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THERE is undoubtedly a better feeling in Wall Street, not brought about simply by the moderate rise in quotations of the last few days, but because the year has opened with many of the worst anticipations and predictions unfulfilled. The failures for the first week of the year have been many, but they have not included the institutions and large houses that it was feared they would. The evident disinclination of a large section of the Democratic members of the House to take up the Wilson Tariff Bill has raised the hope that the measure is doomed to fall a victim to the obstructive tactics of the minority. There is no doubt that could this be made a certainty it would have a very beneficial influence on trade in general as well as on trading in securities. It would indeed look as if the Democratic party had resolved on hari kari if they pressed this measure in the face of a distressed community that is longing for some sort of respite from financial worry and trade disturbance, in order that it may set to work to repair the damage it has suffered in the past year. How foreigners are affected by the reckless treatment of trade and finance in national and state legislature, is shown by the figure put out by the Bureau of Statistics, relating to the movement of securities between this country and Europe, from which it appears that the net return movement has been in the neighborhood of a hundred millions of dollars in the course of one year. Some railroad men are talking encouragingly on the prospects for business in the near future and here and there may be found cheerier manifestations in trade than were to be found a week ago. But the result on actual operations is yet very slight and in Wall street the change of feeling has not brought many customers to the commission brokers. The continued falling off in the earnings and the other unfortunate conditions of Missouri Pacific will subject the stock of that property most probably to bear attacks until it finds refuge in the hands of receivers as Atchison did, and this will not be without its influence on the market, if the management cannot defeat the object of bear operators. Taking one thing with another all that can be said is that there is a more cheerful feeling for the moment, but there have not been sufficient developments to make it safe to say how long this condition will last.

IN England the financial condition appears to be clearing up somewhat. The opening year has proved that many fears are unfounded, and while there is considerable prostration as a result of strikes, lockouts, foreign competition in various lines of trade (wherein the United States figures prominently in screws, carpets and shoes), and the retarding influence of the financial condition of India, resulting from the continued uncertainty of the value of silver, there is a better feeling and prospect for 1894. The (London) *Times* expresses the opinion: That the cycle of depression which followed the Baring collapse of 1890 is now showing signs of exhaustion. In France the present is taken to be a fitting time to agitate the question of the conversion of the debt paying 4½ per cent, and it is now under the consideration of the Minister of Finance, who is expected to announce a plan for that purpose shortly. On the Bourse the mid-winter settlement passed off satisfactorily. A bill has been introduced into the Chamber of Deputies for the purpose, by a sliding scale of import duties, of fixing a minimum price for home grown wheat. Its proposer and the author of the anti-option bill ought not to be kept asunder by so many miles of ocean. Business in Germany is dull on every hand, with corresponding results in the financial centre, Berlin. The losses consequent on the failure of Greece to meet its debt and interest engagements pressed heavily on Berlin, where some of the later Grecian loans were placed. There is talk of a movement to induce the great powers to take united action against

Greece as they did against Turkey in 1881, and previous to that against Egypt, in both of which instances the results were beneficial to the holders of the bonds. The Austrian Minister of Finance, in introducing his budget recently, made a statement that will be of interest to this country in view of our nervousness in regard to gold exports. While admitting that the reform of the currency of the country necessitated the acquisition of more gold, and that a reserve must be created for the hard cash payments of the Government, he said gold would not be purchased all at once as it was required, but slowly by installments, according to the opportunities presented by the market. Both in Austria and Hungary the use of one-florin notes is to be stopped and silver coins substituted in their place. Spain's unfortunate financial and commercial condition is likely to be aggravated by tariff changes, as a result of the mixed condition of its commercial treaties with other nations. Favorable treaties have been given to Holland, Sweden and Norway, Switzerland and Denmark, which became operative on the first instant, and now, as the larger powers will be at a disadvantage, reprisals are feared, while the treatment to be accorded to them presents at the moment an unsolvable difficulty. The condition of affairs in Argentine and Brazil is a source of anxiety in the foreign markets where their securities have been placed. In the case of Argentine it is feared that she is unable to carry out the Rothschild-Romero agreement for the settlement of her debt abroad, and the uncertainty of the outcome of the conflict now raging in Brazil gives room for all manner of conjecture.

IF the newspapers are right, so many queer things are done in the name of "Public Opinion" that one would be forced to conclude that the people of New York are a very unbalanced crowd were it not that we know the real name of Public Opinion is Mr. Brown, Mr. Jones, or whatever other cognomen the newspaper writer, masquerading as "Public Opinion," is known by. These individuals tell the public that it has said so and so, that it believes so and so, that it desires so and so, and in obedience to editorial presumption and assumption the Public acquiesce. This sort of "Public Opinion" produces at times very queer results. Take, for instance, the recent events in the District Attorney's office. The announcement was made that Mr. Pentecost was to be appointed Assistant District Attorney. "Public Opinion" in two or three newspaper offices awoke, and because Mr. Pentecost had uttered in the past some extravagant words upon subjects which cannot be quite satisfactorily treated even by the strongest and sanest thinking, they denounced him off-hand as a person utterly unfit to fill the post to which he had been called. They knew Pentecost. Shake a few of his speeches together, and it is easy enough to evolve him. Of course, there was no necessity to stop to consider whether his opinions had changed, even as editors' opinions change in the course of time. It was quite unnecessary to make any allowance for the fact, which must be well within editorial experience, that men are sometimes more extravagant in speech than they ever would be in action. Neither was there any hesitation in order to inquire whether Pentecost's very outspokenness (allowing for the element of falsity which is more or less present in all articulate speech) did not betoken an earnest nature, which would perhaps be a not invaluable novelty in the District Attorney's office. No, it was a much easier matter for "Public Opinion" to shake its editorial heads and proceed to score Mr. Pentecost. Personally we have very little sympathy with that gentleman's economic ideas. He says he renounced them some time ago as erroneous. We do believe, however, that no small part of his public life has been actuated by an earnest belief in certain theories, and by a desire to improve the conditions of others. But look what "Public Opinion" does. It prefers Barabbas. Mr. Pentecost, it declares, is unfit to be Assistant District Attorney in company with Mr. Fellows, that "simple Christian gentleman," now District Attorney. What an edifying lesson to inculcate subtlety. Has Mr. Fellows been a more logical or thoughtful student of economical questions than Mr. Pentecost? Certainly he has been more politic and suave, and ever as insincere as the average politician is in dealing with any public matter. He fares better, consequently, with "Public Opinion."

THE soft-coal interests have not given up the hope of securing the profitable business in supplying the great furnaces in New York with fuel notwithstanding the setback they received in the case of the Steam Heating Company. At present they are attempting by gentle and insidious arguments to remove, what they are pleased to call, the prejudice of the citizens of New York against being befouled in a hundred or more places as they were a few weeks ago in the neighborhood of Cortlandt street. What this interest asserts, however, is not supported by facts. It is true that New York has an insular position open to the winds in all directions, and that the prevailing winds are those that blow from the land to the sea. It is also true that there are appliances that mitigate the smoke nuisance. But these

have never been adequate to prevent a nuisance arising in any place where soft coal is in general use. With a brisk northwest or west wind blowing it is possible that a large part of the furnace smoke would be carried off, but how about the many days in the course of a year and in every season when there is no wind at all? And then to what would our sufferings be on when a light breeze gently drifted in a dense white fog from the sea to mix with the smoke of the chimney shafts? Just the sufferings of London in one of its deepest days of November darkness. The most enthusiastic Chicagoan does not claim for his city that it is sheltered from all the winds that blow, nor can he claim that its proverbial windiness saves it from the besmirching influences of the soft coal smoke. In fact, a commission has been sitting in Chicago some time unsuccessfully wrestling with the problem of how to retain the coal and avoid the smoke. Wherever soft coal is used the same problem arises with the same barren results. There ought not to be any objection to the use of soft coal in New York, except the unanswerable one that no one has a right to bring an intolerable nuisance and a defacing influence into the city, for any reason, personal or pecuniary. The people who want to use soft coal say it can be done without being in any way an annoyance to the senses of the citizen. If that is the case, why do they not do it? It is not the burning of soft coal that is illegal, but the sending of clouds of dense black smoke out of chimney shafts. Let the people who would profit most by it solve this problem first, but until it is demonstrated beyond a shadow of doubt, the New Yorker who loves his city and his comfort will set a face of adamant against the slightest infringement of the laws to repress the smoke nuisance in the shape of permitting so-called experiments, which would really be only insidious attempts to get a footing for the use of soft coal, in the hope that with custom the public would become indifferent and thereby sanction its permanent employment.

Use and Abuse of Competition.

IN its true sense, competition is a most admirable word. It signifies the use of a high order of personal attainments acquired for service in the battle of life. But, from the beginning, many men seem to have misconceived its meaning. In their vocabulary, compete is a synonym for beat. Naturally destructive, they seem to have accepted the idea that their chances of success depend upon the ruin of some other man's chances, and they try to climb to eminence by knocking down all other competitors and using them as stepping-stones for their own ascent. If the necessities of competition have taught them the use of any weapon it is only the bludgeon, or, to speak more properly, the knife.

Of course, we are neither philosophers nor moralists here; and if we do sometimes condescend to use a little philosophy for seemingly moral purposes, the reader will be very certain to look between the lines for ulterior objects. He will find them in this case without any doubt. We wish it to be known that what is called the ability to undersell the market is not due to ability at all, but to the lack of ability to succeed legitimately.

First, let us observe the process of competition in professional fields. The lawyers, the doctors, the artists, the architects, and the literary men are all subject to the laws of competition. They are not only subject but they are pre-eminently subject, the laws of competition operating like a tyranny in compelling them to exertion. Yet not a member of any one of these professions or pursuits ever thinks that he can increase his chances of success by offering his services more cheaply than his rivals. On the contrary, they all believe that their chances will be enhanced by their ability to charge higher than their rivals, and they are entirely correct in their calculations. The public will regard only the quality of the services rendered, and look upon the man who offers his labors cheaply as an incompetent who is only struggling for a subsistence.

Ah! but this is a different matter, says the mercantile operator. In dealing with the professions we look for men of brains and a high order of qualification; but the merchant who undertook to recommend his goods by marking up the price would soon find himself dawdling over counters to which customers never come. Competition among merchants or manufacturers means reduced prices.

But is the merchant or manufacturer quite sure of his ground in making this assumption? Is it not rather true that in the commercial and industrial field the word competition has been wrenched from its true meaning, and made to dignify practices indefensible in any field? The house of Tiffany & Co. stands pre-eminent among all the houses engaged in the production and sale of jewelry and kindred products. So pre-eminent is the firm, indeed, that ladies would be almost willing to wear its name on their necklaces or eardrops in order that their admirers might know that their decorations came from the iron citadel on Union square. Yet if the firm of Tiffany & Co. was ever a cheap firm even in its infancy we have not found it out, and do not believe that any other men have found it out.

This example, however, is not isolated. We find the most successful men in every industrial and mercantile specialty, the men, that is to say, who amass the largest fortunes and whose business rests upon the securest foundation, to be the men who have studied to excel in the quality of their merchandise without regard to price, while your Cheap Johns are only wild cats prowling around the borders of commerce. They are sometimes kept from famishing only by devouring each other, and even with this resource they often go hungry.

The reason why this is true should be easily seen. The margin between the highest priced and the lowest priced merchandise of an equal quality can never be great enough to tempt any one but the impecunious in face of both the suspicion and the certainty that a cheap dealer sells merchandise of an inferior quality; and the man who tries to get rich on the patronage of the impecunious will come to grief. For every worthless customer that he succeeds in inveigling into his shop he will see a good customer take the other side of the street to escape danger.

The true uses of competition among industrial and mercantile operators do not differ from its uses among professional men. The qualified merchant or manufacturer will not try to undersell his rivals in the market. He will try first to offer a better quality of merchandise than his rivals offer, and, after this object is attained, he will use his intelligence in the application of new ideas in the process of production and distribution. As to the danger of extortionate charges if there is no price cutting, the Almighty has set his face against that impossibility. When the operations of any industry become too profitable new competitors for the profits will always be too numerous to count.

Intelligent operators will say that this is all sound reasoning, but possibly they will say, also, that it is useless reasoning. The larger number of operators are incapable, and this majority will always keep the market on the ragged edge of destruction by their weak expedients. But the more incapable the man the broader his opportunity for learning, and he may be taught when the capable have persistently determined to keep school. The trust would make an admirable institution for the dissemination of useful knowledge if we could only have it perfected. It could not immediately become omnipotent. It would be forced to meet at the threshold these false and mischievous commercial and economic ideas that have become venerable for their antiquity. But it could subdue them in time by the general dissemination of a higher order of commercial intelligence, and then, though bankruptcies might still come, the world would have no reason to anticipate any more panics.

THE very wildness and wooliness of the West is most effectively brought out by the paper that Prof. Lindley M. Keasbey, of the University of Colorado, has contributed to the current number of *Forum*, entitled "The New Sectionalism—A Western Warning." This paper is a discussion of the influence the silver question may have on the relations between the East and West, and while it endeavors to place the view of the silver States in a calm and philosophic manner before the country at large, containing none of the bellicose ridiculousness that would have characterized a similar effort by Governor Waite, for instance, it does not escape the tall talk and exaggeration which come so naturally to the Westerner and which Prof. Keasbey seems to have unintentionally and unconsciously imbibed by a long residence in Colorado. These appear particularly in concluding portions of the article, in which he says: "It is time the East should in her own and the country's interests understand at least the political power of the unified West." Further, it is hinted that the Silver States, failing to convince the East of the truth of its own views on silver, contemplate a sort of commercial secession from or a trade boycott of the East and, enlisting the discontent of the South, to receive the products of the South and West at St. Louis and dispose of them by opening up a trade with the Spanish-American republics and the Silver Standard States of the far East. It is an unfortunate thing that the silver men always discuss this question from the point of view of their own wants and wishes and can never be induced to consider whether those wants and wishes are such as they can reasonably ask others to satisfy. It is assumed, most illogically, that the objection of the East to sharing the moral and taking all the financial responsibility of calling seventy cents' worth of silver a dollar is due entirely to sentiment or to jealousy or antagonism to the Silver States. Whereas a moment's consideration ought to show that the East is always willing to make money where it can see the opportunity from silver or from gold, or from anything else from which profit can be made. Commerce is naturally groveling and mercenary and this matter is largely a pecuniary one. The East is as ready as the West to accept the coinage most adapted to its own needs and the West is unreasonable when it resents the rejection by the East of one that has proved most thoroughly to be not only unfitted to them but very costly. To the mind of the East the last three or four years' experience have proved

most convincingly that any large experiment in the way of coinage of silver has been a losing one and the loss would be increased in proportion as the experiment is enlarged. Therefore, from a commercial point of view alone, to say nothing of the moral involved, a return to the system just abandoned or the establishment of free coinage would be highly reprehensible. The silver-producing West itself would also see this if its vision was not directed so entirely by its direct interests. There is in Prof. Keasbey's hints and threats the naivete of the theorist which will amuse the practical. He does not seem to know that this question of profit will guide the course of general trade with the Western States just as it influences the course of silver itself, and that nothing the East could do would divert the products of the South and West from St. Louis and South America as soon as it is more profitable to the South and West to send them that way instead, for instance, of through Chicago and the lakes to the East; and, moreover, that so long as the discontented South and West find they can make more money by the present than by any other arrangements it will continue to flow as it now does. At present there is not much danger of a change. The capital requirements alone forbid. If the silver men will take a more comprehensive outlook they will find that there are other ways in which larger use can be found for silver as money, and which would be unobjectionable to the East if properly presented. The duty of presenting them lies with the silver States, but the really great obstacle to their adoption is the West itself, which stands so uncompromisingly on an open mint for its silver product, and rejects with the scorn of bigotry the suggestion of an enlarged use of silver as a subsidiary coin.

