. Maben
 agt John G. Baker; att'y, W. B. Maben... 1
 Interior plot, begins at point in centre line bet
 38th st and 39th st, distant 175 e 5th av, runs east
 225 x south — x west to point 175 e 5th av, x
 north to beginning. South Brooklyn Railroad
 and Terminal Co agt Mary F. Mills; action to
 acquire title; att'y's, Johns-n & Lamb... 1
 Ocean Parkway, w, s, lot 14 map Boulevard lots
 common lands of Gravesend, begins at point 624
 s Sheepshead Bay and Coney Island road, runs
 west 250 to 25 foot roadway, x south 100 x east
 250 x north 100, with title to courtyard. John
 L. Voorhies, Commissioner of Investment for
 Town of Gravesend agt Jane Schroeder; att'y's,
 Hubbard & Rushmore... 1
 Hicks st, e, s, 17.6 n Degraw st, 2x76. The trust-
 ees of the Widows and Orphans' Fund of the
 Western District Brooklyn, agt Mary F. C.
 Picey; att'y's, James and Thomas H. Troy... 1
 Buffalo av, n w cor Fean st, 27.2x100, error. Jo-
 seph Conella agt Walter Cozens; att'y's, Judge
 & Durack... 1
 Atlantic av, s, s, 68.4 w Clinton st, 21.8x80...
 Bergen st, n, s, 150 w Clason av, 50x110...
 Paul G. Decker agt Lorenz Weiher; notice of
 attachment; att'y's, Wagner & Acker... 2
 Prospect pl, s, s, 100 e Vanderbilt av, 70x131. Pond
 and Mortgage Guaratee Co. agt William D.
 Bogar; att'y, Edwin Kempton... 2
 Evergreen av, s w s, 60 n w Harmon st, 2x100...
 Ludwig Bauer agt John E. Hulse; att'y, Max
 Brill... 2

RECORDED LEASES.

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

	NEW YORK.	Per Year
Broome st, Nos. 358 and 367. Pius Nathan to Gendron Iron Wheel Co.; 10 years, from April 1, 1893. repairs and		\$6,000
Broome st, No. 446, basement. Hannah Levy et al. exrs. Amelia Levy to Dabritz & Zimmermann; extension of lease for 3 years, from Feb 1, 1893.		1,000
Broadway, Nos. 461-467. The estate of Samuel Lord, John Lord exr. to Alanson Tredwell and Alonzo Slote, of Tredwell & Slote; 5 years, from Feb. 1, 1892. repairs and		15,000
Broadway, No. 129. Marie E. Badeau et al. exrs. Nathaniel Niles to Abraham, Charles, August and Jacob D. Fiegel, of A. Siegel & Sons; 5 years, from May 1, 1893. repairs and		6,000
Canal st, No. 133, store.		
Canal st, No. 135, part basement.		
Joseph C. Fisher to James Milliken; 10 years, from May 1, 1892.		600
Canal st, No. 33, first and top floors. Mary and Ezekiel Schreiber to Herman Mishkin or Mishkia; 4 1/2 years, from Feb. 1, 1893.		840
Essex st, No. 64. Nathan Miller individ. and with Isidor Heldenstein exrs. Alfred Miller to Charles Smith; 9 years, from May 1, 1895. repairs, taxes and		2,800
Grand st, No. 462, store and basement. Jacob Pitt st, No. 1. (Reiser to Joseph J. Carey; 5 years, from Sept. 1, 1892, with privilege of 5 years' extension. repairs and		1,800
Housen st, No. 270 E, store floor, basement and first floor. Henry Friedman to Samuel Frieman and Ruben Feigenbaum; 5 years, from May 1, 1893. repairs and		1,200
Howard st, No. 11. Frederick E. Barnes as agent to Hugo and Simon Heumann, of Heumann Bros.; 3 1-12 years, from April 1, 1892. repairs and		900
Hudson st, No. 503, store and basement cellar. George R. Smith to James Butler; 5 years, from May 1, 1893. repairs and		1,200
Lewis st, No. 53, store and half first floor. S. Berkowitz to Louis Geissert; 3 years, from May 1, 1893.		660
Macon st, No. 374. Hermann Wellbrock to The New York "O K" Model Baking Co.; 16 10-12 years, from Jan. 1, 1893. taxes, &c. and		1,800
Mulberry st, No. 233, front and rear houses. Sarah Cunningham widow to Rocco Mega; 4 1/2 years, from Oct. 1, 1892. repairs and		2,300
Same property. Assign. lease. Rocco Mega to the Consumers' Brewing Co. of New York (Lim).		nom
Mulberry st, No. 146, first floor. Michele Perrotti and Nicola Cecire to Gism B. Poppono. 4 1-12 years, from March 1, 1893.		324
Norfolk st, No. 127, basement store. Nicholas Tauszig to Sarah Goodman; 3 years, from May 1, 1893. repairs and		540, 600
Pearl st, No. 517, store. Henry Hillebrand to August Krogmann; 4 years, from May 1, 1893. repairs and		396
Stanton st, No. 165, store and basement. Benjamin and Rachel Gross to Jacob Zanger; 5 years, from May 1, 1893, with privilege of 1 year's extension. repairs and		1,140
2d st, No. 10, stable. Mary A. wife of and Henry A. Coster to Michael A. Hoffmann; 3 years, from May 1, 1894. repairs and		1,000

Table of real estate listings with columns for address, owner, and price. Includes entries like '11th st, No. 4 E., west store and basement and first loft. Sophie Schwab to Robert Smith and George Engert, of R. Smith & Co; 5 years, from May 1, 1893. 8,600'.

Table of real estate listings with columns for address, owner, and price. Includes entries like 'Grauneman, H C. 29 9th av... F & M Schaefer B Co. (R) 2,500'.

Table of real estate listings with columns for address, owner, and price. Includes entries like 'Stabile, Dr. 406 E 113th... Bernheimer & S. (R) 700'.

HOUSEHOLD FURNITURE.

Table of household furniture listings with columns for name, address, and price. Includes entries like 'Ackerman, E M. 453 9th av... I Bell. 300'.

CHATELLETS.

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

NEW YORK CITY.

JANUARY 27 TO FEBRUARY 2—INCLUSIVE.

SALOON AND RESTAURANT FIXTURES.

Table of saloon and restaurant fixtures listings with columns for name, address, and price. Includes entries like 'Appelbaum & Jeffery... J Walker. Pool Table. \$140'.

Table of saloon and restaurant fixtures listings with columns for name, address, and price. Includes entries like 'Murray & Valentine. 46 3d av... J Ruppert. (R) 4,500'.

Table of saloon and restaurant fixtures listings with columns for name, address, and price. Includes entries like 'Bennett, Ada. 240 W 39th... W W Wright. (R) 211'.

Hilliard, Robert. Storage....A Pastor. (R) 203
 Habrich, Elise. 7 W 55th....C S Petrasch. (R) 2,300
 Hanlon, Mary. 124 Cherry....H S Eisler. 113
 Hannigan, Eliza. 15 W 100th...J Baumann. (R) 193
 Hewitt, Minnie. 25 Perry....J Moriarty. (R) 163
 Hitchcock, C.A. 367 W 21st...J Baumann. (R) 315
 Hoffmann, Paula. 108 E 89th...L Baumann. 1316
 Holmes, Mary. 1005 6th av....J Moriarty. (R) 273
 Holzer, L.J. 643 E 13th...Manges Bros. 104
 Hunter, Netta. 268 W 39th...Jordan, M & Co. 270
 Haggerty, J.J. 1174 2d av....A Hafelin. Piano. 290
 Healy, J.J. 347 E 85th...A Hafelin. Piano. 270
 Heusel, Caroline. 321 W 33d...Brooklyn F Co. (R) 100
 Hoffman, Louis. 235 East Houston...L Baumann. 104
 Hopkinson, Mrs A L. 65 W 36th...S Knapp & Co. 532
 Hansen, John. 123 Cherry...D Stevenson, estate of. 250
 Johnson, Chas. 2419 2d av...D Stevenson, estate of. 700
 Johnston, William. 1874 9d av....J Gregg & Co. 128
 Jones, Louise C. 443 Central Park West...F Doherty. 900
 Jacobson, Anton. 310 W 49th...J Baumann. 206
 Jacobosky, Laura. 214 W 43d...T Kelly. (R) 131
 Johnson, Edgar. 363 W 57th...T Kelly. (R) 197
 Kadisch, Max. 101 E 4th...N Kadisch. 750
 Kaligho, Jenio. 104 E 8th...J Moriarty. 130
 Keane, Maria. 227 W 18th...J Baumann. (R) 113
 Kellard, Mary M. 3 W 46th...J Baumann. (R) 181
 Kenneth, Mary A. 124 W 31th...B J Stone. 3,750
 Kronschoff, C.M. 194 Lexington av....J Baumann. 138
 Keogh, Mrs George. 630 Columbus av...T Kelly. 195
 Kiley, Maggie. 311 E 8th...A Hafelin. Piano. 275
 Knight, Ida. 181 E 76th...L Baumann. 187
 Koenig, Lena. 1388 2d av...L Baumann. 173
 Legg, Frank. 170 Amsterdam av...T Kelly. 178
 Lepper, Julia. 215 W 31st...B M Cowperthwait & Co. 129
 Lurina, John. 41 Oliver...B M Cowperthwait & Co. 354
 Lasell, L.S. 132-125 W 28th...J Moriarty. 635
 Langdon, Grace. 161 E 49th...R Glanz. 100
 Le Huray, Blanche. Mt Vernon...E H Stafford. 1,500
 Leopold, Rachel. 505 Columbus av...J J Myers. 1,950
 Loud, Ida R. 343 W 23d...J Baumann. (R) 131
 Lawlor, John. 49 Washington...D Stevenson, estate of. 560
 McMurray, Jacob. 235 Monroe...D Stevenson, estate of. 500
 Murphy, E.J. 548 W 45th...D Stevenson, estate of. 900
 Same. 737 10th av...same. 2,500
 Murphy, E.J. 25th st and 10th av...D Stevenson, estate of. 2,000
 Matthews, J.C. 351 Lenox av...R A Hevenor. 686
 McCue, John. 1611 Broadway...J Rubenstein. 252
 McKeon, James. 324 W 17th...J S Rice. 252
 Medeck, Otto. 602 E 83d...J Moriarty. 107
 Mills, Mrs J.P. 266 W 131st...J Lewin. 118
 Mortimer, Louise. 266 W 33th...O'Farrell & Co. 652
 Mulvaney, L.J. 7 E 115th...J Baumann. (R) 138
 Mulholland, Elizabeth. 218 E 18th...Krakauer Bros. Piano. 300
 McCabe, Annie. 428 E 14th...B M Cowperthwait & Co. 140
 Merlang, William. 350 E 12th...B M Cowperthwait & Co. 115
 Miller, G.A. 416 W 23th...L Baumann. 139
 Miller, Mrs I. 219 Forsyth...B M Cowperthwait & Co. 164
 Mailey, C.S. 204 9th av...Fennell & P. (R) 363
 Mearns, Nettie. 104 E Houston...J Moriarty. 230
 Meisel, Alex. 437 E 85th...A Hafelin. Piano. 275
 Nussbaum, Mrs. 107 E 88th...A Luhs. 274
 Nagel, Zelia. 508 6th av...O'Farrell & Co. 133
 Nelson, Mathew. 11 E 18th...L Baumann. 147
 Newman, Rosie. 328 W 25th...J S Rice. 129
 O'Brien, E.F. 746 6th...C F Blaudin. 350
 O'Sullivan, Maggie. 207 E 48th...S Baumann. 216
 O'Shea, Dennis. 50 Light...B M Cowperthwait & Co. 148
 Osnato, Jos. 7 Elizabeth...B M Cowperthwait & Co. 247
 Owen, Louise. 7 E 3d...B M Cowperthwait & Co. 129
 Pabst, Albertine. 203 E 81st...J Gregg & Co. 319
 Paine, N.C. 81st st and Columbus av...J Emmons. 573
 Pau'in, Marius. 147 W 16th...H S Eisler. 359
 Payne, Mary L. 179 W 12th...R M Walters. Piano. (R) 174
 Perrin, J.W. 2 E 110th...L Baumann. 314
 Plumer, Elizabeth. 140 Railroad av...B M Cowperthwait & Co. 131
 Parkinson, Mrs C. 270 W 36th...T Kelly. 172
 Pidgeon, J.F. 219 E 81st...Manges Bros. (R) 189
 Quinn, G...J P Matthews. 100
 Radican, James. 208 W 60th...J Baumann. 114
 Rathif, Maud. 10 E 33d...J E Hedges. 450
 Reilly, Maggie J. 1717 Madison av...J Baumann. 158
 Roth, John. 213 W 30th...A Hafelin. Piano. 309
 Ryan, Jane. 176 E 88th...A Hafelin. Piano. 460
 Reid, Mary. 269 E 100th...B M Cowperthwait & Co. 154
 Revel, Elizabeth. 21 Leroy...J Gregg & Co. 105
 Rhine, T.M. 133 Lexington av...A Hafelin. Piano. 275
 Robinson, George. 370 W 46th...L Baumann. 117
 Rodriguez, Mrs P. 109 W 10th...O'Farrell & Co. 138
 Siegel, Henrietta. 434 E 120th...J C Hegemann. 100
 Schmidt, Clara...C Eckhardt. 650
 Shanton, C.B. 337 W 23d...C Klenke. 300
 Sundberg, J. 27 W 27th...J S Rice. 169
 Sauvict, F.X. 428 E 83d...A Hafelin. Piano. 300
 Springer, Charles. 23 Leroy...J Moriarty. 103
 Steger, C.F. 118 9th av...B M Cowperthwait & Co. 164
 Stripp, Thomas. 73 E 113th...L Baumann. (R) 159
 Tanzen, Gustav. 345 E 41st...B M Cowperthwait & Co. 160
 Trayham, Annie. 243 W 47th...A Hafelin. Piano. 222
 Terrero, Clara R de. 306 W 31th...Cowperthwait & Co. 906
 Veitch, Carrie J. 192 W 124th...T Kelly. (R) 199
 Wales, F.J. 1907 7th av...J Lewin. 131
 Warren, J.B. 514 W 125th...J Lewin. 160
 Webster, C.R. 1967 7th av...I L Devoe. 375
 Wetmore, S.H. & Co. 22-26 E 14th...L Baumann. 879
 Winslow, Ella C. 59 W 96th...C F Gueckel. 500
 Williamson, Emma. 201 W 46th...J Baumann. (R) 198
 Worth, Thilie. 5 Spring...H S Eisler. 233

Wohlgemuth, Helen. 432 E 15th...Krakauer Bros Piano. 270
 Watson, Ida. 29 E 7th...J Moriarty. (R) 155
 Weld, Anna M. 166 W 136th...Fennell & P (R) 1,304
 Wheelwright, Lucy. 120 W 58th...Brooklyn F Co. 404
 Wilson, F.W. 1583 Madison av...S Baumann. 260
 Winner, Mrs Ella. 43 Jane...H Thoesen. 137
 Wagner, Theresa. 437 E 143d...A Hafelin. Piano. 275
 Walsh, Mrs Jas. 65 Broome...B M Cowperthwait & Co. 582
 Zimmermann, Augusta. 499 Amsterdam av...L Baumann. 171

MISCELLANEOUS.