The Time Auspicious for Building.

CONSIDERATIONS WHICH SHOULD PROMPT THOSE WHO INTEND TO BUILD TO BEGIN RIGHT NOW—ALL THE CONDITIONS FAVORABLE—GOOD PROSPECTS FOR PROFIT.

The real estate market has not for many months presented to the man whose faith in the readvent of good times is strong enough to express itself in financial backing so excellent opportunities for certain and sizable profits. No one conversant with the actual state of the market doubts in the least that the present depression will reach its legitimate end by or before the 1st of February, and that prices will about that time take an upward turn. They are low enough now, if the buyer would but seek the advice of an expert broker, to let him in with not only a moral certainty of some profit, but with a fair income on his investment while he is waiting for the turn of the market. Any one can, with little investigation, buy realty of almost any description now which will stand him in a good profit within the ensuing year.

But there is a certain and particular branch of the market which affords perhaps a better prospect of profit than any other at this particular time. It is the building branch. Some of the largest financial institutions in the city have taken advantage of the unprecedentedly low prices of building materials during the last year to invest some of their surplus capital in improving New York City realty. They have purchased sites encumbered with buildings of antiquated type, and removed the buildings and constructed upon the ground business structures of the modern type and construction. This process of reconstructing the lower portion of the city began some eight years or more ago, but the methods of building have so improved in the meantime that the cost of the very best kind of fire-proof structure has declined from about two dollars per cubic foot to about forty cents per cubic foot. More progress has been made in the reconstruction process during the last year than in any two years before—undoubtedly because of the extraordinary advantages afforded in the low prices of materials.

Unless the order of history is to be reversed, New York City realty will never, after the effects of the present depression shall have passed away, be sold as low as it can be purchased just now. It is at present unmistakably under panic depression, whatever the uninitiated may say to the contrary, and any broker of responsibility and experience can put his hand on investment property that can be bought now cheaper than at any previous time within at least two years, and frequently within five years. It happens so in every panic. But one of the hitherto inevitable sequences has been that it has gone up sharply in value after every such panic, higher than it ever was before, and has never again gone down to the last panic prices.

There is no reason to doubt that this will be the course of realty values when the panic of 1893 shall have passed into history. The expectation of this course in the market is what is keeping prices as well up as they are. It is the inevitable quality which sustains realty values when the prices of all other forms of property tumble to pieces. It is a quality that is founded on the destiny of the country. There may be an occasional year of depression, when values sag a little, but as sure as the population increases and as good times come again realty will advance in value and, taking one year with another, will pay its own way and advance more rapidly than any other form of investment. The successful speculator is the man who knows when it is time to buy and when to refrain from buying. The present market is, in the opinion of all experts, an investors' market. It

offers to the man who is able to buy and improve and hold for a year as good opportunity for an assured profit as it ever has, and better now than it will in all likelihood be for many years after.

Thus the considerations which govern investments in real estate are for the time all favorable to the investor. But more especially are they favorable to the investor who improves the property with modern buildings. The results of reconstruction which can safely be relied upon are larger capacity, larger relative rentals, the best class of tenants and lower proportionate running expenses. These have not failed in any instance of reconstruction within the period of the modern system of fire-proof construction. And now the same results can be obtained with a building investment of forty cents or less per cubic foot that some people paid two dollars per cubic foot to realize only about eight years ago, and for which fifty cents and more has had to be paid within the last two years. The conditions which have wrought this remarkable change in the cost of construction are principally the new methods of construction, but the reductions that have been affected in the cost within the last two years have been attained almost entirely through the lower prices of nearly all the materials used in construction.

Iron, notably, which now enters more largely than ever before into first-class construction was never so low in price in the history of the country. From investigations which THE RECORD AND GUIDE has recently made, there appears to be no doubt of the fact that structural iron is often sold at less than its actual cost of production. This is a condition of things which cannot be much longer continued, but which while it lasts makes "a tide in the affairs of men." So too with brick, with lime, with cements and with all the forms of structural wood. In all these lines of building materials last spring's season opened with but moderate promise, and the producers were hardly prepared for the very active season which ensued. Anticipating then a continuation of the brisk building operations throughout the year, they began to turn out stock to the full capacity of their respective establishments. They had no premonitions of the panic that was soon to overtake them and the entire business community—as who had? They had been caught short of stock on a brisk market and now they were caught long of stock on a stagnant market. The consequence was that prices tumbled down below the lowest previous quotations for years, and as everyone knows who has had to buy, the quotations have seldom struck the low levels at which nearly all kinds of materials could actually be bought.

In this particular alone, therefore—the present low prices of all kinds of building materials—there is extraordinary inducement for the man who contemplates building to launch upon his undertaking just now. As to labor, there is little doubt but that this item, which constitutes about 40 per cent of the cost of a building, could also be materially reduced, although there has as yet been no break in the wage schedules of organized labor. Efforts have already been made to secure amicable concessions in wages by the unions in harmony with the decreased prices in all the other items of cost in building, but they have not yet received consideration. There are, however, thousands of building operatives out of work in this city at the present time, and on every new job that is started up there are half a dozen men to be had for every one that is needed. Even if this condition of things led to no material cut in wages, it offers this advantage, that the builder can now have the very pick and flower of the trades to choose from and will be assured of devoted service and the largest measure of accomplished work of the best character throughout any present building undertaking. A low estimate of the advantage afforded by this condition of affairs would be 5 per cent on the labor cost of the building.

A reference to the market quotations on the various kinds of building materials mentioned of a year ago compared with the present time shows the following:

	Dec., 1892.	Dec., 1893.
BRICK.		
Pale Merchantable, per M.....	\$2.25 @ 2.75	\$1.50 @ 1.75
Jerseys.....	5.00 @ 5.50	4.12½ @ 4.62½
Up-River.....	5.25 @ 5.75	4.25 @ 4.87½
Haverstraws, seconds.....	5.25 @ 5.37½	4.37½ @ 4.75
Haverstraws, firsts.....	5.50 @ 5.75	4.87½ @ 5.12½
Choice cargoes.....	5.87½ @ 6.00	5.25
CEMENT.		
Rosendale, per bbl.....	1.00	.95 @ 1.00
Portland, English, general run.....	2.00 @ 2.25	2.00 @ 2.25
Portland, German, general run.....	2.00 @ 2.40	2.00 @ 2.40
Portland, Belgian, general run.....	2.00 @ 2.25	1.75 @ 2.15
STEEL.		
Rails, American steel, at mill.....	29.00	24.00
LATH.		
Eastern spruce, slab.....	2.75	2.90 @ 2.15
LUMBER.		
Spruce, Eastern, special cargoes delivered, New York.....	18.00 @ 19.00	15.00 @ 15.50
Random cargoes, narrow.....	15.00 @ 16.00	12.50 @ 13.50
Random cargoes, wide.....	16.50 @ 17.50	13.00 @ 14.00

Outside of these quotations, however, the market offers advantages to the skillful buyer that have never been excelled in this country.

Mr. W. O. Fayerweather, Treasurer of the Passaic Rolling Mill Company, said to THE RECORD AND GUIDE reporter: "Structural iron is in a demoralized state in the market. It is selling actually below the cost of production. The cause of the low prices is of course the stagnation that is general in business. There isn't business enough to go around; and every man who runs a rolling mill knows that his salvation consists in keeping his mill a-going. Yes, it is cheaper to keep running at a small loss than to shut down entirely. There are certain expenses that keep on—that we can't avoid when the mill is shut down, and any one who knows anything about a rolling mill will tell you that there is no property which deteriorates faster in idleness than rolling mill machinery. So, for the mere sake of keeping the mills in operation we are all taking orders at prices below the actual cost of production. No, the market quotations do not show the

actual condition of the market. Iron can actually be bought below the quotations. We are trying, of course, to bring the cost of production down to the prices we are able to obtain, but it remains to be seen whether we shall be able to do it.

"If this Wilson bill goes through wages will unquestionably have to come down. There isn't the least particle of doubt about that. Throughout our mill the average of wages is about two dollars per day, and in Germany the wages of the same class of men does not exceed eighty cents per day. If the tariff rates are cut down as it is proposed to cut them in the Wilson bill we will be unable to run our mill and pay the present schedule of wages. If there is too much politics in that statement for your paper you may cut it out, but it is the incontestable truth all the same. No, I do not recall a time when the iron business was in such a condition as it is to-day. People can get iron at their own prices. I do not dare to let a man go away from my office without taking his order, no matter what he offers for it, for I am sure that if I do I will never see him again, and somebody else will get his order. Just to show you what the present state of the market is let me tell you of an occurrence of last week: I took an order for the iron for a building one forenoon, and had hardly got it under way to the mill before it was countermanded by telephone. The same day I received from another party another order for iron for the same job, but the weights had been cut down over 10 per cent, and the price about two-tenths of a cent per pound. Some one had persuaded the owner that he could get along with iron of lighter weight than had been specified by the architect originally. Yes, you can safely advise your readers, that so far as structural iron is concerned, the man who starts in to build now, and places his orders at present prices, will enjoy advantages never before offered by the market and not likely to be had again in a long time."

Secretary Joseph R. Van Valen, of the Building Material Exchange, said: "Undoubtedly, so far as the cost of materials is concerned, any one starting in to build now would do so under more favorable circumstances than ever before. Prices are down to bare cost all around. Brick men have never had a worse season than this has been. Many of them have quit with material loss from the season's operations. They tried twice during the year to discount the market and failed both times. The season opened with brick at \$6 a thousand, and short stocks on hand. It went up gradually to \$7, and brickmakers crowded on all possible head and made more brick than were wanted. Then the panic came, all unforeseen by them, and the prices broke rapidly to \$5, and they have sold for less than that. Now that the navigation season is at an end, the prices have advanced a trifle, but we don't expect to do much business at the advanced figures, for the building season is over for the year. No, the stocks in the yards are not large, but orders could be placed for large quantities still at the present rates."

It is not alone in the cost of materials that a considerable economy could be achieved in beginning now with building operations. Mr. George Hill, the civil engineer, who makes a specialty of building construction, indicated certain directions in which a material saving could be effected in building operations of a large extent, by beginning with them right now. He said: "Now would be the best possible time to begin, and for these reasons: Any large scheme would require considerable time with the architect. It usually takes several weeks before the owner and the architect are satisfied that the plans are in the shape they should be in. Then, the working drawings and specifications need to be carefully prepared, and that requires time. Simultaneously with this work, the plans for the Building Department could be prepared, saving time in that direction. But by taking all the time that is necessary to get the plans and specifications in perfect shape for actual building operations in the spring, a material saving would be effected all along the line."

"About the prices of materials? Just now the markets are in a very disturbed condition. The manufacturers of steel shapes are practically under free trade, for they are below foreign competition, and the market is dictated by the buyers. Prices are as low as they can go and contain a reasonable margin of profit. If some of the old mills with antiquated methods of production should be frozen out in the present competition the manufacture would go to the larger establishments who would, doubtless, then see their way to better prices. In the steel rail market the combination broke prices to but a little over one cent a pound; then the market stiffened up when the manufacturers made their agreement, and it is now about 14 cents a pound. The same thing might take place in the steel beam trade. The rolling mills are now fighting, but you can't tell when the combination will be reformed and prices will be again advanced. The market quotations for structural shapes last April were 1.95 cents per pound, and are now 1.75 cents here in New York, but I believe a large cash order could just now be placed at lower prices than the market quotations have ever revealed. In Pittsburgh the prices are 1.55, as against 1.75 in April, and in Chicago they are 1.65 to 1.75, as against 1.85 to 1.95 in April."

"But it isn't alone in iron that prices of building materials are down to bed-rock. The prices of materials generally, by reason of the general depression, are down, and while the quotations show reductions of only 10 to 12 per cent, materials can be bought still cheaper where the actual cash is in sight. Furthermore, while there is but little building going on, builders will figure closer than usual for the sake of keeping their forces together. Whether this movement would go so far as to lead builders to make an attack on the unions for lower wages remains to be seen, but I have no doubt but that a large enterprise could go through with a shaving of 25 per cent in the labor cost, which amounts to 40 per cent in the cost of the building, should a sufficiently strong man undertake it. Whether it would be advisable to make such an attack on the labor market at this time is another question, but the arbitrary action of the Walking

Delegate in times past has made some contractors consider the advisability of going in for retribution at the first favorable opportunity.

"One beginning building operations now would have just comfortable time for the proper study of the plans and specifications, for the letting of contracts and the assembly of materials, the moulding of terra cotta shapes, etc., so as to have everything in shape to begin actual building operations on the first of May. That would allow nearly a year to get the building finished and ready for occupancy before the next renting season should come around. Too much importance cannot be placed on having any building completed on or before the first of April. Let me illustrate: Take for instance a building on a corner, of say 50x100 feet and fifteen stories high, the lot costing, say \$400,000 and the building \$300,000, making a total investment of \$700,000. To this must be added interest at 6 per cent for one year, to cover cancellation of leases and other similar expenses, which would be \$42,000, making a total investment of say \$750,000, if the building is erected within the year. The rents of such a building at \$2.00 per square foot would amount to \$110,000; the cost of operation would be in the neighborhood of \$10,000, the taxes about \$7,500, making a total outlay of \$17,500, and leaving \$92,500 profit. Now, suppose that building instead of being finished on the first of April was not completed until the first of July, the cost of taxes, administration, etc., would be precisely the same; interest at 6 per cent on the cost of the building would have to be charged as well, so that there would be \$62,500 to charge against the capital account for that year, to off-set against which there would only be what might be obtained from accidental tenants. It would under such circumstances be practical economy to spend \$30,000 in accelerating the work of construction, so as to get the building completed a few weeks sooner."