Adler, Karl. 25 Willett...J Cunningham Son & Co. Coach. 50
 Astorino, Filippo. 68 Carmine...A Petrone. Barber Fixtures. 87
 Allison, Howard. 309 4th av...A M Penoyer. Drug Fixtures. (R) 1,700
 Adrian, Anton. 102 2d...J Cohen. Horse, Wagon, &c. 290
 Atlas, Morris. 356 E 10th...M Pick. Laundry Fixtures. 75
 Baker Transfer Co. 57 and 59 Thompson...L De Jonge & Co. Horses, &c. 2,000
 Barlach, Jennie K. 122 Lawrence...Scouler & McDonald. Store Fixtures. 100
 Bayer, Frank. 43 Fulton...J T Robinson & Co. Machine. 100
 Bayles, H.W. 204 E 44th...C R Jones. Presses, &c. 750
 Beauchamp, Henri. 1186 Lexington av...T Cote. Hair Dressing Fixtures. 4,000
 Berkovitz, L. 264 Broome...E Freese. Machine. 85
 Bleyert, Christine. 223 8th av...W B Koller. Store Fixtures. 334
 Blum, Harriet. 196 Clinton...R A Ammon. Butcher Fixtures. 200
 Boden, J.D. 72 Broadway...S Feig. Store Fixtures. 100
 Bossel, William. 1103 Park av...J Huber. Barber Fixtures. 150
 Beck, Peter. 323 W 21st...J Gottsleben. Coupe. 196
 Bruning, Maria. 99 1st av...H Strunck. Grocery Fixtures. 700
 Bacigalupo, Chas. 226 E 111th...J Cunningham Son & Co. Hearse. (R) 290
 Brueggeman & Stemmen. 702 Greenwich...J Doscher & Co. Grocery Fixtures. 147
 Buckwell, J.F. 119 W 37th...Preatiss Tool Co. Machine. 220
 Borguist, C.F...C Heidelberg. Bass Violin. 100
 Caspaglia, Natalia. 1751 Av A...R Rainforth. Barber Fixtures. 41
 Cherouney, H.W. 23 Vandewater...C B Cottrell & Sons. Press. (R) 1,752
 Cranston, T.L. 39 Gold...Campbell P P Co. Press. (R) 534
 Cunningham, Thomas. 248 W 39th...J Gould Co. Coach. 215
 Cleveland Democratic Club of Harlem. 122d st and Lexington av...G L Chevalier. Club Fixtures. 107
 Cohen, Bernhard. 1840 Amsterdam av...J McLean. Butcher Fixtures. 175
 Cramer, A.W. 1541 Broadway...M Cramer. Milk Fixtures. Horse, &c. 4,000
 Cranston, T.L. 39 Gold...J J Barry. Presses. 6,150
 Campbell Mfg Co. 43 Park and 503 Pearl...A Rich. Ficycles, &c. 2,500
 Cimmaruta, Giosue. 49 E 59th...H Cimmaruta. Barber Fixtures. 300
 Clemente, Francesco. 341 E 47th...S Di Patermo. Barber Fixtures. 142
 Dietrich, H.L. 1681 9th av...J Weiss. Barber Fixtures. (R) 145
 Danhauser, Alphonse. 143 8th av and 339 West 16th st...A Danhauser. Butcher Fixtures. 1,000
 Darrow & Orr. 154 W 27th...C Beek Paper Co. Machines. 149
 Erett, W.H. 327 W 40th...C Diehl. Var. (R) 80
 Fortunato, Elizabeth. 142d st and 5th av...J Frank. Horses, Carts, &c. (R) 500
 Fazio & Digeardi. 223 Eldridge...M Canizzaro. Barber Fixtures. 137
 Friedlander, Marcus. 957 2d av...V Burecyck. Segar Fixtures. 50
 Garrigues, G.L. 53 W 13th...W Scott. Press. 900
 Gobz, Louis. 490 Columbus av...J Holmes. Barber Fixtures. 200
 Same...M Rader. Barber Fixtures. 200
 Grossman, Marks. 62 Scammel...S Grossman. Butcher Fixtures. 250
 Galpin, H.T. 1014 6th av...J J Corbin. Drug Fixtures. 310
 Giles, Emma J. Tribune Building...Holmes, Booth & Haydens. Office Fixtures, &c. 1,747
 Getman Bros. 51 W 15th...W H Getman. Store Fixtures. 250
 Goldman, M and L. 19 Broome...Z Krasowitz. Grocery Fixtures. 125
 Grover, H.E. 200 E 110th...A A Grover. Confectionery Fixtures. 300
 Guhl, Hugo. 1557 Av A...G Kessler. Painter Fixtures. 500
 Gunet, Friedrich. 213 7th...J Weiss. Barber Fixtures. (R) 171
 Hoops, H.W., Jr. 370 Bowery...H W Hoops. Confectionery Fixtures. 3,800
 Henig, Solomon. 18 Rivington...Hencken & Co. Coal Cart. 75
 Hoffman, H.E. 54th st and Broadway...J Matthews. Soda Fixtures. (R) 79
 Heupel, A. 89 Bleeker...Nat Cash Reg Co. Register. 200
 Jacobs & Marcus. 1284 Av C...A D Puffer & Sons. Soda Fixtures. 8,367
 Janssen, F.W...J W Schwack. Horse, Milk Fixtures, &c. 250
 Jung, J.S. 51 Av A...Herring-Hall-M Co. Safe. 200
 Jarnilli, A. 586 10th av...R Rainforth. Barber Fixtures. 33
 Jenkins & McCowan. 224-228 Centre...H Lindemeyer & Son. Press, &c. (R) 5,000
 Jenkins & McCowan...Campbell P P Co. Press, &c. 28,228
 Just, August. 329 Church...P Westphal. Barber Fixtures. (R) 130
 Jackson, T.A. 654 W 34th...Morgan & Ives. Machinery. (R) 1,600
 Kessel, F.L. 2285 1st av...H W Schimpf. Drug Fixtures. 1,830
 Krawatz, Harry. 71 Ridge...A Barskin. Barber Fixtures. 25
 Knowles, John. 516 E 85th...G E Sottong. Horse. 40
 Kurzman, A.F. 63 Canal...Lamson Consol S S Co. Register. 165

Kenyon, W.W. 838 8th av...J W Tufts. Soda Fixtures. 1,430
 Kolle, Philip. 122 and 124 W 46th...E H Hawke. Horses, Coaches, &c. (R) 700
 Kaplan, Joseph. 51 Allen...P Reidenbach. Truck. 110
 Kaufman, Herman. 274 E 4th...S Soudan. Tailor Fixtures. 10
 Koller, W.B. 302 and 204 E 29th...Nat Cash Reg Co. Register. 225
 Knapp Company...G W Donaldson. Lease, Fixtures, &c. (R) 183,120
 Lockwitz, Theodore. 1966 Park av...P Westphal. Barber Fixtures. 170
 Leaman & Marquardt. 110 W 16th...Duparquet, H & M Co. Range, &c. 168
 Lovell, F.F. & Co. 141 Worth...T W & C B Sheridan. Machine. 2,544
 Same...same. Machine. 3,105
 Lake, J and E. 99 2d and 179 Essex...M Pelz. Store Fixtures, &c. 200
 McCaffery, Michael. 18 Washington...W B Davis. Coupe. 200
 McGuire, John...Whitlock Machine Co. Machinery. (R) 830
 McLean, J.L. 43 E 92d...Nat Cash Reg Co. Register. 175
 Madvedew, Jacob. 98 1/2 Essex...R Rainforth. Barber Fixtures. 147
 McDonald Co. 799 6th av...Perkins & Nelson. Florist Fixtures, &c. 1,788
 McGuire, Michael. 3 E 37th...J Gottsleben. Coach. 500
 Miller, John. 173 Delancey...P Reidenbach. Truck. 157
 MacLoughlin, G.C. 104 Bedford...Mosler Safe Co. Safe. 250
 Macy, O.E. 17 8th av...C Gildersleeve. Laundry Fixtures. 350
 Mayer, E.A. 512 E 137th...A Yost. Horses, Wagons, &c. 3,600
 McCourt, John. 133d st and 7th av...Lamson Consol S S Co. Register. 210
 McCue, John. 1611 Broadway...Nat Cash Reg Co. Register. 150
 Mittelstadt, Albert. 13 Beach...J Stewart. Machine. 180
 Mulligan, R.J. 156 E 30th...E Hafner. Horses, Cab, &c. 750
 Mahlan, F. 748 E 143d...D Stevenson, estate of. Bottler Fixtures. 1,000
 Neumark, Tobias. 216 Stanton...J Weiss. Barber Fixtures. 52
 Nutt, Mary A. 57 Bedford...P Marx Son. Truck. 75
 Ott, H.P. 1693 9th av...J W Schelpert. Drug Fixtures. 1,000
 Parrotta, Carmine...G Romano. Barber Fixtures. 250
 Paton, John...Roberts & Collin. Horse and Baker's Wagon. (R) 150
 Potter, H.S. 167 E 84th...J Polya. Coupe. 200
 Potter, Rebecca A. 671 6th av...J Flanagan. Millinery Fixtures, &c. 500
 Price Mfg Co. 3.5 E 10th...J H Hildreth. Machines, &c. 260
 Reilly, P.J. 88 Fort Greene pl, Brooklyn, 642 Fulton st, Brooklyn, 1553 Broadway, New York City...J Boyle. Furniture, Camp Chairs, Fixtures, &c. 1,000
 Rosenbaum, W.E. 577 Columbus av...G W Thyne. Barber Fixtures. 300
 Rutgers Female College. 54 and 56 W 55th...G W Samson. School Fixtures. 2,500
 Ryan, David. 1194 Washington av, 168th st and Railroad av...Brady Bros. Horses, Drills, Furniture, &c. 2,000
 Ribando, Sam. 1163 2d av...R Rainforth. Barber Fixtures. 420
 Rothlein, Philip. 144 Clinton...A Rothlein. Barber Fixtures. 210
 Roe, C.W. 339 W 16th...S A Roe. Horses, Trucks, &c. 2,000
 Ricca, Giuseppe. 240 Elizabeth...I & F Cavagnano. Machine. 200
 Russell, L.E. 2281 8th av...Babcock P P Co. Press. (R) 524
 Sannito, Antonio. 17 West...G Lordi. Barber Fixtures. 26
 Schatz, W.E. 231 7th av...W Weil. Drug Fixtures. 1,250
 Silver & Draffin. 136 W 105th st and 47th st and 2d av...M Silver. Horse, Truck, &c. (R) 218
 Smith, Bleakley & Co. 853 Broadway...E S Tompkins. Office Fixtures. 135
 Stein, Jacob. 1338 1st av...S Hartenstein. Grocery Fixtures. 200
 Stetzer, Carl. 430 E 76th...C Henrich. Blacksmith Fixtures. 500
 Sussman, Samuel. 98 Orchard...Hencken & Co. Coal Cart. 235
 Stearns, C.M. Railroad av and 138th st...J F Stearns. Horses, Trucks, &c. (R) 5,000
 Stillier, Oscar. 9 1st av...B Heyner. Barber Fixtures. 116
 Seymour, M.E. 316 E 36th...A D Puffer & Sons. Soda Fixtures. 81
 Smith, G.E. 24 W 50th...F Culyer. Trucks, &c. (R) 620
 Saz, Joseph. 424 E 81st...M Goldschmidt. Horses, Vans, &c. 3,000
 Stahlhut, Henry. 1667 Av A...N Silver. Butcher Fixtures. 1,000
 Stok's, K.B. 5th av and 42d st...G C Flint Co. Hotel Furniture. 6,956
 Taubenbaum, David. 1855 Lexington av...R L Turk. Store Fixtures. 16
 Tilyou, P.A. 321 Bowery...A M Sachs. Cigar Fixtures. 200
 U S Book Co. 132-138 Mulberry...W B Fogg. Book Sheets, &c. 28,500
 Same...Manhattan Trust Co. Plates, Fixtures, &c. 1,000,000
 Van Tassel, C.W. 263 W 35th...J W Van Tassel. Grocery Fixtures. 300
 Von Kroge, Otto. 6 Albany...H Garrabrant. Grocery Fixtures, Horses, Carts, &c. 1,500
 Vernezy, Peter. 41st st and Broadway...R Rainforth. Barber Fixtures. (R) 355
 Wahrman, Simon. 17 Sheriff...J Harris. Grocery Fixtures. 75
 Wallach, Wolff. 40 Columbia...Bennett & G. Soda Fixtures. 431
 Walton, F.T. Broadway and 31st st...R Stafford, &c. Hotel Fixtures. 88,666
 Wetmer, I.W. 87 Delancey...J Young. Milk Fixtures. 225
 Wagner, Albert. 52 Lewis...J Weber. Horse. 40
 Walter, William. 1074 Park av...J Baier ein. Bakery Fixtures. 1,000
 Walter, Fritz & Co. 1706 Broadway...H E Hoffman. Drug Fixtures. 1,700
 Wedder, Franz. 518 Broadway...I Meivoutz. Machinery. 100