"Many business men feel that an architect should be able to deliver completed plans for the expenditure of hundreds of thousands of dollars within a few days, or at most within a few weeks after they have given the order. Architects, on the other hand, feel that work of so much importance should be carefully studied, and they usually take the necessary time before the working drawings are perfected with the owner's consent, or in spite of the owner all along the line—the difference being that in one case there is perfect satisfaction, and in the other perfect dissatisfaction. Even in the design of a building for office purposes where the principle is easily understood the problem cannot be hastily disposed of. There are many little details that require careful adjustment to all the other parts of the building. Take the question of heating for example. In a building of the type I have indicated there are 285 offices, thus establishing one thing to do 285 times or 285 things to do once—making a difference of several thousands of dollars in this one item—according to the manner in which you do it. When we go from the office building to the apartment house or the hotel where the problem is more complicated still more time ought to be devoted to it if the result is to be other than failure. When you take all these facts into consideration—the extremely low prices of materials, the condition of the labor market, and the time that ought to be given to getting ready, I think the desirability of proceeding now with building operations of magnitude is clearly indicated."

Wages in the Building Trades.

Some remarks recently appeared in the *New York Tribune* relating to the wages now paid, or which men were willing to accept and from which the political deductions expected from that source were very plentifully drawn. "A large employer of labor in this city" was quoted as remarking, and to his statements editorial prominence and significance were given, that he was employing carpenters for two dollars a day and could hire all the workmen whom he needed at that rate. "Men who have been earning three dollars or three dollars and a-half a day for twenty-five years," this "large employer of labor" was quoted as saying, "are glad to get work at two dollars." "Can the labor unions," he was asked, says the *Tribune*, "do nothing to keep up wages?" and he is reported by the same journal as answering: "They do not venture to interfere. In these times no labor organization can deprive a workman of his chance to earn his bread."

As these statements were very important to the building trades if true a reporter of THE RECORD AND GUIDE was commissioned to find out what basis they rested upon in order to ascertain their value purely as a matter of trade information and irrespective of any use they could be put to from a party point of view. Not who was responsible for such a condition of affairs as was presented by the *Tribune*, if it existed, but whether it did exist, and if so to what extent. This investigation did not result in finding any skilled men at work, at least in New York City, for \$2 a day or anything like it, but only a probability that such might be the case in isolated cases. If it had been the fact that any veritable "large employer of labor" was employing skilled hands at two dollars a day it would have been within the cognizance of the people from whom information was sought. Sifted down, the statements of the *Tribune*, instead of having a general application, seem to have been based only on the case of the work at the new City Asylum for the Insane at Islip, Long Island, for which carpenters were obtained at from two dollars to two dollars and a-half a day, but they were out of town men, mostly from Newark, and out of the jurisdiction of the New York Unions. So far as any reduction of wages at all was concerned it was in the future, though there is no doubt a very strong opinion amounting to a conviction in the minds of employers in this city that wages ought to come down as a result of the extreme depression in business and the consequent over-supply of labor in every line. What has happened in one place may happen

in another, especially considering the army of men belonging to the building trade now out of employment. There is an agreement of employers and representatives of labor organizations that the percentage is very large. A general estimate made by the Secretary of the Mechanics' and Traders' Exchange of this city, is that not more than fifty per cent of the men who were employed in the building trades this time a year ago are at work now. A mason builder, quoted below, held the belief that only twenty-five per cent of the bricklayers of New York were employed. A representative of the Painters' Union said that a third of the men in that line were out of work, while a delegate for the plasterers estimated that only ten per cent of the members of that trade were employed; and, although there is a certainty of work for more within a week or two, it is nothing like in amount what it was at the beginning of last year. Are presentative of plasterers' and masons' leborers had a similarly doleful tale to tell. The Machine Stone-cutters Union has about 200 out of about 600 members on the unemployed list.

Mr. Stephen M. Wright, Secretary of the Mechanics' and Traders' Exchange and of the Building Trades Club, was among others asked for his opinion as to the truth of the *Tribune's* statements. He said: "The statement is certainly wrong as to the unions. They do interfere and expect to interfere as long as they live. That is the grip they have on the men and by which they make the men sacrifice their bread to keep their power. I believe many a poor carpenter to-day would be glad to work for two dollars a day if it were not for the unions, and if things keep on in the way they are doing they will have to do it. It is my opinion that not one-half of the skilled workmen in the building trades are employed to-day, with one exception, the steam-fitters, who are always busy at this season of the year, and they will slack up very soon."

"But," he was asked, "is it a fact that workmen can be obtained for two dollars a day?"

Mr. Wright: "No, I believe that refers to a specific case. Here and there carpenters may be working for two dollars a day, but I do not think for any large employer of labor, certainly not generally, otherwise I should know it. I have not heard of any such case as that referred to."

Mr. Lewis Harding, whom the reporter met in the office of Mr. Wright and who employs a large number of carpenters, said the statement contained in the *Tribune* editorial was not true. He paid \$3.25 per day to carpenters. No doubt there were a great many men out of employment, but that had not affected wages. He was obliged to do some work on Thanksgiving Day and the men demanded double pay or they would not work. At the same time he thought lower wages would come if business did not improve.

The Mason Builders' Association recently passed a resolution calling upon the masters and men employed in the mason building trade, in view of their depressed condition, to consider the advisability of voluntarily reducing prices and pay ten per cent. A visit was made Mr. Charles A. Cowen to learn what results had followed the passage of this resolution.

Mr. Cowen said: "The different branches of the trade have taken it up very favorably, but as far as the labor unions are concerned they have kind of boo-hoo'd it, and laughed it off as though it were a little bluff of ours to reduce wages and to influence the agreement for the coming year, both in the matter of the amount of wages to be paid and the method that now prevails in the trades of paying weekly. But there is no doubt in my mind and in the minds of many others that there is to be some reduction in the cost of production in order to invite capital to invest in the improvement of real estate, and that wages as well as materials must contribute to that reduction. It is readily seen that the supply is much larger than the demand; hence it naturally follows that in order to get work for the masses we must produce something that will be a paying investment for the capitalist."

"It is said that one half the skilled workmen in the building trades are unemployed. Do you approve that estimate?"

"I think it correct, and if anything low rather than high."

Mr. Charles Buek was shown the *Tribune* editorial and said: "I can only say that as far as I know there is no attempt to put wages down. I do not now employ labor directly myself, doing everything by contract, but I have inquired a good deal among contractors, as I propose to start building again, and without any exception they tell me that wages are just the same and that there would be no reduction. I am sorry to see that this is the case. I would rather have had it the other way, as that would be an inducement to people to build. Materials are lower, but wages are not, so far as I can learn. I talked with a working plasterer the other day and he told me they were getting \$4 a day. I asked him whether his trade was not going to do something to meet the prevailing depression; he answered that the only thing they had done was to agree to charge only a half day on Saturday instead of a whole day for a half day's work as they had been doing. I believe there are a great many men who would like to work for lower wages, but I believe also that any employer who tried to put them to work at a reduction would have a strike on his hands in less than twenty-four hours. I think there ought to be a reduction in wages. It is out of all reason when everyone else's income is reduced that that of the mechanic should keep up. It may, too, be the ultimate result of the prevailing distress that wages will come down, but as far as I can see there are no indications of it now. I think it would be a wise step if the unions would reduce wages twenty-five or thirty per cent, they could more effectually help the members who are out of employment, by in this way increasing the amount of work to do than by direct contributions for their relief. But the unions never see this."

"That's all wind," said Mr. Henry F. Cook, after reading the *Tribune* statements. "No doubt," he continued, "there are many men

willing to take anything if they can get work, but they do not dare. I am not employing any carpenters now, but the last I employed I paid full wages. I think there ought to be a reduction in wages."

A member of the firm of Dunn Bros. refused to read beyond the first lines. He exclaimed: "It is not true, and we do not want it to be, for the reason that the most prosperous times we all ever saw were when brick was thirteen dollars a thousand and men earned five to six dollars a day."

Mr. Isaac A. Hopper was told of the statements that had been made. He said: "There may be isolated cases where men are working for low wages, but we are paying 50 cents an hour for masons and 30 cents for laborers, according to agreement. Plasterers are receiving the same wages as masons, according to my information. There are a great many men out of employment who no doubt would be very glad to work for lower wages if they could get them. Some time ago, I introduced a resolution into the Mason Builders' Association to invite a caucus or conference of men and employes to make a change in wages and in other ways to invite capital into our line of trade, because the least little thing will sometimes influence people to act; but, so far, it has been without effect, the unions foolishly looking upon it as a desire of the employers to slaughter the men, as they express it. That was not the intention at all. The intention was as much to their advantage as ours; it was simply by making some little reductions to invite capital our way. Still I think it will eventually prevail, for the reason that the more clear headed ones will see that it is necessary to take some steps to encourage capitalists to invest, because they know that capital expects and waits to get the advantage of such deductions."

Mr. Richard Deeves was asked if he was aware of any cut in wages in the building trades and answered: "So far as the masons are concerned there has been none and I do not know that any is contemplated. I have heard of none in any other line."

"Do you believe that a reduction of wages will increase business in the building trade?"

"I do not see how it would generally. There are of course some people who have property idle to whom such a thing might be an inducement to make improvements."

"What proportion of the mechanics in the building trades do you think is now employed?"

"I would say speaking of the bricklayers alone that not more than 25 per cent now have work."

Mr. Samuel Gompers, President of the American Federation of Labor, said, in reply to a question: "I do not know of any reduction in wages of mechanics and I believe that if there is to be a drop from the present basis it will have to be fought for. Of course I cannot say that lower wages will not come, employers are using the Wilson Bill and other excuses for making reductions, but, as I said, they will only come as a result of a fight. I estimate the unemployed wage-workers in the United States at about three millions. No attempt has been made to classify them. The time it would take to do that had to be otherwise employed."

Mr. Charles T. Wills, referring to the question of wages in the building trades for the coming years, said: As things are now it is a question how far the employers will go to keep their organizations together. That does not indicate a condition that is likely to last long. I hope the men will see this and accept the situation gracefully. If they will join the employers in reducing the cost of work the announcement of that fact would have a tendency to immediately stimulate business and it will be to their interest to come forward and voluntarily propose a reduction in pay all round.

A meeting of the Mason Builders' Association will be held on the 11th instant, when it is expected that the question of wages for the coming year will be discussed. The probable result of this will be that a conference with representatives of the men will be invited to take up the specific question of what the men will do to relieve the present depression in the trade.

At the "big" board of delegates of the various unions in the building trades, they were unwilling to discuss the question, stating, as is no doubt the case, that it was one they were not empowered to deal with.

They left the impression, however, that any attempt to reduce wages would be met with opposition. The "little" board was more outspoken and emphatic. Its members declared that the question had already been considered by the trades unions and the decision made not to reduce wages. No move would be made to change that decision. Should any attempt be made to reduce pay it would be resisted.

For additional Brooklyn matter, see Brooklyn Department immediately following New Jersey records (page 28).

Questions and Answers.

To the Editor of THE RECORD AND GUIDE:

Kindly answer the following: A makes a contract with B to erect a house in Westchester County at an agreed price; the contract provided that 25 per cent of the contract should not be paid until thirty days after the completion of the building; C furnished material to B, which was used in the completion of the building; C filed a mechanic's lien. The house was completed, and it is developed that A paid B all of the amount of the contract prior to the completion of the building and did not wait for thirty days after its completion; C's lien was not filed until all payments had been made, but was filed before completion of the building. Can C on a foreclosure of his lien compel A to pay again the 25 per cent of the contract which was not to be paid until thirty days after completion of building?

SUBSCRIBER.

Answer.—No, C cannot compel A to pay a second time unless he

can prove collusion on the part of A with B to defraud C out of his pay. The statute expressly says so. The Mechanic's Lien law is now the same for Westchester County and for all the State, and has been so since 1885.—LAW EDITOR.

Waiting on the Court of Appeals.

A DECISION OF VITAL IMPORTANCE TO REAL ESTATE CORPORATIONS EXPECTED DAILY—LANCASTER VS. AMSTERDAM IMPROVEMENT COMPANY.

A case is now pending in the Court of Appeals, on the final decision of which hangs the existence of a large number of real estate and building corporations and the stability of the titles to the lands that have passed into and through their hands. The decision in the Supreme Court, General Term, first department, from which appeal was taken to the Court of Appeals, was adverse to all such corporations as are operating in this county (or State) upon charters obtained under the laws of other States.

In recent years there have come into existence a large number of private corporations whose object it is to buy, improve, sell and exchange real estate, principally in this State. The laws of this State have been considered too exacting and illiberal by the promoters of many of these corporate enterprises and they have accordingly been organized under the laws of New Jersey. One of them is The Amsterdam Improvement Company, whose offices are in the Temple Court building. To test the legality of its existence and powers in New York a friendly action was instituted for the purpose of fixing its legal status. The agreed facts, upon which the case was submitted, show that on the 19th day of May, 1891, five persons, four of whom were residents of New York and one of whom was a resident of New Jersey, organized a corporation by filing a certificate, dated that day, in the State of New Jersey, by which the defendant was incorporated under a statute of the State of New Jersey, entitled "An act concerning Corporations," approved July 7th, 1875.

The second article of the certificate of incorporation declares that the places in New Jersey where the corporation will do business were Jersey City and Hoboken, and the places in New York were the cities of New York and Brooklyn—"and that the objects for which said company is formed are the purchase and sale of real property, both improved and unimproved, the improvement of such property as may be purchased, and which, when purchased, is unimproved, the exchange of property for other property, the lending of moneys upon first and second mortgages, secured by bonds, and the purchase and sale, by assignment or otherwise, of such mortgages and bonds. The portion of the business of said company which is to be carried on out of this State in the said cities of New York and Brooklyn will be such as will come under the head of the objects for which this company is formed. The principal office or place of business of said company, out of this State, is the City of New York, in the County and State of New York."

The Secretary of State of New York issued a certificate to this corporation on December 21, 1892, in which, among other things, it is stated that the said company "has complied with all the requirements of law to authorize it to do business in this State, and that the business of such corporation to be carried on in this State is such as may be lawfully carried on by a corporation incorporated under the laws of this State for such or similar business."

It is provided by section 124 of the New Jersey statute before referred to that: "It shall be lawful for three or more persons to associate themselves into a company to carry on any kind of manufacturing, mining, chemical, trading or agricultural business, agricultural fairs and exhibitions for the encouragement of competition in agriculture, horticulture, breed of stock and development of speed in horses, the transportation of goods, merchandise or passengers upon land or water, inland navigation, the building of houses, vessels, wharves, or docks, or other mechanical business; the reclamation and improvement of submerged lands, the improvement and sale of lands," etc.

The statute provides also that such corporations may transact part of their business outside of the State.

May 23d, 1891, Arthur P. Smith was the owner of a lot of vacant and unimproved land in the City of New York, which, by a deed dated that day and duly recorded May 25th, 1891, he assumed to convey to the defendant. On the 15th day of January, 1893, the plaintiff and the defendant entered into a written contract whereby they agreed to exchange said lot of land for another lot of land owned by the plaintiff. The land of the plaintiff was valued at \$72,000, and the land of the defendant at \$49,500, and the difference, \$18,500, the defendant agreed to pay to the plaintiff at the times and in the manner specified in the contract. It was agreed that the deeds should be exchanged at a place named on or before February 15, 1893. Pursuant to said contract the defendant executed a deed in due form, by which it assumed to convey the premises to the plaintiff, and, in addition, procured a deed to be executed by all of the stockholders and directors of the defendant, in which deed said Arthur P. Smith, the grantor of the defendant, joined, by which the grantors therein assumed to convey all of their interest in said premises to the plaintiff.

Lancaster, the plaintiff, thereupon consented to take the company's property and to convey his lots to it, upon the condition, however, that the company would deposit the sum of about \$2,600 with the Farmers' Loan and Trust Company as collateral security for judgments standing against one of the incorporators of the company, Lancaster contending that in case the company had not good title the incorporators were practically seized as partners of the real estate, and therefore any judgment against any of them would be a lien upon such realty.

At the time of the deposit of this sum it was agreed that two questions should be submitted to the General Term of the Supreme Court of this Department, the practical question being, whether upon these facts this incorporator, against whom judgments were found, had any right or interest in the property of the company upon which the judgments of record against him constituted a lien.

It was conceded that the defendant had done no business in the State of New Jersey, and that the only business or transaction in which it had been engaged since its organization had been carried on in the City and County of New York.

It appeared by the certificate of incorporation that all of the shareholders were residents of the State of New York, except Frederick Frambach, who resided in Jersey City, New Jersey, and subscribed for one share.

Judge Follett rendered the opinion of the court, which was concurred in by Justices Van Brunt and Parker. In it he said:

"The primary question in this case, which is open for discussion, is whether a foreign corporation may engage in the business of purchasing and selling lands in this State and convey an indefeasible title to lands acquired for the purposes of speculation. Every State has the right to prescribe what persons and corporations may or may not hold or convey lands within its borders, to what extent, and for what purpose they may be held and conveyed. Who may acquire lands, for what purposes, in what quantities and the tenure by which they may be held, is not regulated by the rules of comity existing between States, but by the local law of the State in which the lands are situated."

The Court of Appeals of this State had held that, "The constitutional difference between the rights of non-resident individuals and foreign corporations is fundamental and apparent. The citizen of another State has a constitutional right to come within our jurisdiction. The charter of our nation has secured him that right, and we cannot exclude him nor clog his right with conditions, unless in exceptional cases under the police power. But foreign corporations, artificial beings, the product of a law not our own, have no constitutional right to pass their own borders and come into ours. The Federal Constitution has neither granted nor secured any such right. We may exclude absolutely, and in that power is involved the right to admit upon such conditions as we please. Until they are within our jurisdiction, the final clause of article 14, by its own terms does not apply."

"The first general statute passed in this State in respect to the right of foreign corporations to acquire and convey lands, to which our attention has been called, or which we have been able to find, is chapter 158, Laws of 1877, which provided: 'Any foreign corporation may purchase at a sale upon the foreclosure of a mortgage held by it, or upon any judgment or decree for debts due it, or upon any settlement to secure such debts, any real property within this State covered by or subject to such mortgage, judgment, decree or settlement, and hold the same for not exceeding five years from the date of such purchase, and convey it by deed or otherwise in the same manner as a domestic corporation.'

"The provisions of this act are re-enacted in section 18, of chapter 687 of the Laws of 1892, known as 'The General Corporation Laws.' Section one of chapter 450 of the Laws of 1887, which is re-enacted in section 17 of 'The General Incorporation Act,' provided: 'Any foreign corporation created under the laws of the United States, or of any State or Territory thereof, and doing business in this State, may acquire such real property in this State as may be necessary for its corporate purposes in the transaction of its business in this State, and convey the same by deed or otherwise in the same manner as a domestic corporation.'

"The foregoing are the only general statutes of this State authorizing foreign corporations to acquire, hold and convey land within this State, or which recognize their right so to do. It is urged that the statute last quoted is broad enough to authorize a foreign corporation to take, hold and convey real estate within this State as a business and for the purposes of speculation. This we do not think was the intent or purpose of the act, but are of the opinion that the lawmaking power simply intended to authorize a foreign corporation to take, hold and convey such land within this State as should be incidentally necessary or convenient for the transaction of such business as the corporation is authorized to carry on within this State. The statute first cited (now section 18 of the General Corporation act) limits the time to five years in which foreign corporations may retain lands which they have acquired in the payment of debts due it. This seems to negative the idea that a foreign corporation has the unlimited right to take, hold, and, for an indefinite period, convey any lands within the State except such as are necessary for and incidental to its business.

"The policy of this State, from the time of its organization to the present, has been firmly opposed to the right of corporations, created under its own laws, to take, hold and convey an unlimited amount of land, the amount that may be acquired, held and conveyed being limited by general laws, or by the acts under which the corporations were created. Under chapter 40 of the Laws of 1848, as amended, corporations may be formed for purchasing, holding, improving and conveying real estate, but the amount which they may hold is limited to one million dollars unless the corporation is organized for the purpose of erecting in a city a building to be rented for offices and stores.

"If the defendant may legally acquire, hold and convey land in this State at pleasure there is no limitation upon the amount which foreign corporations may acquire and convey except their ability to purchase and pay for lands. We think it is contrary to the policy of this State to give to foreign corporations the unlimited right to take and hold lands in this State, and that the title of the defendant is not indefeasible, but it is subject to be forfeited by the State. Until it

is, the defendant holds a defeasible title. If the defendant conveys its grantee takes the same title, a defeasible one, at the will of State.

"The title, subject to the right of the State to defeat it, being in the corporation, it is plain that its shareholders have no legal estate in the land, and the judgments recovered against William H. Crawford are not a lien upon it."

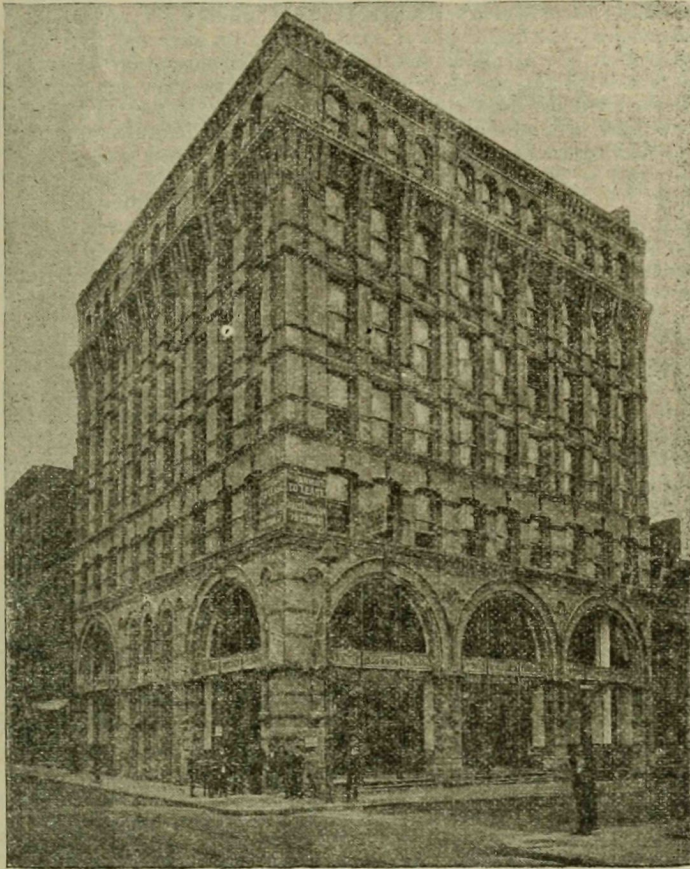
This decision was received with great alarm among all the New Jersey real estate corporations doing business in this city. If it

Up-to-Date Buildings for Mercantile Purposes.

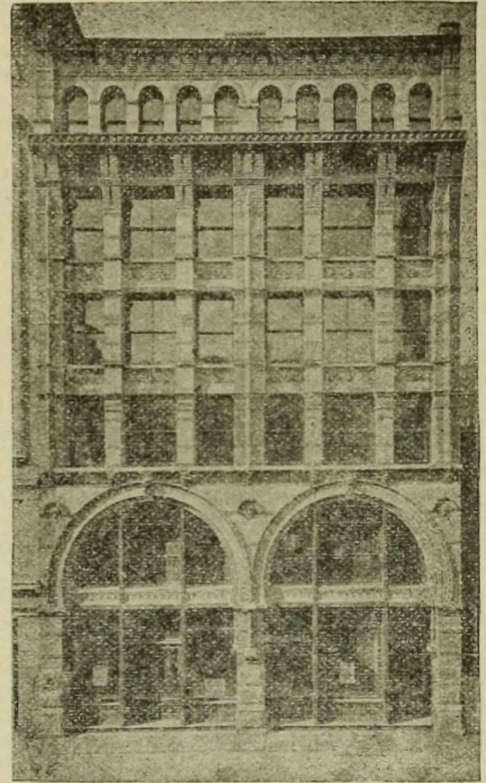
The growth of the wholesale and manufacturing quarters of the city is giving an increased value to much property on either side of Broadway. This is particularly the case with much lying on the West Side of that great dividing thoroughfare. A few years have enabled the business district to overgrow, possess and change the character

stands, as many authorities hold to be extremely likely, it will put a good many people to a deal of trouble to straighten out their land titles, and a good many others who have guaranteed such titles and who have made loans on properties so affected, will feel uncertain and troubled about their investments and indorsements. The case was argued before the Court of Appeals, on the 12th inst., by Louis Marshall, Esq., of Syracuse. A decision by the Court of Appeals is expected within the ensuing month.

and builders, of 191 Broadway, which they are offering to the attention of business men requiring new locations, and to investors. One of these is a six-story brick and stone store, 50x100, occupying the sites Nos. 137 and 139 Wooster street. A tenant has already been secured for the spacious upper lofts for a term of years, who pays a rental of \$8,250 per annum, while the store and basement are available to responsible parties at \$3,500 per annum. On this basis the total income of the building will amount to



S. W. cor. Wooster and West Third Sts.
HERTER BROS., owners and builders.



Nos. 137-139 Wooster Street,
HERTER BROS., owners and builders.

of that extensive strip of property between Canal street and Washington Square, and extending several blocks west of Broadway. To one who has not visited this region for ten years the change he would find to-day would be perfectly marvelous, so entire has it been. Instead of the miserable squalid-looking houses, given over to the most disreputable uses, he would find a centre of business activity, filled with substantial and capacious work-shops, store-rooms and show-rooms; and, moreover, the work of transformation is still going on, and promises, if kept up at the rate it has gone on in the past decade, to turn the entire district, from Broadway to Hudson street, over to commercial purposes in a reasonably short space of time. It was natural that this westward movement should begin with the streets nearest parallel to Broadway, creating a demand for business sites in Greene and other streets, and advancing values correspondingly. The movement has gone so far now that the opportunities for good investments are in the streets a few blocks west. Some good specimens of the class of buildings that are changing the aspect of this district are those recently put up by Herter Bros., architects

\$9,750, and at the same time the tenants pay for steam. Another of these new buildings is that on the southwest corner of Wooster and West 3d streets, a seven-story brick and stone structure, 71.5x75, furnished with steam and containing passenger and freight elevators of the most recent style. In this building lofts can be obtained at from \$1,500 to \$1,900 per annum, and the store floors at about \$6,500, though if desired portions of this store space can be had by those desiring them, as the owners are willing to divide off the space as wanted and let at corresponding rentals. This property deserves the examination of intending investors, because being newly built it is up to time in point of fitness for wholesale and retail trade purposes, and because, for the reasons heretofore stated, it is not held so high as similar property nearer Broadway, while the few blocks difference in distance from that thoroughfare can make no material difference to the occupants. The question of the probable enhancement of value as a result of the increased business movement west from Broadway is also one that should not be overlooked. —(Communicated).

Obituary.

Death has been deplorably active of late in removing from scenes of earthly life many men who have held important relations to the real estate and building interests.

ORLANDO B. POTTER.

Mr. Potter was one of the most extensive owners of real estate in the city and a man of pronounced civic sentiments. He died suddenly of heart disease on 5th avenue, near 50th street, on Tuesday evening, while on his way to the Democratic Club, of which he was a member. A native of Charlemont, Mass., born March 10, 1823, he grew up on a farm, worked his way through school and to college, was admitted to the bar in Boston in 1848, and about five years later came to New York, with whose interests he had ever since been identified. He was a shrewd and intelligent judge of real estate values and invested his accumulations in this class of property as fast as they were made. His holdings at the time of his demise are estimated at from \$10,000,000 to \$20,000,000. Mr. Potter

took a prominent part in all large schemes of public improvement and in matters affecting the national finances. He is credited with the authorship of the national banking system, and about eleven years ago served one term in Congress. His was a familiar figure at the meetings of the Chamber of Commerce and the Board of Trade and Transportation; in such meetings and in the counsels of the Democratic party his counsels carried great weight. He was a member of the first Rapid Transit Commission appointed by Mayor Grant; his leanings on that important civic question being always strongly in favor of the elevated railroad system. He advocated their construction in Broadway and the Boulevard from the Battery to the northern end of the island, and the extension of the 6th avenue line through Central Park and Lenox avenue to the Harlem River. Notwithstanding his sometimes extreme views, he was universally held in general respect for his sturdy uprightness and his unostentatious life. He left a wife and three children—two daughters and a son, who has long been his principal reliance in business, surviving him.