Wade, Chas... A J Walker. Cab. 450
Wessels, August. 338 Bleecker... Gerdes & Mangels. Bakery Fixtures. 285
Zacharie, Elly. 15 W 43d... H B Slavin. Machinery, &c. 4,000
Zangen, Jacob. 116 Broome... H Oppenheim. Drug Fixtures. 600

BILLS OF SALE.

Applebaum, Baruch. 161 1/2 Division... C Applebaum. Cigar Fixtures. 150
Brancard, Mary D. 113 E 125th... P Glinsmann. Confectionery Fixtures. 5,500
Colatta, Domenico. 223 E 2d... S Barbato. Barber Fixtures. 150
Conciardi, Salvatore. 393 W 13th... G D Raimano. Barber Fixtures. 55
Ewing & Co. 2270 7th av... E M Flottmann. Butter and Egg Fixtures. 900
Farrington, J W... J J Harrington & Co. Store Fixtures, Horse, &c. 700
Gaisert, L and M. 240 Delancey... M Goettler. Saloon Fixtures. 2,300
Harrington, Elizabeth. 405 W 57th... M L Waters. Furniture. 1,500
Hanscom, C T. 885 Columbus av... C F Coy. Bakery Fixtures. 1,650
Heide, H H. Storage... A Heide. Horse, Wagon, &c. 432
Meyer, Adolp. 331 E 54th... M Metzger. Saloon Fixtures. 2,000
McConville, Patrick. 362 7th av... H Hassinger. Saloon Fixtures. 1
Perez, M & Co. 306 and 308 E 19th... M Perez Co. Cigar Fixtures, &c. 1
Perry, D D. 694 E 145th and 71 1/2 E 145th... J L Perry. Furniture, Horses, &c. 1,000
Reres, Paulina. 115 Pitt... S De Lisi. Barber Fixtures. 1/2 int. 300
Schlamsen, Sohn, Tobn. 257 E 53d... K Schlamsen-son. Butcher Fixtures. 185
Steele, Margaret. 771 Amsterdam av... T Moorehead. Grocery Fixtures. 450
Spatro, Ginseppe. 233 E 7th... G Vozza. Fruit and Bootblack Fixtures. 113
Sautin, Aline. 3-4 5th av... J Curran. Millinery Fixtures. 1,100
Stevenson, E C. 17 Clinton pl... J Stevenson. Furs, Fixtures, &c. 3,250
Turner, J R. 33 Wall... Hunderman & Buck. Typewriter. 51
Wilkins, G A. 53 W 105th... F B Thurber. Furniture. 2,398
Watson, Stella. 1361 3d av... E Oliver. Restaurant Fixtures. 200

ASSIGNMENTS OF CHATTEL MORTGAGES.

Cohen, M B to L & C Wise Co. (Mort given by J L Weller, Oct 18, 1892.) 1,300
Frank, Jake to Rose Frank. (E Fortuato, Feb. 4, 1892.) 1
Weiher, Lorez to L Roberts. (Wetmore & Jenney, Nov 15, 1892) 6,400

KINGS COUNTY.

JANUARY 26 TO FEBRUARY 1—INCLUSIVE.

SALOON AND RESTAURANT FIXTURES.

Baer, L. 89 Montrose av... S Liebmann's Sons B Co. \$3,000
Bath, J. 1081 Flushing av... Otto Huber Brewery. 1,470
Cannon, P C. 51 Wolcott... S Liebmann's Sons B Co. 900
Carbery, T. 301 Myrtle av... Danenberg & Co's. 1,000
Doyle, P. 69 Herbert... Obermeyer & L. Esser, W. 2 1/2 Throop av... Rubsam & Hornmann B Co. (R) 800
Femmelio, J. 240 Prospect... H B Scharmann & Sons. 400
Febring, A. 253 Hamilton av... Leibinger & Oehm B Co. (R) 200
Fickbham, J. 74 Grand... J Ruppert. (R) 1,000
Friedrich, F. 170 Hopkins... Leibinger & Oehm B Co. 250
Gaetznar, A. 211 Graham av... Obermeyer & L. (R) 2,350
Gillen, J E. 174 Roebling... Rubsam & Hornmann B Co. 1,100
Greene, G S. Fulton st and Manhattan Crossing... Budweiser B Co. 200
Hanshalter, F. 181 Stockton... W Ulmer. (R) 600
Huether, J M. 1235 DeKalb av... S Liebmann's B Co. 800
Hansen, H. 9-6 Flushing av... H F Rogge. 1,200
Hogebe, D. 179 Franklin... Fred Hower B Co. 1,800
Horstmann, W. 65 Woodhull... M Mehtrens. 800
H m ic, C. 222 Lynch... Leibinger & Oehm B Co. (R) 300
Heim, J. 58 Floyd... Williamsburgh B Co. 800
Hughes, J. 46 Myrtle av... J Ruppert. (R) 600
Hupp, C. 43 Lorimer... Burger B Co. 1,000
Karle, G. 361 Leonard... Leibinger & Oehm B Co. (R) 619
Kindelan, M J. 17 Marion... Williamsburgh B Co. 1,200
Kehlsdorf, F. 276 Wallabout... W H Frank B Co. 800
Krach, J and J. 915 Grand... J Eppig. (R) 700
Kerz, C. Suediker av and Eastern Parkway... Brunswick-Balke-Collender Co. Billiard Table. 206
Knorr, J and B. 114 Bayard... Williamsburgh B Co. 700
Nilsson, O. 274 Hamilton av... Jacob Hoffmann B Co. 500
Pollock, R L. 70 Hull st... Claus Lipsius B Co. 500
Priefer, C & E. 177 Flatbush av... J Wesler. 1,400
Priefer, C and E. 177 Flatbush av... C Wester. 1,400
Quigley, J F. 311 Bedford av... Elkin & Rosenberg. 1,000
Rafferty, J J. 516 5th av... G Zipp & Son. 420
Ryan, J J. 63 Dikeman... Jacob Hoffmann B Co. (R) 490
Schwebins, J. 4th av and 92d st... Consumers' B Co. 800
Sexauer, Karolina. 155 Harrison av... J Doelger's Sons. 400
Stortz, J. 439 Marcy av... Obermeyer & L. 800
Schneider, F. 157 Woodbine... Burger B Co. 500
Schoeller, J. 1245 Greene av... Burger B Co. 600
Schwab, Katie. 93 Scholes... L Eppig. 500
Srenglein, C. 326 Stockton... Obermeyer & L. 550
Schriver, W. 403 Bushwick av... S Liebmann's Sons Brewing Co. 1,200
Thogode, G. 211 Park av... H Stevens. 500

Thode, A. 178 Ten Eyck... E Ochs. 800
Tietjen, J H. 703 Wythe av... Beadleston & W. 3,800
Wagner, L. 161 Leonard... Burger B Co. 600
Wilshusen, F and C. 1023 De Kalb av... Meta Clausmeyer. (R) 3,000
Wilson, A and E Kojan. 47 Little West 12th, New York... Otto Huber Brewery. 1,500
Zobelein, G. 186 Moore... Leibinger & Oehm Brewing Co. 600

HOUSEHOLD FURNITURE.