COL. FLOYD CLARKSON.

Col. Clarkson died suddenly on Tuesday afternoon at his residence, No. 48 East 66th street. He came of revolutionary stock. His grandfather, William Floyd, was one of the signers of the Declaration of Independence. He was born in this city in 1831. When the rebellion broke out he entered the army as a private in the Seventh Regiment. After the expiration of his first term of enlistment he went again to the front as Major of the Sixth Cavalry, and in April, 1863, was commissioned Major of the Twelfth Cavalry, a command which he retained to the close of the war. "For faithful and meritorious services" he was brevetted Lieutenant-Colonel on April 22, 1865. After the war was over he entered the real estate business, and continued in it as a broker during the remainder of his life. For a few years before his death he was president of the Riverside Bank, and of the Anglo-American Loan Company. He was a member also of several clubs and military organizations. His family consisted of a wife, five sons and two daughters.

GEORGE H. BABCOCK AND STEPHEN WILCOX.

These gentlemen were the founders of the extensive steam-boiler business which bears their names, that of the Babcock & Wilcox Co. They were schoolmates in boyhood, and when they reached manhood became associated in business and remained together through varying business conditions, through long and useful careers, and died within three weeks of each other—Mr. Wilcox on Nov 27th, and Mr. Babcock on Dec. 16th. Mr. Wilcox's home was on Westerly, R. I., where he leaves an enduring monument, in the form of a public library and gymnasium. Mr. Babcock resided for some years before his death at Plainfield, N. J. By his will he endowed a Babcock Scientific Library, and left a fund of \$200,000 for educational purposes to the Seventh Day Baptist Church Society. He left the bulk of his fortune to trustees for his eight-year-old son.

For additional Brooklyn matter, see Brooklyn Department immediately following New Jersey records (page 28).

afford splendid accommodation for from twelve to eighteen separate establishments. Messrs. Boehm & Coon, of No. 173 Broadway, who have had a successful experience in business building, are the builders and owners. The building is of extra strong construction, five full stories high, of white brick and terra cotta, with extra large window lights, and with all the conveniences of a first-class office building.

In the middle of the building is a light court, 10x18 feet in dimension, roofed over with glass. It extends from the roof to the main floor, and a glazed floor here lets the light through to the cellar. The main hall is handsomely wainscoted and floored with marble and tiling. The building is equipped with an electric elevator, electric lights, steam heat, open sanitary plumbing, toilet-rooms on every floor and marble lavatories in every office. The plan shows a store floor extending the full depth of the building, 129 feet, with light from the front windows, the central court, and through a glazed roof over the rear extension. It is conveniently arranged for one firm or can be divided into two stores—front and rear, with a main entrance to the rear office from the main hall. Each of the other floors has four offices, two front and two rear, each of which can be rented separately or in suites of two with communicating doorways. The smaller offices have their light and ventilation from the central court and hall windows, the larger ones through four large windows, front and rear. The exterior design, which is pleasing and attractive, is shown in the accompanying illustration.

This site has become still more desirable since the Lawyers' Title Co. secured a location opposite on Maiden lane and extending through to Liberty street, where they are erecting a thirteen-story building. This will, of course, bring to Maiden lane the large circle of customers of the Title Co. and others in associated lines.—(Communicated.)

The New State Legislature.

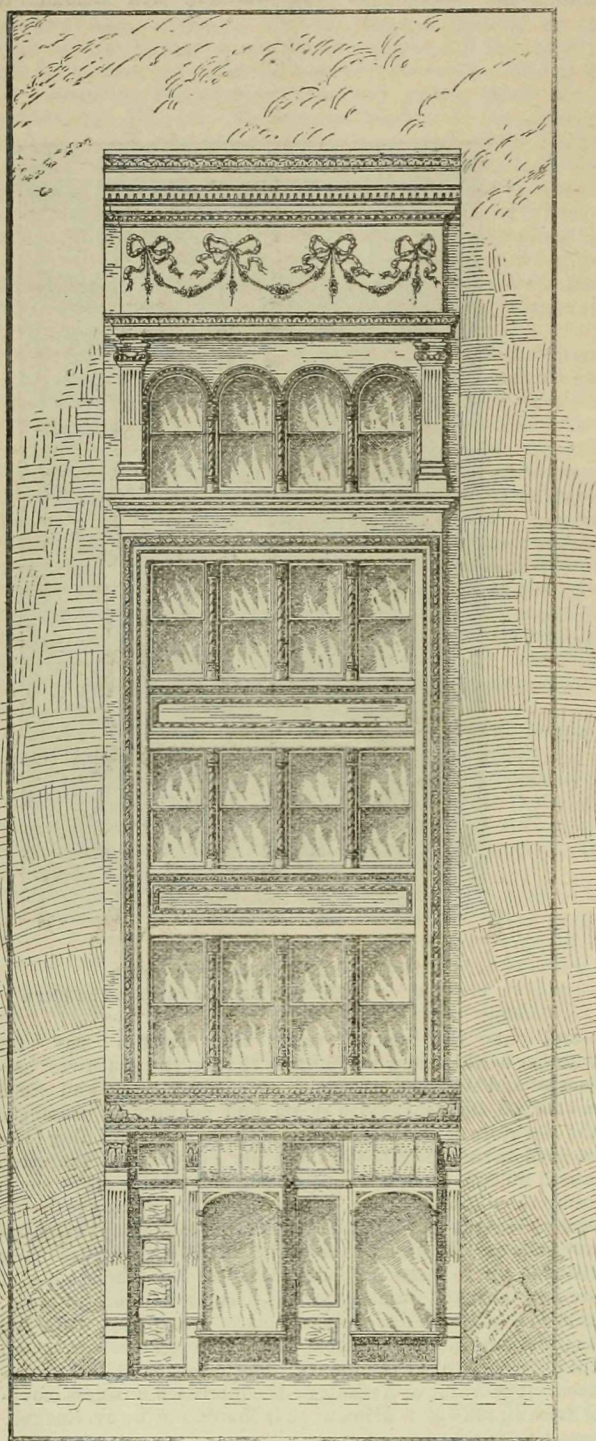
AN ACCOUNT OF THE PARTY LEADERS AND THE MEN WHO CONSTITUTE THE TWO BRANCHES.

ALBANY, Jan. 5.—The new Legislature, which met on Tuesday, unexpectedly Republican in both branches, and containing many Senators and Assemblymen who have never before had experience in legislative life, and with whose characters and ability the public generally is unacquainted, promises to furnish the voters of the State, as they read their newspapers the coming year, with many surprises.

The State Senate has eighteen Republicans, one Independent Democrat, Daniel Bradley, of Brooklyn, and thirteen "Regular" Democrats. Upon the matter of organizing the Senate—that is, the election of its presiding officer for the periods when the Lieutenant Governor is absent, Mr. Bradley acted with the Republicans. In dealing with political questions, however, Mr. Bradley will act with the Democrats. The Republican majority in the Senate, therefore, is four. Moreover, the Republican Party, commanding as it does at least seventeen votes, can pass any bill it desires, while the Democratic minority is helpless in that respect. It is probable also that the Republican majority in the Senate will be increased by one vote by the ejection of John McCarty, elected a Democratic Senator from the 6th Senate District. It is in this District that Gravesend is situated—where the lieutenants of John Y. McKane committed so many election frauds. McCarty's majority is only fifty-six, and the Republicans feel justified in depriving him of his seat in view of the election frauds in Gravesend and also in another part of the District in Richmond County. But the Republicans profess to come to Albany this year in no revengeful spirit, and therefore say they will not "purge" the Senate beyond ridding it of McCarty; and will not turn out of the Assembly more than two or three Democratic Assemblymen-elect. These latter they believe they can show to the satisfaction of the public were elected by election frauds in New York and in Brooklyn.

The Assembly will have seventy-four Republicans and fifty-four Democrats, which are precisely the figures reversed of the Democratic and the Republican vote a year ago. The Republican majority therefore is twenty votes. It takes sixty-five votes, however, to pass bills, so that on political measures the Republicans have only nine votes to spare in the Assembly. In the Senate they have only one vote to spare when political measures are to be passed upon finally.

The Republicans come to Albany most decidedly upon their good behavior. They did not expect to have a majority in the Legislature, since the apportionment of the legislative districts was so much against them as a party that they could not dream of carrying it. Nor did they hope to elect their State ticket; not one of their candidates for State office expected to be elected. A week before the election one of these candidates said to the writer: "The most that we shall do will be to defeat Maynard, and even he may be counted in



No. 45 Maiden Lane.
BOEHM & COON, OWNERS.

More Improvements in the Jewelry District.

THE BOEHM & COON BUILDING, ESPECIALLY DESIGNED FOR THE JEWELRY TRADE, AT NO. 45 MAIDEN LANE.

Maiden lane has been distinguished above all other trade centres this year by the number and extent of its building improvements. People who have not visited this centre of the jewelry trade within the year would hardly recognize it as the same street. True there are many old, gloomy "landmarks" remaining that are but poorly fitted for a trade which requires solar light more than any other, but the number of new buildings on both sides of the unique old thoroughfare that are specially designed and constructed to meet the utmost requirements of this art-trade, have almost transformed it.

The latest of these new buildings, now rapidly approaching completion, is at No. 45, a short distance below Nassau street. It will

down in New York and Brooklyn. Possibly also we may carry the Assembly, but it is an impossibility to elect a majority of Republican Senators." But the political revolution in Brooklyn and in Buffalo swept away all Democratic barriers, and the Republicans in amazement found that they had captured "everything in sight."

Having the Legislature as a base for manufacturing political capital the Republican leaders now begin to make plans to elect a Republican as Governor the coming year. They perceive that they can win the favor of voters only by most conservative and patriotic action in dealing with legislative proposals. The presence of a Democratic Governor in the Executive Chamber possibly warns them that any legislation solely in the interest of the Republican voters would be so much wasted time, but there is certain political legislation to which Governor Flower would agree probably that the Republican Legislature could not afford to pass if it wishes to retain popular favor. It is this latter kind of legislation, "combines" with a Democratic Governor somewhat against the public interest that the Republicans feel that they must be on their guard against. Such legislation was common in the days when David B. Hill was Governor and a certain distinguished Republican was Speaker of the Assembly, and the Republican leaders now perceive that their party lost votes by such a policy.

The selection of Charles T. Saxton as President *pro tem.* of the Senate, and of George R. Malby as Speaker of the Assembly, are significant of the desire of the leaders of the Republican party to make a good impression upon the voters of the State. Mr. Saxton has had a most honorable career as a member of the Legislature. He is now forty-seven years of age. In 1886 he was elected a member of the Assembly from Wayne County. If any one had visited him at that period at his modest home at Clyde they would have found his house well stocked with the most recent literature and they would have learned that he had a good practice as a lawyer in the same quiet little town. He came to Albany with an excellent reputation and maintained it as Assemblyman for three years and as Senator for four years. As the author of the ballot reform law of this State he has had an odd experience. A year ago among Republican "practical politicians" there was no man so unpopular as Charles T. Saxton. The severe defeats of the Republican party in this State in the year succeeding the passage of the ballot law were attributed to its operation. The Democratic voter, spoken of in orthodox Republican journals as an illiterate creature, "somehow" had managed to understand the new ballot system, but the Republican farmer was confused by it. But since the late election this argument against Mr. Saxton's famous law has ceased, and the Republican practical politician acknowledges that the secret ballot system did give an opportunity for the independent Democrat to vote the Republican ticket. This being the case, Mr. Saxton is forgiven and he is put forward by the party leaders as visible evidence that the Republican party intends to act in the people's interest.

Mr. Saxton, nominally as President *pro tempore* of the Senate, names the committees of the Senate, but everyone understands that the committees are named by the party leaders upon both sides, who in turn are subject to the influence of the big corporations and of the influential members of the Legislature itself. Mr. Saxton, however, will be in a large measure responsible for the committees. His backbone will be tried. If they are bad; if corporations exercise an undue amount of influence in their composition, Mr. Saxton will be responsible. There is this to be said, namely: that the corporations felt poor while the late political campaign was in progress, and therefore "contributed" much less "campaign funds" than usual to the treasuries of the two great political parties, and therefore the political leaders feel much freer to make up the committees in the people's interests than they have in year's previous. The Manhattan Elevated Railway Company, it is reported, did not pay a dollar to influence political action the past fall or to earn the favor of the State Committee of either political party. This being the case, there is reason to think that a bill creating a Rapid Transit Commission composed of men of ability and honesty may possibly pass the Legislature.

The chief merit of the selection of Mr. Saxton as the President *pro tempore* of the Senate, however, will be, that holding this position he also, by precedent, holds that of the Republican leader in the Senate. This assures the public that it will be protected from political intrigues of a reprehensible character. There will be no "deal" with Mr. Saxton's consent by which some favored Republican and Democratic politicians will receive public offices with large salaries and the voters of the State will receive nothing. Jobs also will find in him a courageous assailant.

George R. Malby, who has been elected Speaker of the Assembly, is a man of the same character as Mr. Saxton. Unfortunately, however, he has not been a member of the Legislature as long as Mr. Saxton, and therefore is not so sceptical of the good motives of many prominent politicians. Nevertheless, Mr. Malby upon the whole showed excellent judgment as the Republican leader in the Assembly the past two years, and certainly no one ever knew him to do a dishonorable thing. Moreover he has possibly more courage and certainly more tenacity of purpose than Mr. Saxton. His selection as Speaker will be fortunate for the State in the circumstance that no Tammany Hall politician has a grip upon him. One of the main objections to Hamilton Fish when he was seeking support as a candidate for Speaker in opposition to Mr. Malby was that his late father's large estate was mainly situated in New York City, and that therefore Tammany Hall would have the power of coercing him as Speaker, if he should be elected. Mr. Malby, upon the contrary, lives at Ogdensburgh, in St. Lawrence County, some 250 miles from New York City, and has no business relations whatever in that city which are under the thumb of Richard Croker. Mr. Malby is a lawyer by profession,

a graduate of St. Lawrence University, and is thirty-six years of age. He is a man of a straightforward above-board character. There will be no jobbery practiced through him, and, like Mr. Saxton, he is opposed to political "deals." It remains to be said also that both Mr. Saxton and Mr. Malby are notably men of independent character, and that judging by their past career, no Republican "boss" will induce them to act against the public interest in some pretended political one.

The Senate, as a whole, possesses more men competent for legislation than the one of last year, and more men of good moral character than that one. The Democratic Party, it is true, is handicapped by the dummies sent here by Richard Croker to represent him, and the Brooklyn Democrats will have cause for apprehension when Michael J. Coffey begins.

The Democratic Party was most unfortunate in the character of its nominations for Senators. Richard Croker's sole idea in respect to the New York delegation seems to have been to get men who would obey him without question. Following this policy, he named for Senator four Assemblymen of the present year. These four were Timothy D. Sullivan, Frank A. O'Donnell, Joseph C. Wolff and Thomas C. O'Sullivan. None of these men, except Sullivan, exhibited any ability as an Assemblyman and his display of brains was of a kind that should have insured his being kept in New York. Timothy D. Sullivan is the most dangerous man sent here by any New York constituency since William M. Tweed represented almost the same district in the great city. Two men, indeed, who will range up well as Senators were indeed sent here by Mr. Croker. These were Jacob A. Cantor and Martin T. McMahon. The other two New York Senators, Ahearn and Guy, are petty men sent here by Croker, as were the promoted Assemblymen, to do what Croker wants done, without question.

Nor is the Democratic representation in the Senate from Brooklyn any better than that from New York. The two Democratic Senators are Michael J. Coffey and John McCarty, both former Presidents of the Board of Aldermen of Brooklyn, who, while holding that position, acquired fortunes. The Independent Democrat, Daniel Bradley, is a man who, as an Assemblyman, acquired the title, which was rightfully won, of "Honest Dan." He is a man of good character and will be an honor to his party. Amasa J. Parker, the representative of the Albany Senate district, will also be an honor to his party. But the rural Democrats will greatly regret before the session of the Senate ends that they ever elected Michael Collins and Jacob A. Rice as members of the present Senate. Both of these men have been in the Legislature before, and should never have been returned to it. Taken as a whole, the Democratic representation in the Senate is the weakest it has been in many years.

The Republicans improved the character of their representation in the Senate at the late election. John Lewis Childs, a florist, of Long Island, who is reported to be a man of high type, succeeds an honest but dull-witted Democratic Senator named Floyd-Jones. William H. Reynolds, a builder, succeeds Joseph A. Aspinwall, who had been a little too long in Albany. Mr. Reynolds is reported to be a man of excellent character. George A. Owens, a Republican, who was accidentally elected over Senator McCarren, Democrat, was a barkeeper. This is not a profession that ordinarily turns out high-class Senators. George W. Robertson, another Republican Senator, from the Westchester-Putnam District, was an Assemblyman here in 1882, and then had an honorable record. He is a manufacturer at Peekskill. The new Republican Senators, Clarence Lexow, Frederick D. Kilburn, Charles W. Stapleton and Cuthbert W. Pound, all lawyers, all come to Albany with excellent reputations. Another new Republican Senator, Baxter T. Smelzer, is a physician at Havana. Nothing is known about him here. Charles Lamey and Henry H. Perseus, the two new Republican Senators who will represent Erie County in the Legislature, are business men of fine standing in Western New York, Mr. Lamey being a merchant of Buffalo and Mr. Perseus a banker at East Aurora, one of the suburbs of Buffalo. Frank W. Higgins, another new Republican Senator from Olean, is a man of large wealth, owning valuable iron properties in Northern Wisconsin. He is a well educated man and will be a credit to his party.

It will thus be seen that the Republicans in political adversity have learned some lessons, and one is that it pays to nominate men of high character for office; and as a consequence their State Senate, so far as they are concerned, is an honor to the people of the State.

The Republican representation in the Assembly is of a mixed character; good and bad. The elements in it which the Republican leaders especially distrust are those from Brooklyn and Buffalo. In these cities the Republican Party nominated a good many men for Assemblymen whom it never thought would be elected. But the November tidal wave elected these men as Assemblymen and now the Republican leaders are unable to classify these very Assemblymen. Possibly they may be good Assemblymen, but until they do disclose their real character the Republican leaders will be apprehensive. In Brooklyn nine Republicans were elected; whereas it was thought the party would be lucky if it got one. In Buffalo five were elected, where the Republican Party a year ago only elected one. These new men thus unexpectedly elected will be the "mystery gas wells" of the Assembly until they begin to vote.

In the interior of the State the Republican Party has men of talent and good character in Mr. Ainsworth, of Oswego County, who will be the Republican leader; Mr. Fish, of Putnam County; Mr. Hobbie, of Washington County; Mr. Whittet, of Erie County; Mr. Wilcox, of Cayuga County; Mr. Keck, of Fulton County; Mr. Terry, of Saratoga County; Mr. O'Grady, of Monroe County; Mr. Higbie, of Suffolk County; and Mr. Stewart, of Tompkins. All these men were here last year and showed their merit as legislators.

The Republican Party is also fortunate this year in the Assembly in having two such capital representatives of New York City as

apparently James R. Sheffield, of the 11th Assembly District, and Judson Lawson, of the 23d Assembly District, will be. Mr. Sheffield and Mr. Lawson undoubtedly will speak the sentiments of the taxpayers of New York, as they have not been spoken in several years before; as they have not been spoken since Theodore Roosevelt was here.

The Democratic Party is about as unfortunate in its representation in the Assembly as it is in the Senate. William Sulzer, of New York, the former Speaker, is the Democratic leader. He is a dull young man, who was made Speaker simply to gratify Richard Croker; and he has no aptitude to act as the leader of a minority party. The Democrats have an able and an honest man in Dr. Robert P. Bush, former Speaker, who comes here from Chemung County, but the present Democratic leaders do not have the sagacity to put the management of their party in the Assembly in his hands. The New York Democrats apparently will be represented in the Assembly by only one man of ability, namely: Arthur C. Butts, of the 29th Assembly District. He had an honorable record in the last Assembly and should do good work in this Assembly. There are twenty-eight Democratic Assemblymen from New York County, or a majority of the fifty-four in all. It is a great pity that none of them except Mr. Butts seem to be men of any ability. Brooklyn also sends nine Democrats, not one of whom appears to be of any signal ability. Edgar L. Ryder, of Westchester County, is a man of probity and should be a credit to the Democratic party in the Assembly. The remainder of the rural Democrats are men who have yet to win recognition for legislative ability.

Political legislation apparently will be limited to passing a blanket ballot bill; of a bill giving the great political parties an equal number of election inspectors at each polling place, and in providing more stringent penalties for falsifying the election returns.

The reformers in New York are clamoring for an investigation of various city departments. It is doubtful if any will be made, the Republican leaders believing, from the failure of the Fasset investigation, that more harm than good will come to their party if they undertake it. But it now looks as if a bill would be passed abolishing the present Board of Police and putting the Police Department in charge of Superintendent Byrnes. In that case, a Board of Elections would be created to appoint election inspectors and do similar election business.

Will there be a rapid transit bill, abolishing the present inefficient Board of Rapid Transit Commissioners? To-day there is no token of such a bill, but he would be a rash man who would predict that none would be introduced and pushed vigorously.

Real Estate Market.

The sum of the real estate transactions of this week is not very large. Although investors are having their opportunity now, they are apparently unwilling to see it. It is said by some brokers, who profess to have considerable sums to invest, that there are no bargains offered, and this is answered, Yankee fashion, by a cross query: "What do you want, a \$5 gold piece for \$3.50?" This reflects the actual situation in real estate with respect to the best property; to the owner it is as good as minted money, while the would-be buyer would like to get it at what he is pleased to consider panic prices—about 30 per cent off. The chances are that he will fail to find any such bargain in investment property. But such a situation produces business paralysis—would do so in any business. Uptown property, houses and flats, are affording the brokers activity enough to save them from taking root, but that is the best that can be said of them. Owners are sticking to big asking prices where they are able to do so, confident that there will be a scarcity of houses in the spring, when it will not be difficult to get their prices. Some, however, are compelled by the burdens of interest and taxes to part with their houses for whatever they can get above the incumbrances. On the other hand, vacant lots are still held at what builders consider prohibitive prices. While these conditions continue there can be no activity. A little more courage on the part of buyers, a little concession by owners and a less exacting policy on the part of lenders would vastly improve the situation.

CONVEYANCES.

	1892-93.	1893-94.
	Dec. 30 to Jan. 5, inc.	Dec. 29 to Jan. 4, inc.
Number.....	376	260
Amount involved.....	\$6,347,841	\$3,687,071
Number nominal.....	131	101
Number 23d and 24th Wards.....	75	57
Amount involved.....	\$206,682	\$182,548
Number nominal.....	35	21

MORTGAGES.

	1892-93.	1893-94.
Number.....	332	278
Amount involved.....	\$3,991,060	\$3,174,149
Number at 5 per cent.....	155	142
Amount involved.....	\$2,088,449	\$1,799,990
Number at less than 5 per cent.....	39	11
Amount involved.....	\$1,016,500	\$256,500
Number to Banks, Trust and Ins. Cos..	38	32
Amount involved.....	\$1,092,300	\$1,137,350

PROJECTED BUILDINGS.

	1892-93.	1893-94.
	Dec. 31 to Jan. 6, inc.	Dec. 30 to Jan. 5, inc.
Number of buildings.....	42	31
Estimated cost.....	\$914,397	\$469,150

The Auction Room Committee of the Real Estate Exchange has been empowered by the Exchange to take such steps as to it may seem proper and effective to secure a return on the legal sales to the Exchange auction room. The plans of the committee have not yet

been formulated. They may take the form of an application to the Legislature to amend the law, in conjunction with a similar move by the Brooklyn Real Estate Exchange, or they may consist of an application to the Supreme Court Judges to reconsider their action in sending the sales to the Broadway Salesroom. Meantime, Manager Peter F. Meyer, of the Salesroom, says the Auctioneers' Association are not alarmed over the prospect, and are confident that the sales will continue to be held at No. 111 Broadway.

A HEALTHY INSTITUTION.

The Real Estate Loan and Trust Company has increased its semi-annual dividend from 2½ to 3 per cent, payable January 2d. The Company's statement shows its earnings for the past year to be about 10 per cent upon its capital. The careful and conservative management of this Company deserves commendation, especially in these troublous times. The claim is made by the management that all of its investments and loans are of the safest and quickly convertible class, and that it has no bad, suspended or even doubtful assets. The premiums upon all its Government and City bonds have been charged off, as well as all items for furniture, fixtures, etc. The name of the Company is to be changed to the "Real Estate Trust Co. of New York," as a shorter, better and less misleading name.

LONG ISLAND CITY DOCK PROPERTY FOR SALE.

Attention is directed to the advertisement in another column of Messrs. Hatch & Wickes, attorneys, at 55 Liberty street, of an important sale by order of the Supreme Court, in partition, of a valuable plot of lots, with dock privileges, in Long Island City. It embraces both sides of Nott avenue, from Vernon avenue to the East River. The sale will take place at Anthony Miller's hotel, near the ferry, in Long Island City, on January 18th, at noon.

A LARGE LIST OF WEST SIDE LOTS FOR SALE.

Building operators and investors will find food for solid reflection in the offer, by J. O. Baker, of No. 7 Wall street, of about sixty lots, in groups of from two to six, in sixteen different localities on the West Side, between 75th and 143d streets. They are offered for 25 per cent cash payments, the balance, 75 per cent, to remain on bond and mortgage at 5 per cent. See his advertisement for the particulars as to location.

Richard V. Harnett & Co. will sell at auction at the Real Estate Exchange Auction Room, 59-65 Liberty street, on Tuesday next, Jan. 9, the four-story and basement stone and buff brick dwelling, size 20x55, lot 100, No. 56 Convent avenue. Can be seen by permit from the auctioneers, Nos. 71 and 73 Liberty street.

Special Notices.

Congressman John De Witt Warner has formed a partnership with William G. Peckham, Esq., for many years head of the law firm of Peckham & Tyler, and foremost in the prosecution of property-owners' claims against the elevated railroad for property damages. The firm-name will be Peckham & Warner. Mr. Warner has been a conspicuous and successful opponent of the anti-option bill, and supporter of the silver-repeal legislation.

BUSINESS CHANGES.

John Redding Hinchman and Frederick Barnard Hinchman have formed a partnership as architects, under the firm name of John R. Hinchman & Brother, with offices at No. 96 5th avenue.

Notice is published of a new partnership formed by Horace S. Ely and Alfred E. Marling, under the firm name and style of Horace S. Ely & Co., with offices at Mr. Marling's former address, No. 64 Cedar street. Both gentlemen have been long successfully and honorably connected with the real estate profession in this city.

Gossip of the Week.

SOUTH OF 59TH STREET.

On inquiry we learn that the exchange of the Nassau Chambers office building for John Pettit, for the Essex Apartment House, at 61st street and Columbus avenue, was negotiated by John R. Foley. The amount involved is said to have been \$750,000.

Walter C. Woolley has sold the four-story, high stoop, brownstone 20-foot dwelling, No 140 East 29th street, for \$20,000.

The property, 25x125, on Leonard street, north side, 200 west of Broadway, a five-story business building, is reported sold by the Tappen estate, at \$102,000.

The five-story business and office building, 80x74, on the southwest corner of Broadway and 4th street, known as the Bissell building, it is reported, has been traded by Pelham St. G. Bissell to Dillon C Willoughby in exchange for other property.

NORTH OF 59TH STREET.

The house, 336 West 70th street, 25x102, and owned by T. A. McIntyre, was sold this week for about \$22,500; the name of the purchaser is withheld for the present.

Mr. Leo Dinkelspiel has disposed of a lot, 25x100, on 83d street, between Amsterdam avenue and the Boulevard. The price is said to have been \$12,500.

The two-story stable property, No. 207 West 76th street, 25x102, belonging to Wm. B. Baldwin, has been sold for about \$70,000.

David Stewart has sold for Frank Koch and Henry Gottlieb the plot, 75x125 feet, on the west side of Bradhurst avenue, between

152d and 153d streets, to John Sander for \$13,500 cash. This is an advance of 50 per cent on what the same lots sold for in April, 1893.

Max Simon has sold for Conlon & Gannon the five-story flat, 20x81x100.8, No. 109 West 90th street, the last of four built.

Stabler & Smith say: "Referring to your Gossip column in last week's RECORD AND GUIDE we stated 'that there were not over half a dozen houses left in builders' hands between 88th and 89th streets, Central Park West and Amsterdam avenue.' This should have read 'half a dozen flat houses unsold in builders' hands in that section.'"