Anness S W. 216 6th av... Brooklyn Furn Co. 177
Anderson & Lester. 6th st and 4th av... Cowperthwait & Co. 180
Babcock, N P. 396A Decatur... Cowperthwait & Co. 145
Barnet, W H E. 660 Gates av... H S Eisler. 132
Beebe, C W. 426 Cumberland... Cowperthwait & Co. 109
Beck, Emma. 1235 Madison... Caroline Traum. 135
Eurgde, Lydia A. 287 9th... Brooklyn Furniture Co. 150
Bender, C. 515 Myrtle av... O'Connor & T. Bennington, R J. 691 Degraw... A M Salina. (R) 250
Benjamin, C H. 196 Claremont av... Platt & Conway. 184
Eonogura, S. 1731 Broadway... C T Kendrick & Co. 131
Bromell, F W. 338 Halsey... F A Williams. 250
Callaban, C J. 90 2d... I Mason. 183
Conlio, J J. 28 Dikeman... L Baumann. 165
Crane, G. 1892 Broadway... I Mason. 175
Cross, J E. 939 Jefferson av... I Mason. 101
Carter, F A. 402 4th av... Manges Bros. 168
Carhart, Virginia M. 487 Fulton... J S Forgeston. 100
Ciancimino, Eliz R. 230 Degraw... Eliz G Ciancimino. 300
Cleveland, Laura. 138 Lexington av... Manges Bros. 248
Conley, M R. 507 Bainbridge... J S Forgeston. 100
Carroll, J R. 663 Myrtle av... Cowperthwait & Co. 199
Clark, Ellie. 89 North 4th... Cowperthwait & Co. 112
Cohen, J. 71 Cranberry... Cowperthwait & Co. 198
Copeland, A F. 439 Pulaski... Cowperthwait & Co. 272
Demarest, Helena. 772 Lafayette av... Cowperthwait & Co. 195
Doe, O F. 2036 Fulton... Brooklyn F Co. 117
Dehling, H E. 10 Anburn pl... Platt & Conway. 253
De Lacy, J K. 117 Hull... Platt & Conway. 156
Dewitt, C. 333 8th... Platt & Conway. 243
Dietrich, Alice. 715 Madison... Platt & Conway. 177
Egan, Kate. 18 Heyward... I Mason. 137
Forrest, H E. 240 Baltic... C H Hinsdale. 200
Franklin, J. 608 Vanderbilt av... Cowperthwait & Co. 110
Ferdinand, W. 512 Quincey... I Mason. 110
Garcia, M. 334 St Marks pl... Platt & Conway. 117
Gargiulo, F. 42 Union... J Rubenstein. 112
Green, E L. 125 Stockton... Platt & Conway. 283
Gueltig, G L. 790 Gates av... Whelen & Cunningham. 209
Griffith, Jr. G S. 397A Lafayette av... Brooklyn F Co. 389
Haslett, Sarah. 174 Water... Platt & Conway. 127
Hubbard, F. 4 3 State... Platt & Conway. 200
Hanson, C P. 1107 Putnam av... Cowperthwait & Co. 198
Harris, Catharine. 71 Fleet... J McEnery & Co. 143
Holly, Anna T. 191 Baltic... J S Merriam. 181
Holland, S M. 212 North 4th... H S Eisler. 100
Henderson, Iaa. 128 St Felix... C E Pierce. 282
Johnson, Mary A. 757A Union... Cowperthwait & Co. 321
Jorge, G J. 1035 Halsey... Brooklyn F Co. 185
Keller, F. 777 Gaes av... J Kurtz. 151
Koster, E. 120 Lynch... A Schulz. 60
Laird, D and Fannie A. 356 State... W M Wulff. 182
Lawlor, E S. 120 Carroll... Platt & Conway. 203
Lefert, C. 31 St. Marks pl... Cowperthwait & Co. 208
Lynch, J. Eastern Parkway... I Mason. 398
Leundorfer, L. 1-63 Bushwick av... Cowperthwait & Co. 100
Locke, W. 191 Bedford av... G H Douglas. (R) 100
Lund, D. 563 Henry... J McEnery & Co. 407
Levien, Dena J. 147 7th av... J B Murray. (R) 207
Maddass, G. 373 Bridge... Restaurant F Co. 60
Mason, Maggie. 53 Hall... Mullins & Sons. 174
Metzger, A B. 150 South 2d... A M Morgan. 573
Mack, C F. 333 South 5th... Cowperthwait & Co. 277
Marsh, G E. 86 Sterling pl... T B Willis. 595
Martin, Mary J. 232 52d... J C Foley. 105
Maligrew, W. 213 Chauncey... Cowperthwait & Co. 202
McGinn, Annie C. 63 South 4th... A Schulz. 142
Miller, J T. 90 Franklin av... J McEnery & Co. 140
Miller, T. 237 Quincey... Cowperthwait & Co. 108
Monsees, J J. 794 Bedford av... O'Connor & T. Moeller, F M. 22 Rogers av... I Mason. 201
Mook, D. 525 Washington av... Platt & Conway. 130
Morilla, L J. 1836A Pacific... Platt & Conway. 300
Ness, Pauline. 568 Baltic... I Mason. 133
O'Brien, A. 296A 17th... Cowperthwait & Co. 182
Rapp, J. Flushing av and Noll st... J A Schwarz. 117
Ralph, J W. 280 9th av... Cowperthwait & Co. 100
Reel, R F. 378 South 3d... C H Hinsdale. 150
Scroder, Lizzie. 187 Division av... Cowperthwait & Co. 137
Stillwell, G. 33d st and 2d av... Brooklyn F Co. 107
Sinsheimer, A L. 450 Gates av... I Mason. 133
Travis, Annie M. 219 53d... Platt & Conway. 168
Trimingham, J A. 12 Cleveland pl... Platt & Conway. 200
Von Geidorf, H N... C H Hinsdale. 130
Vrooman, Jennie. 166 Clinton... Brooklyn F Co. 204
Wade, G. 4-6 St Marks pl... L Baumann. 136
Webber, Maggie. 379 South 2d... J A Schwarz. 204
Wells, G F. 1695 De Kalb av... O'Connor & Treacy. 126
White, J F. 13-4 Atlantic av... O'Connor & Treacy. 126

MISCELLANEOUS.

Alberts, W H. 665 Clason av... Flora D Alberts. Drug Fixtures. 5,000
Akerman, C. 333 Smith... Wiggins & Co. Store Fixtures. 100
Benkert, A. 64 Metropolitan av... J Parkinson. Horse and Wagon, Factory Fixtures. 503
Bogaczynski, F A. 23 Putnam av... Josephine K Bogaczynski. Tailor Fixtures. 300
Buettner, Anna. 227 Hamburg av... A Wick & Co. Bakery Fixtures. 300

Ball & Son. 56 Greenpoint av... Prentiss Tool and Supply Co. Tools. (R) 1,200
Bloomer, J A. Hill st... Gross & Goldbeck. Horses, Trucks, &c. 400
Boorum & Pease Co. Bridge and Front sts... Washington Trust Co, trustee. Machinery, Properties, Rights and Franchises. (R) 225,000
Comstock, C J. 242 Grand... Troy Laundry Machinery Co (Lim.) Machinery. 748
Costilo, J E. Hudson av, cor Concord st... Prentiss Tool and Supply Co. Tools. 400
Coulson, W J and F A Hoffmire. Driggs st and North 14th st... J B McKinstry and B H Pomeroy. Machinery. 170,000
Elliott, J M. 80 Quincy... D B Dunham. Coach. 700
Eifert, E. 143 Gwinnett... A Eich. Horse and Wagon. 150
Gedney, W H, J Kelly and B Washburn. 1085 Fulton... Stearns & Miller. Bakery, Horses, Wagons, &c. 3,000
Glaessgen, E J. 126 Scholes... Caroline Dengel. Tools, &c. 1,000
Hoff, J. 64 Court st... J Braun. Candy Store. 1,223
Havecker, H. 194 Navy... C Doscher and H Havecker. Horse and Wagon. 350
Heber, H F. 575 Fulton... H Seeba. Confectionery Store. 3,800
Hemer, P A. 1221 Myrtle av... A Rothe. Barber Fixtures. (R) 250
Hofer, G. 112 John... Rebecca Hofer. Printing Office. 710
Holmstrom, G. 257 Broadway... Caroline Lindstrom. Store Fixtures. 100
Huene, A C and E E. 111 Broadway... Ella M Shand. Printing Office. (R) 2,000
Heerd, C B. 17 Sandford... C Pfeifer. Milk Business. 600
Huffman, E. Liberty st cor Concord st... J M Huffman. Horse and Wagon. 196
Hofer, G. 112 John st. New York... Rebecca Hofer. Printing Office. 710
Jenecke, C. 147 Manhattan av... G Peterson. Dyer's Fixtures. 300
Krauff, C. 171 Butler... G F & E C Swift. Butcher Fixtures. 75
Kindelmann, F. 361 Central av... R Gewert. Butcher Fixtures. 1,150
Le Donne, N and F Lombardi. 231 Union av... G Lordi. Barber Fixtures. 57
Lamberty, J. 25 South 5th... J Martin. Machinery. 800
Luneburg, W F. 242 Driggs av... W Boes. Drug Fixture. (R) 1,250
Marr, J H. 252 W 85th st, New York... I C Ogdan. Banges, Gas Fixtures, &c. 1,580
Mecke, E. 64 South 3d... H Cordts. Grocery Fixtures. 450
Peters, J H. 1037 3d av... W Grandeman. Horse and Wagon. 500
Rogers J. 46 Raymond... J H Mahon. Horses, Wagons, &c. 700
Rand, A M. Bedford av cor Fulton st... H Carson. Organs, Pianos, &c. 700
Reilly, P J. 88 Fort Greene pl and 642 Fulton st... J Boyle. Furniture, Fixtures, &c. 1,000
Shepard, T J. Powers st... R H Barry. Horse and Truck. 300
Scerpich, O H. 13 6 Bushwick av... Puffer & Sons. Soda Fountain. (R) 70
Schmidt, F. Vesta av... Anna Topp. Carousal. 1,500
Schulz, H. 1055 Willoughby av... K Buettner. Horse and Truck. 500
Shellas & Chesnut. 198 Grand... Herring-Hall-Marvin Co Safe. 210
Simonson, H. 325 Vanderbilt av... H Newman. Livery Stable. 215
Talford, J. 163 Throop av... J C Kiemeyer. Drug Fixtures. 1,000
Tice, W R... R Jones. Wagon. 235
Thyer, T H. 189 Eagle... B Weill. Horses and Wagons. 500
Timms R F. 253 3d av... R Timms. Horses, Coaches, &c. 903
Van Ranst, Jennie. 402 5th av... Amelia Van Ranst. Saimmaker's Fixtures. 500
Van Ostrand, J W. 11 Pellington pl... Volkomm & Co. Horses and Trucks. 800
Woodcock, J H. 1872 Bedford av... Foster & Co. Horses, Wagons, &c. (R) 60
Ziolsiewicz, T. 247 Broadway... Jennie Thall. Bakery Fixtures. 100
Zacharie, Elly. 475 Fulton... H B Slavin. Toilet Article es. 4,000

BILLS OF SALE.

Blohm, A. 236 4th av... J McKenna. Saloon. 450
Braun, W E. 64 Court... J Hoff. Candy Store. 1,224
Beckmann, C. 359 Tompkins av... D W Kaatze. Grocery Fixtures. 5,000
Cocks, J and G H Box. Wyona st... G Potts. Machinery. 25
Dieffenbach, H. 1430 Bergen... F Fey. Butcher Fixtures. 150
Dawson, W H. 565 5th av... Sullivan, Corrigan & Co. Hat Store. 800
Flannery, R. 15 Atlantic av... W L Sabath. Store Fixtures. 2,750
Finkelstein, S and S Rosenthal. 63 Seigel... M Rosenberg. Fish Market Fixtures. 450
Heck, F J. 213 Graham av... G Heck. Saloon. 50
Heckelmann, P. 260 Johnson av... Anna P Heckelmann. Saloon Fixtures. 4,000
Homann, W and C Schnoor. 834 Myrtle av... C Homann and H Schnoor. Grocery Fixtures. 500
Haviland, E G. 374 12th... H Struss. Grocery Fixtures. 1,575
Jagust, J. 32 Seigel... M Danziger. Grocery Fixtures. 155
Johnson, S E. Fulton st, cor Washington st... C P Bacon. Drug Fixtures. 100
Katz, B. 71 Morrell... J Levy. Tailor Fixtures. 54
Michel, R. 153 Wyckoff av... A Michel. Bakery Fixtures. 500
Miller, J G... The J G Yillar Co. Machinery. nom
Seeba, H. 575 Fulton... H L Heber. Confectionery Store. 4,800
Segler, F H. 82 Broadway... C H Hyatt. Hat Store. 150
Stearns, C E and W H Miller. 1085 Fulton... W H Gedney, J Kelly and B Washburn. Bakery, Horses, Wagons, &c. 500
Van Ranst, Amelia. 402 5th av... Jennie Van Ranst. Saimmaker's Fixtures. 500
Wheeler, Albert C. 492 5th av... Amelia Van Ranst. Saimmaker's Fixtures. 528
Wokefeld, A. 3-6 State... D and F Laird. Furniture. 143

ASSIGNMENT OF CHATTEL MORTGAGES.

Hollenrieder, B to J Chatalan. (Mort made by J Glorieux, April 3, 1892.) 200

NEW JERSEY.

ESSEX COUNTY.

CONVEYANCES.

Table listing conveyances in Essex County, including names of parties and amounts. Examples include Adams, W I - E T Haggard, Montclair, \$100; Amster, Samuel - H Davidson, Prince st, \$2,200; Ball, J T - M Leibstein, s w cor South 10th st and Peat st 25x93, 4,000.

Table listing conveyances in Essex County, including names of parties and amounts. Examples include Same - H Vanderpool, Clinton, 225; Winterton, L R - A M Mott, East Orange, 3,710; Zulauf, Conrad - A E Kerbing, West Orange, 1,900.

MORTGAGES.

Table listing mortgages in Essex County, including names of parties and amounts. Examples include Amory, Jessie - F G Smith, piano, 250; Baldwin, S N - G F Dodd, Bloomfield, 300; Bingham, Caroline - Clark & Company, South Orange, 700; Boote, Alfred - S H Hunt, Bloomfield, 1,000.

Table listing mortgages in Essex County, including names of parties and amounts. Examples include Blackburn, James - W Ward, stock of iron, &c., 150; Blauevit, Frank et al - J T Davitt et al, stock toilet supply business, 330; Bond, J A - F G Smith, piano, 325; Bowers, F U - F G Smith, piano, 265.

JUDGMENTS.

Table listing judgments in Essex County, including names of parties and amounts. Examples include Cassex, John - G R Gray et al, exrs, 254; Dodd, E F - National Metal Roofing Co, 384; Field, A K - J C Mcarty, 2,500.

HUDSON COUNTY.

CONVEYANCES.

Table listing conveyances in Hudson County, including names of parties and amounts. Examples include Anderson, Sarah - P B Roudall, nom; Astarits, Jennie - Mary Grimminger, \$3,370; Same - W B Pope, 3,625.

CHATELLE MORTGAGES.

Table listing chattel mortgages in Essex County, including names of parties and amounts. Examples include Ambrose, Annie - A H Van Horn, furniture, 64; Aschenbach, W C - H Aschenbach, machinery, 527; Benry, G W - J B Mayo, stock wall paper, 200.

Table listing various individuals and their associated values or descriptions, including names like Reudall, P B, W S Anderson, Rippis, Natkan, J Israel, Bayonne, etc.

MORTGAGES.

Table listing mortgage details, including names like Allen, Abbie E, G Marsland, Kearney, 9 months, Astarita, Jennie, H Puster, 1 year, etc.

CHATTEL MORTGAGES.

Table listing chattel mortgage details, including names like Barclay, W A, H Wagner, pool table, Barticklo, John, L Baumann, furniture, etc.

Table listing various individuals and their associated values or descriptions, including names like Foon, Mary E, Hoboken, F G Smith, piano, Fountain, J W, Caroline F Days, furniture, etc.

BILLS OF SALE.

Table listing bills of sale, including names like Casta, Gu'seppe, Hoboken, Natale Dianelli, 1/2 int in barber shop, Campana, Vincenzo, S Campana, barber shop, etc.

JUDGMENTS.

Table listing judgments, including names like Basserman, August, Sheridan & Shea Co, Reinecke, H C, G Ehret, Schmidt, Louis, G Williamson, etc.

MECHANICS' LIENS.

Table listing mechanics' liens, including names like Court, G M and Fannie, builders and owners, W T, Spofford, claimant, Doyle, Micael, H Eigenrauch, etc.

BUILDING MATERIAL MARKET.

Although milder weather locally has permitted more general outdoor work and afforded dealers an opportunity to sell a greater amount of stuff from yard, first-hand supplies have been detained by continued ice obstruction and left many leading articles nominal for want of a market test. The chances are somewhat more promising at the close.

course, all Hudson River makes are nominal at the moment, and can only be quoted from a basis of their natural relative position. Some demand for Pales is reported and receivers think that at about \$4.25@4.10 they might be able to get a few upon the market.