T. Scott & Son have sold the following properties: No. 129 East 80th street, a three-story and basement brownstone, high stoop dwelling, 20x55x102, for Henry D. Miles to Herman Levy; Nos. 185 and 187 East 76th street, two five-story brick apartment houses with stores, 25x85x102 each, for Estelle Mayer to Frederick Tetreau, Father of the French Catholic Church of St. Jean Baptiste; and No. 108 East 85th street, a three-story and basement brownstone, high stoop private building, 18x50x102, for Sarah Katz to H. Cohn.

De Blois, Hunter & Eldridge have sold for David H. King, Jr., No. 201 West 139th street, corner of 7th avenue, to J. H. Bradford and F. J. Stimson, of Boston, on private terms.

Mangam & Welling have sold the two-story frame dwelling, lot 25x100, No. 334 East 121st street, for J. S. Smith to a Mr. Boylan for \$8,000.

Geo. Frederick has sold for Geo. R. Bourne the lot, 28x102.2, with frame buildings thereon, No. 164 West 74th street, to Wm. Wilson, for \$26,000. It is declared to be the intention of the buyer to erect a boarding stable on the lot.

Jacob & Skinner have purchased from the Aldous-Taylor Building Company a plot of six lots on St. Nicholas place, west side, between 152d and 153d streets, each about 25x70, at \$56,500. The buyers will erect a group of American basement dwellings on the property.

John W. Stevens has sold for Klaw & Erlanger the three-story and basement brownstone dwelling, 18x52 and extension, lot 100, No. 150 West 93d street, to a Mr. Van Rieper.

The house reported sold by James Breen last week was No. 237 West 90th street instead of 70th street, a three-story 19-foot dwelling. It was sold to C. W. Claff.

The four-story brownstone dwelling on 89th street, north side, 90 feet west of West End avenue, is reported sold by W. E. Lanchantin.

The four-story limestone dwelling, 25x80, on the north corner of Riverside Drive and 78th street, has been sold through the agency of Smyth & Ryan for Christopher Robert to Mrs. Barbey at about \$65,000.

TWENTY-THIRD AND TWENTY-FOURTH WARDS.

Carl E. Randrup has sold three acres of salt meadow land fronting on the Bronx River, adjoining the Northern Gas Works, to Mrs. M. Eichler for \$20,000; also three acres of salt meadow land at Hunt's Point to B. J. H. Trask.

Robert Shannon has sold the northwest corner of 148th street and Washington avenue to William Walsh for \$3,000.

News of the Building Trades.

MOVING FOR NEW FEDERAL BUILDINGS.

The demand for larger and better office facilities for the various federal government bureaus in this city promises soon to take on some definite form. It might generally be supposed that the business public was not very practically concerned with the character of the housing of government officials, but when the lack of office facilities impedes the transaction of business in the federal courts, at the custom house, the sub-treasury, the bonded warehouse and in the federal courts, it begins to be a matter of direct concern to the business public. The real estate interests are moving in the matter, and it is likely, as we are informed, that the Real Estate Exchange and the Auctioneers' Association will soon give expression to their sentiments upon it.

* * * *

THE WIDOW'S MITE REVERSED.

The story comes to us of a poor building mechanic who was working on one of the new buildings on the West Side, and a few days ago had the misfortune to receive a blow on the head from a descending elevator, which knocked him down through the shaft. He fell eight stories and sustained injuries which will make him a life-long cripple. After he was sent home from hospital his workmates passed the hat among themselves and chipped in \$19.50 to supply his immediate wants. The owner of the building, a wealthy merchant, happened to be present and the case was stated to him, with the offer of an opportunity to join in the contribution. He expressed sincere sympathy for the unfortunate man, and putting his hand in his pocket drew out a silver quarter which he deposited in the hat.

* * * *

The Spencer-Needham Company, offices at the foot of Horatio street, North River, are supplying the materials for the mason-work on the new Appraiser's Stores and United States Bonded Warehouse, now in course of construction at Greenwich, Washington, Christopher and Barrow streets. The company have large facilities for this kind of work, and are ready to hear from customers at any time. Their telephone call is 116-18th street.

Out Among the Builders.

Neville & Bagge, architects, of 213 125th street, have completed plans for two five-story stores and flats, to be erected on the west side of 8th avenue, 50.5 north of 114th street. Each house will have a frontage of 25.2 $\frac{3}{4}$ and a depth of 88 feet. The first floors will be

devoted to stores and the floors above arranged for three families and the apartments be up to date in respect of fittings for that class of property. The total cost of the work will be about \$40,000. The owner of this property is Thomas K. Lemon, of 626 Columbus avenue. Work on the foundations will commence at once.

Architect B. W. Berger has the plans for two five-story flats with stores, to be erected on the northwest corner of 9th avenue and 50th street by John Tietjen, of 395 West street. The corner store will be fitted up as a first-class saloon.

Architect Lorenz F. J. Weiher, Jr., has plans on the boards for a two-story and basement frame cottage to be erected on 177th street and east side of Tremont avenue, for Edwin E. Stillman. Cost estimated at \$5,000.

From plans by Architect John Hauser, George Schreimer will build three five-story flats, 25x73 each, on 90th street, south side, 210 feet east of 3d avenue. They are to have all improvements, including heated heated halls, and will cost \$62,000.

President Trenholm, of the American Surety Co., in answer to our inquiry about the new building which his company will erect at Broadway and Pine street, said the company had called for a closed competition for plans from eight architects, whom he declined to name. The company has retained Mr. Richard M. Hunt as consulting architect, he of course not being in the competition. The instructions to the competing architects are that the building must be not less than fifteen nor more than twenty stories high, and that the plans must all be ready to submit on the 15th of this month. The competing architects are all to be paid for their plans, but the company reserves the privilege of rejecting all or changing any one to suit its final judgment. From other sources we learn that the eight competing firms are Messrs. N. Le Brun & Son, Geo. B. Post, McKim, Mead & White, John R. Thomas, Bruce Price, Geo. Martin Huss, Carrere & Hastings, and W. Wheeler Smith. Work will be begun immediately after the 1st of May.

Chas. Gahren will build two large first-class apartment houses on the three lots in 93d street, south side, 250 feet west of Central Park West, purchased by him last week through Stabler & Smith.

Wm. Wilson intends to build a boarding stable on the lot, 28x102.2, No. 164 West 74th street.

R. G. Rogers has completed the plans for an additional story to the Home for Incurables, 182d street and 3d avenue.

Andrew Spence's church, on Audubon avenue, for which plans have been filed, cost should be \$18,000 instead of \$8,000, and architect is Andrew and not Andrew G. Spence.

The Coffee Exchange is considering plans for a new building on its corner, at Beaver and Pearl streets, one of which calls for a nine-story modern fire-proof building to cost \$20,500. There is little prospect of an early decision.

TWENTY-THIRD AND TWENTY-FOURTH WARDS.

Dickerson & Degan are preparing plans for a two-story basement and cellar, frame and shingle-finished cottage, 20x38 feet, to be erected on the west side of Vyse avenue, south of Freeman street, for Robert Pickens. It will contain all improvements and furnace heat, and cost \$3,000.

George Stoltz, the builder, will erect two three-story frame flats, 16x57 feet each, on the north side of 157th street, 166 feet west of Courtlandt avenue, to cost \$15,000.

M. J. Garvin has plans for a one-story brick boiler house, 23.3x52.10 feet, to be erected on the south side of 152d street, adjoining the brewery, west of Melrose avenue, for J. & M. Haffen.

Out of Town.

ROSELLE, N. J.—George Hooper, of Newark, is building a two-story and attic frame cottage, 30x32 feet, on Clay avenue, for M. Jones. It will contain all improvements and furnace heat, and cost \$3,000.—C. Runyon, of Elizabeth, is at work on a two-story and attic frame cottage, 28x30 feet, on Clay avenue for M. Van Buren to cost \$2,500.—W. A. Keddie will erect a two-story and attic frame cottage on the corner of Webster avenue and Chestnut street. The interior will be partly finished in hardwood with open fireplaces, and contain all improvements and furnace heat; cost, \$5,000.—A two-story and attic frame cottage, 28x30 feet, is in course of erection on Filbert street, for E. Williams. It will contain all improvements and furnace heat, and cost \$2,500.—J. N. Meeker is building a two-story and attic frame cottage, 20x26 feet with extension 12x14 feet, on 9th avenue and Walnut street, for John Walker, to cost \$1,500.—M. Van Roosa is at work on a two-story and attic frame cottage, 24x30 feet, on Webster avenue, for Peter Donald, to cost \$2,000; Mr. Van Roosa is also building a two-story and attic frame cottage, 21x30 feet, on Halifax avenue, for Peter Donald, to cost \$2,000; Mr. Donald is having a third two-story and attic frame cottage, 24x30 feet, erected by J. N. Meeker, on Lincoln avenue. It will contain all improvements and furnace heat, and cost \$2,500.

LORRAINE.—A. S. Opie, of Elizabeth, is at work on a two-story and attic frame cottage, 20x32 feet, on Westfield avenue, to cost \$2,000.—A two-story and attic frame cottage, 20x28 feet, with extension 14x14 feet, is in course of erection on Drake avenue, by Joseph Strauss; cost, \$2,000.—John A. May will erect a two-story frame building, 25x52 feet, to be used as a Town Hall, on Westfield avenue. The interior will be finished in Georgia pine and heated by furnace. The first story will contain a store in the front and supper rooms, etc., in the rear.

ELIZABETH.—Thomas B. Budd is at work on a two-story and attic frame cottage, 32x65 feet, on Westfield avenue, for Frank M. Fowler. The interior will be partly finished in hardwood with open fire places, and contain all improvements and steam heat; cost, \$5,000.—Ground has been broken for a two-story and attic frame cottage, 26x34 feet, on Westfield avenue, for R. G. Lagren. It will contain

all improvements and furnace heat; cost, \$3,800. A. N. Lagren is the builder.—A two-story and attic frame cottage, 26x34 feet, is in course of erection on Westfield avenue, for C. A. Norris. It will contain all improvements and cost \$3,500. W. B. Lewis, of Roselle, has the contract.—S. D. Drake is building two two-story and attic frame cottages, 22x30 feet each, on Chilton street. They will contain all improvements and furnace heat; cost, \$3,000 each.—A two-story and attic frame cottage, 26x34 feet, has been started on Westfield avenue by W. B. Lewis, the builder, of Roselle, for his own occupancy. It will contain all improvements and furnace heat and cost \$3,000.

BAYONNE.—F. F. Martinez has plans for a three-story frame double flat, 25x50 feet, to be erected on Avenue D, near 51st street, for M. Armstrong. It will contain all improvements and steam heat and cost \$6,000.—F. M. Coffin has plans for the interior alterations to

the Bayonne Hospital on 30th street, between Avenues D and E. A new elevator will also be added.

MAY'S LANDING, N. J.—A three-story frame hotel, 36x130 feet in size, will be erected on the corner of 13th street and Farragut avenue, for the Industrial Land Developing Co. It will contain seventy rooms, electric lights and bells and all the latest improvements.

GRYMES HILL, S. I.—The three-story frame and shingle-finished cottage owned by A. D. Irving is undergoing alterations and repairs. The interior will be remodeled throughout from plans prepared by W. A. Mersereau, of New York, to cost \$2,500.

TODT HILL, S. I.—W. A. Mersereau, of New York, has plans for the alterations to the two-story and attic shingle-finished cottage at Sunny Slope, for G. & H. Cromwell. A third story, 43x57.6, will be added and finished in Colonial style; cost, \$3,000.

SALES OF THE WEEK.

The following are the sales for the week ending Jan 5.

* 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 NEW YORK REAL ESTATE SALESROOM.)

SMYTH & RYAN.

78th st, No 164 W, 20x102.2, 4-sty stone dwell'g. Rose McKenna. (Foreclos mechanic's lien; amt due \$4,555)..... \$3
122d st, No 337 E, 25x100.11, 2-sty frame dwell'g. M T H Burke. (Partition sale)..... 5,000
Delancey st, No 212, 25x75, 5-sty brk tenem't. Herman Schnitzer. Amt due \$4,606; prior mortg \$25,000).....35,917.23

D. PHOENIX INGRAHAM & CO.

72d st, No 334 E, 16.8x102.2, 3-sty stone dwell'g. Ida R Cohen. (Amt due \$2,256; prior mort \$9,000)..... 9,700
*135th st, No 223 W, 25x99.11, 5-sty brk flat. John H McKee. (Amt due \$16,139; prior mort \$28,000)..... 22,500
*135th st, No 225 W, 25x99.11, 5-sty brk flat. John H McKee. (Amt due \$16,139; prior mort \$28,000)..... 22,500

BRYAN L. KENNELLY.

23d st, No 206 W, 25x98.9, 5-sty brk dwell'g. Mary Ewen. (Amt due \$740)..... 5,000
*45th st, No 115 E, 21x100.5, 5-sty brk dwell'g. Matilda E Goodwin. (Amt due \$5,906; prior mort \$18,000. (Sub to lease expiring May 1, 1894))..... 21,975
*70th st, No 515 E, 25x100.5, 5-sty brk tenem't. Theodore M Barnes as exr, &c. (Amt due \$13,130)..... 13,000

JAMES L. WELLS.

*138th st, No 305 W, 16.8x99.11, 3-sty brk dwell'g. Laura A Hudson (Amt due \$13,378)..... 14,000

WILLIAM KENNELLY.

*Pleasant av, No 382, 16.8x71.3, 4-sty stone front dwell'g. Katharine E Turnbull. (Amt due \$10,058)..... 9,000

PETER F. MEYER.

120th st, No 30 W, 18.4x100.11, 3-sty stone front dwell'g. John Bottomly. (Amt due \$16,074)..... 16,635

Total.....\$175,230
Corresponding week, 1893.....\$457,978

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 the 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.

DECEMBER 29, 30, JANUARY 2, 3, 4.