GLASS.—The local market at the moment is not very active, but the general outlook seems to be promising and a good spring trade is calculated upon. Prices generally are firm, the failure of natural gas in many localities reducing the output and manufacturers generally getting together in combination for the purpose of regulating the production upon reduced basis and fixing uniform rates.

LATH.—It has evidently been quite an irregular market, but on the whole rather appears to favor the buyer. Business supposed to have been consummated last week did not exactly hitch, and the stock was afterward placed at 10@11c. less than sellers' thought they had nailed, or say about \$2.60@2.69 per M, while other parcels of standard quality were no doubt sold lower probably at \$2.50, the latter value suggested by certain surrounding circumstances including the owl-like reticence of sellers. There has been some business done in car lots from the North partly with out of town custom and at pretty good prices. Coastwise arrivals have been retarded by unpropitious conditions of navigation, but there has been a change for the better within a day or two and some of the trade have an idea that round wood stock will commence to drop in pretty soon.

TIME.—So far as the general local business status is concerned there has been no great change from about what was expected. Distribution from yard proved fair and much better in some localities than just before the close of last month, owing to the improved condition of the weather and dealers' stocks were in consequence reduced. That brought some demand upon the wholesale market, and though it appeared to obtain stock at former cost, there was a noticeable indifference (feeling and some of the cargoes here were not open negotiation. This latter development was understood to be the result of orders from manufacturers to hold their line for instructions, and finally at the close there is a marking up of prices to \$1.00 for common and \$1.10 for finishing, with receivers talking as though they felt confident in ability to hold the position. There is the usual report of a moderate quantity on the way.

LUMBER.—The general market is gradually getting into shape again and the indications thus far go to confirm the cheerful suggestions that have been made in regard to the business possibilities. At many of the yards affairs are somewhat dull in way of trade for prompt delivery of stuff, but dealers are commencing to take orders against the spring wants of builders and manufacturers with the call in some cases in excess of one year ago. Meanwhile there is considerable attention given the offering from first hands through agents, resident or casual, and full prices obtained, in some cases higher than those ruling two or three weeks ago, as the most desirable grades of stuff promise to be very scarce for many months to come. The export demand is very good and all shipping grades of timber are held with firmness and confidence. From the West and Northwest the reports indicate a good crop of logs to the banks of streams, but the actual harvest as yet to be decided by character of the runs.

Eastern Spruce has for some time been in a wholly nominal position, owing to absence of business. Some stuff has been trying to get here, but could not overcome the ice embargo encountered all along the route down to City Island and receivers are waiting for the vessels to thaw out. It is supposed that quite a little custom will be found, as soon as there is anything desirable to offer. It is also claimed that a fair number of specials are offering, but devices from the Eastward complain of dull trade, and a letter written about a week ago, from Portland, stated that all the winter mills were working on random and yard dimensions and piling it against the chances of the future. Manufacturers, however, were looking for full rates in pretty much all cases. From some localities in New Brunswick, there is complaint of a lack of snow, but in Maine the fall appears to have been sufficient to afford a fair degree of satisfaction. Piling is steady, but not very active.

Hemlock is gaining a stronger general position. Impeded transportation and other drawbacks tending to curtail business somewhat last month are commencing to disappear and buyers manifest an interest that is quite encouraging. Indeed, some agents who did not promptly ask the advance of late decided upon by manufacturers are doing so now on the stimulus of the growing force of demand, and the belief that the days of excessive supply have passed.

White Pine has a firm market, with a tendency to gain tone if anything, as the relative position of prospective supply and demand are quite promising for sellers. The amount of available stock in the country is small and in strong hands, and the call for fine grades, by exporters at the moment is such as to indicate a considerable increase as the season gradually becomes more open. According to most accounts it has been a good winter for logging and the crop will be large, but a long while before any of the product of the mills can commence to have an influence upon the market.

Yellow Pine remains at least steady, and there is an inclination to assume that the market is on the turn for the better. So far as local demand may be a factor in the situation, every indication points to quite as full a proportion as ever, while the advices from the South bring an impression that manufactures are becoming more determined in the effort to work in harmony, and thus offer a resisting power to the depression caused by competition of unnecessarily acute character.

Carolina Pine at the moment is quiet, yet that condition has behind it considerable anxiety to invest on the part of holders, which is simply held in check because manufacturers have for some time been unable to deliver on account of ice. Late advices, however, indicate the mills about starting up, and as soon as it is known that deliveries can be made a heavy business is calculated upon, and possibly another advance in values.

Hard woods have a generally good market now with apparently excellent promises for the early future. There are two or three grades comparatively quiet, but more than balanced by the decided attention given other descriptions of stock. Pear, in particular, is actively called for at the moment, so much so that it seems to be having a sort of boom with rates gradually advancing and sellers looking for some pretty high figures before spring. The supply of

poplar is scant, and the manufacturers association is maintaining extreme cost at primal points. Cypress is also getting more attention, and there is calculation upon getting a large amount of business this season. Oak sells well and more good Cherry could be placed, with some chance for first-class walnut. Mahogany has arrived with some freedom since first of year, but it is all wanted and at full rates.

GENERAL LUMBER NOTES.

THE WEST.

The Northwest *lumberman* as follows:

Poplar is still in active request at St. Louis, Memphis, Nashville, Cincinnati and all Ohio river points. Prices are firm. Log movement has been checked by ice and gorges in the streams, which tends to strengthen the market for stocks on hand.

Unusual cold weather in the Ohio River valley, and even further south into Tennessee, has frozen the streams and shut off all movement of logs by water. The closure is so complete, and it is so evident that it will continue until well towards spring, that log operators and lumber manufacturers are satisfied that the result will be a scarcity that will intensify prevalent firm market conditions. Had the water been open, there would have been some shortage of lumber. Now that it is certain that logs cannot be floated to the mills for weeks, the situation is rendered doubly interesting. Such dry stock as is on hand will be sold out before any more can be provided. By next April or May such a cry for poplar will go forth as has not been heard in many years. Naturally this tends to increased strength in the market. Inquiries for stock are numerous, and manufacturers and dealers have no difficulty in realizing list prices; the trouble is to adequately satisfy the wants of their customers.

The condition of the Northern pine market is mainly unchanged. Stocks at all points are held firmly, and slight advances are noted on winter purchases at the mills. There is especial activity on the part of buyers for Eastern markets in Michigan and Wisconsin, and they are met by competition from Chicago of an energetic character. Reports from the East state that dealers in that section now think that they made a mistake last season in not having prosecuted a more vigorous campaign to secure their share of stock as against the Chicago cormorant, which seems to have devoured an unprecedented amount of lumber. It is curious to reflect that the cormorant feels aggrieved because its stomach is also empty, and is spending the winter in clawing in by rail enough to fill the aching void. Nothing further need be said about the meagreness of last year's supply. Evidently there was not enough to go round. Such is the sense of lack that the Eastern dealers are spending their time this winter in picking up all possible stocks and placing contracts for next season's cut.

An unusual winter demand for yellow pine dressed and matched stuff and finishing lumber prevails in this and other northern cities. Movement has been hindered by cold weather, and contractors are clamoring for their lumber. The strong condition of the white pine market is helping southern pine and cypress.

The logs that the operators went in for this year in the northern districts will be on hand sooner than was expected. They have been put in at minimum cost, which will make a good showing on the ledger. The jobbers have had their innings this season, and it was time, for they have played to hard luck for several years past.

The *Lumberman* has prepared a detailed statement of the lumber, lath and shingles manufactured in the Northwestern lumber region in the past year. The figures show there has been a very large increase in the production of lumber. There is a gradual decline along the St. Paul and Duluth road, but on the Wisconsin Central greater quantities of hardwood lumber are being cut. In the Mississippi Valley the increase has been marked. The lumber cut during 1892 amounted to 1,330,311,655 feet, which was an increase over 1891 of 505,793,113 feet.

In the Northwestern territory 1,718,893,525 shingles were cut. The cut in 1891 was 1,632,262,500, and the increase was 145,541,025. There was also an increase in the lath manufactured. In 1891 the output was 835,219,400. This year 993,109,707, the increase being 157,890,307. The increase in stock on hand December 1st over last year was 123,356,459 feet.

A dispatch received in this city from St. Paul, Minn., says in substance: The papers have been signed in a deal transferring about 500,000,000 feet of standing pine around Leech Lake in this State from the St. Anthony Lumber Company to a syndicate of lumbermen headed by Frederick Weyerhaeuser, of this city. The consideration was slightly above \$2,000,000 and with the timber is transferred the Cross Lake Logging Railway, with all its equipments and franchises. This railroad runs from Cross Lake to near Leech Lake and is twenty-two miles long. During the last few years the annual cut of the St. Anthony Company has been about 40,000,000 feet and there is lum-

ber enough in this deal to keep the plant in operation for ten years.

The Mississippi Valley *Lumberman*, as follows:

Weather conditions are such as to encourage trade throughout the northwest. Though severe cold prevails the snow-fall has not been excessive except in limited territories. Roads are generally good and capable of carrying good loads of lumber into the farming territory. Such conditions at the beginning of February with a fair crop such as we now have to draw on, indicate a satisfactory trade for the coming season of early spring trade. The weather is also speeding the work of cutting and banking logs. This work at the present date is considerably ahead of last year's work, which in turn was the best year ever known in the woods. This prosperity in the logging camps does not depress the price of lumber in any portion of the white pine territory. Values are better now than at any time before within twelve months, while the feeling is strong that they will go higher on some items before the new stock of 1893 comes on the market.

THE PROVINCE.

In a yearly circular reviewing the lumber trade it is stated that the export from Nova Scotia, although larger than last season, was only an average one, and appears to be about the full capacity of export from that province. The circular goes on to say that shippers anticipate an immediate improved demand from the United States and South American markets, and if their expectations in this regard are fulfilled, the trans-Atlantic export from the province will probably show a considerable decline. The winters in this section of the province appear to be changing rapidly, but operators in the forest are adapting themselves to the changed modes of getting logs. Up to 31st of Dec Miramichi had no snow and but little frost. The output of logs on the Miramichi, it is estimated, will be 10 per cent short of last season's.

It is expected that the recommendations of the New Brunswick Crown Land Commissioners will be approved by the Legislature. These gentlemen emphasize the discouraging condition of the British and Continental wood markets, and the disabilities under which the New Brunswick trade labors by reason of the excessive stumpage tax imposed upon its raw material. They anticipate and look for the diversion of a great proportion of our future business in wood goods to the United States, which will, if realized, render us less dependent upon the trans-Atlantic markets.

SOUTH AMERICA.

The condition of the market at Rio de Janeiro is reported by the *News* as follows:

Pitch Pine.—Receipts nil and the market is higher and firm at 70\$700—72\$000 per dozen.

White Pine.—Receipts have been 110,134 feet per G. M. Stanwood, 214,292 feet per R. S. Patterson and 65,038 feet per Antoinette from New York, and 79,694 feet per Mabet Jordan, from Boston; all of which has gone into second hands. The market is steady at 205 \$s. for New York boards.

Spruce Pine.—Receipts nil, and the market is reported steady at 60\$000—65\$000 per doz.

Swedish Pine.—Receipts nil and quotations are nominal.

NAILS.—General business is somewhat better than at the opening of the month, and the promises are favorable for further improvement. Still no demand is anticipated which manufacturers cannot meet, or

MISCELLANEOUS.



DO IT WELL.

"Whatever is worth doing is worth doing well."

Are you covering your pipes? Do it well with

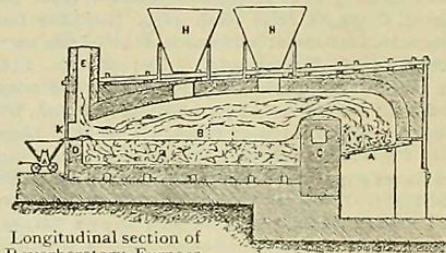
Magnesia Sectional Covering

ROBERT A. KEASBEY,

58 WARREN ST., NEW YORK

Branch Office, 119 Franklin St., Buffalo, N. Y.

C. O'SULLIVAN, Mason and Builder, 1407 3d Ave.



Longitudinal section of Reverberatory Furnace.

BUILDER OF

Smelting and Refining Furnaces, Heating Furnaces for Rolling Mills, Cremation and other Muffle Furnaces, Muffles Furnished and Set and Bakers' Ovens Built, Boilers and Sugar House Kilns, China and Glass Enameling Kilns, Lime and Plaster Kilns, Lead, Zinc and Mixing Kettles, furnished and set. Estimates furnished for all kinds of Mason Work. Jobbing promptly attended to.

will be ready to do so promptly, and values hardly find a foundation from which they can be stimulated to a higher level. Cut see also have the best tone. We quote Cut at \$1.60@1.75 per keg for car lots and \$1.75@1.80 per keg for parcels from store for iron, and add 3c. per keg for steel; Wire, \$1.50@1.5 at mills, and \$1.75@1.80 from store.

PAINTS, OILS, ETC.—Business appears to be a little slow and to some extent disappointing. Distribution into channels of consumption has failed to expand into the volume hoped for, and there has been less doing in the way of contracting for base material than is common at this season of the year. The condition of the weather all over the country has had a great deal to do in checking business, and with better temperature and less delay to transportation there is natural hope for improved trade. With light trade sellers naturally feel a little more anxious and resort to keener competition. Out of which careful buyers are enabled to extract some natural advantages. Dry and oil colors and ready-mixed paints have held fairly steady, and for such stock as Block (black, Paris White and Whiting former figures are secured. Zincs generally are also very well supported and the quantity available does not appear to be liberal. On White Lead there is considerable irregularity, with most indications in favor of buyers, so much so as to induce the holding back of many orders by large jobbers and retailers. It is denied that any shading is made by the National Lead Company or Association, but outsiders are cutting, and it is thought will indulge in more of it as the season progresses. Corroders' rates stand as follows: Lead in oil in kegs and dry lead in kegs in lots of less than 500 lbs., 7 1/4c. net; in lots of 500 lbs. to 5 tons at one purchase, 6 3/4c.; 5 tons to 12 tons, one purchase, 6 1/2c.; 12 tons and over, one purchase, 6 1/4c.; kegs. Lead in oil in 12 1/2 lb. tin pails, add 1c.; in 25 and 50 lb. tin pails, add 1/2c.; and in 1 to 5 lb. tin cans, assorted (100 lbs. in case) add 2 1/2c. per lb. to keg price. Terms on lots on 500 lbs. and over, note or acceptance at sixty days, or 2 1/2 per cent. discount will be allowed for cash paid within fifteen days of invoice date. To make either of the above required quantities any assortment of packages of white lead, red lead and litharge may be counted. The above quotations are free on board cars or boat at corroding point. Linseed Oil has been fairly active, yet buyers did not seem inclined to hurry at all, even in the face of an apparent strong move to perfect a combination of manufacturers that would result in raising the price. We quote on general range at 46@47c. for Western, 47@48c. for City from domestic seed, and 57@58c. for do. from Calcutta seed. Spirits Turpentine has been somewhat slow of sale and without special feature, except that small receipts and well sustained primal market rather gave buyers the advantage. We quote at 33 1/2@37c. per gallon, according to quality, quantity, delivery, etc.

TAR AND FITCH.—There has been rather more demand of late, not enough to create any special measure of animation, yet affording some encouragement and giving the market a firmer tone. Offerings are fair. We quote Tar at \$1.75@1.80 in pine or Wilmington bbls., \$2.00@2.05 in pork bbls. and \$3.75@3.8) in oil bbls. Pitch \$1.65@1.70.

MISCELLANEOUS.



Thousands in Use, and

The Standard for 36 Years.

OTIS BROTHERS & CO., 38 Park Row, New York

The Great Guide

OF NEW YORK CITY.

Answers at a glance every possible question concerning the

History, — Topography, — Buildings, Public Service, — Amusements, Etc., of the Metropolis, with many novel maps,

Everyone interested in Real Estate should possess a copy of the COLUMBUS HISTORICAL GUIDE OF NEW YORK CITY. It forms a handy, compact book of nearly one hundred pages, with a number of novel copyright maps, with rapid handy indexes showing the location of every street, the direction in which it runs, where it begins and where it ends, with a scale to show the time necessary for covering any distance by horse-car, elevated road, or ferry. The streets and avenues of the annexed district are similarly treated. In addition, the book contains a short chronological history of the city, statistics, general information, the location of all piers, all elevated stations and the street numbers nearest to them, as well as the routes of all horse-car lines, their branches and connections, the distance they travel, and the time they occupy. A list of all post-offices, district messenger and telegraph offices, hotels, steamship lines, railroad depots, ferries, markets, theatres, express offices, dispensaries, hospitals, churches, libraries and clubs are given, with a great deal of other information. Indeed, there is scarcely a question that can be asked concerning the topography and buildings of the city that this book does not answer at a glance.

Send 25 cents for copy to

COLUMBUS HISTORICAL GUIDE,

RECORD AND GUIDE, Publishers,

14-16 Vesey St., N. Y.

MISCELLANEOUS.

A. KLABER,

Importer of and Worker in

MARBLE, ONYX & GRANITE

Steam Works,

238 to 244 EAST 57th STREET,

At 2d Av. Elevated R. R. Station, NEW YORK

BUESS & CO.,

STEAM MARBLE and SLATE WORKS
Factory, 315, 317 and 319 E. 94th St.

WAREHOUSES, 1503 3d Avt.

C. LEHMANN,

ARTIFICIAL STONE WORKS,

119th St. and St. Nicholas Ave., New York.

W. H. MURPHY, Superintendent

BARRON

Steam Heating Company

74 Cortlandt Street, New York.