Allen st, No 19, w s, 75 n Canal st, 25.2x 65.7, 5-sty brk tenem't with stores. Tillie Solomon to Wolff Solomon. Dec 26. nom
Attorney st, No 155, w s, 150.2 n Stanton st, 24.10x100, 6-sty brk store and tenem't with 4-sty brk tenem't on rear. Oscar Stern to Anna Stern. Dec 26. \$30,750
Boulevard, w s, 25.11 n 114th st, 100x75, vacant. Stephen B French to Jacob Lawson; Brooklyn. Q C. June 23, 1892. nom

Broadway, No 334, s e cor Worth st, runs s 5.3 x e 100 x n 5.1 to Worth st, x w 100, 1-sty brk and iron stores. James A Hayden to Harriet Hayden. C a G. 3/8 parts. Mt. \$15,000. Dec 30. 15,000
Broadway or / w s, 170.9 s 190th st, Kingsbridge road / runs w 385.6 x s 190.6 x e 415.3 to w s Kingsbridge road, x n 111.10 to bend in said road, x n 79.1, with strip bet the east boundary of above on Broadway and west line of same for length of 190.4, being 15.8, on north boundary line and 9.3 on south line, to-

gether being 1 798-1,000 acres. John Addison to Bendet Isaacs et al exrs Myer Finn. Mt. \$15,000. Dec 27. 60,000
Broadway, No 603, w s, 52 s Houston st, 25 x103, 3-sty stone front store. John J and Joseph Clark to Denison P Chesebro and Harry McNally. Mt. \$87,500. Jan 4. 120,000

Broome st, No 30, n s, 25 e Goerck st, 25x 75, 5-sty brk tenem't with stores. Pinous Lowenfeld, Jacob, Levy, Morris and Samuel Goldstein and Louis Lese to Elka Birnbaum and Malka Laskey. Mt. \$20,500. Dec 30. See Clinton st. 25,500
Cannon st, No 102, e s, abt 25 s Stanton st, 2 x100, 5-sty brk tenem't with stores. Laemlein Bittenwieser to Aron Weisberger. Dec 29. 36,600

Central Park West / begins Central Park 92d st / West, w s, extends 93d st / from 92d st to 93d st, 201.5x175, vacant. Modification and extension of contract to sell. The Women's Hospital to Frederick Hornby. Dec 26. nom
Clinton st, No 43, w s, 100 s Stanton st, 25 x100, 5-sty stone front tenem't with stores. Samuel Birnbaum and David Laskey to Pinous Lowenfeld. Mt. \$32,000 and tax 1893. Dec 30. See Broome st. 38,000

Dey st, No 18, s s, abt 110 e Church st, 24x 90, 4-sty brk store. Eliz P wife of Peter K Paulding, Cold Spring, N Y, to Chas F Cutler, Morristown, N J. Dec 28. 75,000
Division st, No 193, s s, 157.2 e Jefferson st, 26.11x48.8x26.4x19.3, 5-sty brk tenement with stores. Jonas Weil and Bernhard Mayer to Davis B Phillips and Fannie Harris. Mt. \$14,000. Dec 27. 27,000
Duane st, No 149, n e, cor West Broadway, 25x-x25x50, 5-sty brk store. Maria E wife of Jacob B Tallman, Jamesburgh, N J, to Sarah E Bedell, Nyack, N Y. Jan 2, 1880. 10,000

East Broadway, No 124, at n e cor alley or gangway and 62.10 e Pike st, 22.3x63.4x 22.1x63.4, 6-sty brk tenem't with stores. William Hartfield to Marks Kirshbaum. B & S. Mt. \$27,000. Dec 16. nom

Franklin st, s e cor Washington st, 61.5x 100.7x61.8x100.6, 5-sty brk store. Harriet, Lemuel and Wm B Skidmore widow and heirs Wm B Skidmore to Gustavus L Lawrence. Q C. Dec 30. nom

Franklin st, s e cor Washington st, 60.4x 100.4, same to same. Dec 30. nom
Front st, Nos 347-351 / being Front st, s South st, No 381 / s, 225 w Jackson st, 80x140 to South st; also Bulkhead in East River. 1-sty frame and brk stables, sheds, office, pipe-yard, &c. John Simmons to John Simmons Co. Dec 26. 65,000

Goerck st, No 68, e s, 225 n Delancey st, 25x 99.4, 5-sty brk store and tenem't. Henry Doelling, Brooklyn, to Isaac Bernstein. Mt. \$14,000. Dec 22. See 114th st. nom

Greenwich st, Nos 704 and 706, w s, 19.2 n West 10th st, runs w 87.4 x n 46 x e 3.9 x n 1.4 x e 12.7 x e 89.5 to st, x s 49.4, 4-sty brk boarding stable. Simon Adler and Henry S Herman to Mary J Edwards. Mt. \$3,000. Dec 27. 60,000

Henry st, No 178, s e cor Jefferson st, 23.10 x75, 6-sty brk tenem't with stores. Harry Fischel to Abraham J Dworsky. Mt. \$40,000. Dec 28. See Norfolk st. nom

Houston st, Nos 381 and 383, s e cor Willett st, 37.3x65x37.11x65, two 5-sty brk tenements with stores. Maurice J Burstein and Leon A Liebeskind to Joseph J Zimmernann. Mt. \$37,300. Dec 29. See 4th st N Y, also Poplar st, Kings Co Conveys. nom

Lawrence st, No 86, s s, 61.7 w Amsterdam av, 25x100, 1 and 2-sty frame buildings. Carrie A Scott to Richd H Pettit. 1/2 part. Dec 13. See Manhattan st. nom

Lawrence st, Nos 51-55, n s, 150.9 e Amsterdam (10th) av, runs n e 99.9 x s e 75.9 x s w 110 to Lawrence st, x n w 75 to beginning; No 51 3-sty brk dwell'g; Nos 53 and 55, two 3-sty frame dwell'gs. Lawrence st, n e s, 300.9 s e Amsterdam (10th) av, runs n w 50 x n e 113.6 x s e 50.6 x s w 120.4 to beginning, 2 and 3-sty frame dwell'gs.

128th st, n s, 200 e Amsterdam (10th) av, 358x-x287.6x100, 2-sty frame cooper-age shop and 1-sty brk wagon shed. 129th st, s s, 200 e Amsterdam (10th) av, 217x-x287.6x99.11, vacant,

Amsterdam av / begins Amsterdam (10th) Lawrence st / av, Nos 1365-1369, s e 128th st / cor 128th st, runs s 66 x e 100 x s 10.4 x s 71.1 to Lawrence st, Nos 57-61, x s e 75 x n e 100 x s e 21.6 x n 92.9 to 128th st, x w 200 to beginning, 2 and 3-sty brk ice houses. 128th st, s s, 225 e Amsterdam (10th) av, runs s w 101.8 x n w 26.6 x n e 92.9 to 128th st, x s e 25 to beginning, 4-sty brk storehouse.

128th st, s s, 225 e Amsterdam (10th) av, runs s 101.8 x s e 256.10 x n e 119.11 x n 82.5 to 128th st, x w 300 to beginning, 1, 2, 3 and 4-sty brk and frame stables, storehouses, &c. With all brewery fixtures, machinery, stock, plant, privileges, franchises, &c. Edward Clark ref to Samuel Untermeyer. All liens amounting to abt \$1,405.109. Dec 26. 20,000

Same property. Release dower. Cath M wife of David G Yuengling, Jr, to The D G Yuengling, Jr, Brewing Co, a corporation. Nov 8, 1893. val consid

Same property. Samuel Untermeyer to same. All liens. Dec 27. val consid
Lewis st, w s, lot 77 S Ficketts map, missing. 22.10x67 to alley, x22.8x70. James C Stevens to Eliz L Reeves, Baltimore, Md. Q C. Dec 28. nom

Liberty st, No 64, s s, 135.4 e Broadway, 25 x82.2x23.11x82.1, 4-sty stone front store and office building. John Sutherland to William Ziegler. Jan 2. 150,000
Ludlow st, No 92, e s, 162.6 s Delancey st, 14x87.6, 5-sty brk store and tenem't. Tillie Solomon to Wolff Solomon. Dec 26. nom

Manhattan st, No 77, n s, 163.1 w Amsterdam av, 25x100, 3-sty frame dwell'g. Richd H Pettit to Carrie A Scott. 1/2 part. Dec 13. See Lawrence st. nom

Madison st, No 88, s s, 197.6 e Catharine st, 25x100.9, 3-sty brk store and tenem't. Elizabeth Ginna to Catharine Quinlivan. Oct 27, 1886. gift
Same property. Catharine Quinlivan widow to Edw J Bradley, Q C. Aug 8, 1888. gift

Manhattan st, No 77 / begins Manhattan st. Lawrence st, No 86 / n s, before widening. 163.1 w Amsterdam av, 25x200 to Lawrence st; No 77, 3-sty frame dwell'g; No 86, 1 and 2-sty frame buildings. Elizabeth wife of James Pettit to Richd H Pettit and Carrie A Scott. July 21, See Lawrence st. gift

Market st, No 52, e s, abt 50 n Monroe st, 25x87.4, 3-sty brk tenem't and store. Emma wife of Heinrich Schmutzsch to The Prot Episcopal Church Missionary Soc for Seamen, Port New York. Mt. \$8,000. Jan 2. 23,000

New Chambers st, No 70 / begins Roosevelt st, No 78 / velt st, n e cor Batavia st, runs n 23.9 x e 81.3 to New Chambers st, x s e 28.4 x w 2.6 to Batavia st, x w 100.2. nom

New Chambers st, w cor Batavia st, runs w abt 2.5 to above premises, x n abt 2.6 to New Chambers st, x s e 4, gore. 5-sty brk store and tenem't. Sophia Mayer to Leopold Kaufmann. All title. Jan 1. 45,000

Same property. Leopold Kaufmann to Bert-hold Veit. Mt. \$23,500. Jan 1. 45,000
Norfolk st, No 177, w s, 175 s Houston st, 25x100, 5-sty brk tenem't. Samuel Ganz to Hulda Ganz. Mt. \$22,000. Jan 2. nom

Norfolk st, No 152, e s, 75 s Stanton st, 25x 100, 5-sty brk tenem't. Abraham J Dworsky to Harry Fischel. Mt. \$34,000. Dec 28. See Henry st. nom

Park pl, No 3, n e s, 98.4 n w Broadway, 26.6x75.9x26.10x76.1, 5-sty stone front store. Chas S, William and Robt A Osborn and Mary E Polak exrs, &c., Mary C Osborn to John A King, North Hempstead, L I. Dec 12. 105,000

Sheriff st, No 91, w s, 125 s Stanton st, 25x 100, 6-sty brk tenem't with stores. Jacob Pfeiffer to Leopold Brand. Mt. \$22,000. Dec 29. 28,000

South st, No 269, n s, 37.2 w Jefferson st, 31.10x64.4x31.10x64, 5-sty brk store. Teresa H Hickey to Francis B Wright. Mt. \$30,000. Dec 30. nom

Stanton st, No 282, n s, 25.2 w Cannon st, 19.11x75, 3-sty brk store and tenem't with 2-sty brk building on rear. Eliza E Schaefer indivd and with ano exrs and trustees Geo W Schaefer to Chas F Stro-meyer. Jan 2. 10,000
Spring st, No 31, n s, 18.2 w Mott st, 18.2x

56x18.1x60, 2-sty brk store and tenem't. John W Moore, Brooklyn, to Rose B Wiegmann. Q C. All title. Dec 11, 1893. nom

Washington st. No 440, s w cor Desbrosses st, 21.10x82.10x21.10x82.5, portion of 2-sty brk office. David B Hart to Julian B Hart, Boston, Mass, and John J Hart, New York. Dec 28. nom

Waverly pl, No 184 } begins Waverly
10th st, Nos 156 and 158 } pl, s w cor 10th
st, 23.5x85.8; No. 184, 3-sty brk dwell'g;
Nos 156 and 158, two 3-sty brk dwell'gs.
Francis E Carraher to John Strong,
Turin, N Y. Mt. \$36,000. Dec 28. 41,000

Waverly pl, No 154, s s, 265.3 w 6th av,
22.3x97, 4-sty brk dwell'g. Laurence J
Callanan to Sisters of Charity St Vincent
de Paul. Mt. \$10,000. See 4th st. Jan
3. 18,000

Water st, No 34, n s, 112.4 e Broad st, runs
n 47.7 x w 8.11 x n 6.4 x e 28.2 x s 52.1 to
Water st, x w 18.11, 4-sty brk store. Chas
S Osborn et al exrs Mary C Osborn to
Mayer Kahn. Dec 28. 17,000

Water st, Nos 348 and 350, n s, 103.9 w
James slip, 34.2x60.9x27.11x60.1, two 3-
sty frame stores and tenem'ts. Thos J
Falls to Thos J Falls his father. B & S.
Mt. \$8,000. Dec 28. nom

West st, No 331 } begins West
Washington st, Nos 536-540 } st, s e cor
King st, Nos 132-138 } King st,
Charlton st, Nos 123-135 } runse 163.3
x s 80 x e 80 to Washington st, x s 120 to
Charlton st, x w 158.8 x n 96.11 x w 14.4
x n 73.5 x w 69.10 to West st, x n 30.1, 8-
sty brk stores on West st, 3-sty brk stores
on Washington st and vacant lots on King
st and Charlton st. James Pyle to James
T and Wm S Pyle. C A G. All liens. May
29. nom

Willett st, No 59, w s, abt 175 n Delancey
st, 25x100, 4-sty brk tenem't with 4-sty
brk tenem't on rear. Simon Ganz and
Mary Friedman to Leopold B Rosenberg.
Mt. \$20,000. Dec 29. 27,000

William st, No 61, w s, 23.4 s Cedar st, runs
w — to point 23.7 s Cedar st, x s 25.9 x e 2
x n 2 x e 66.9 to st, x n 23.4, portion of
5-sty stone front office building. New York
Mutual Ins Co to Lloyd's Plate Glass Ins
Co, New York. B & S. Dec 30. 127,500

2d st, No 286, n s, 318 w Av D, 25x106, 5-
sty brk tenem't with stores. Abraham
Rossman to Simon Rossman, Jr. Mt. \$8,-
000. Dec 28. nom

3d st, No 64, s w cor South 5th av, 25x100,
3-sty brk tenem't with stores. Jefferson
M Levy to Richard Quirk. Dec 29. nom

4th st, No 225, on map deed says No 559, n
s, 188.4 w Av B, 20x96, 3-sty brk store
and tenem't. John Bauer to Emma Bauer
his wife. Mt. \$800. Dec 30. nom

4th st, No 333, n e cor Jane st, runs n 29.2
x s e 37.2 x n 0.4 x e 41.5 x n 8.4 x e 5.7
x s 16.8 to Jane st, x w 77.8, 4-sty brk
store and tenem't with 1-sty frame build-
ing on rear. Joseph J Zimmermann to
Maurice J Burstein and Leon A Leibes-
kind. Mt. \$11,500. Dec 29. See Hous-
ton st. exch

4th st, No 194, n w cor Barrow st, 22.10x
71.6x22.7x75.4, 2-sty brk dwell'g. Sisters
of Charity of St Vincent de Paul to Lau-
rence J Callanan. Mt. \$10,000. Jan 3.
See Waverly pl. 20,000

Same property. Laurence J Callanan to
Michael Hallanan. Mt. \$10,000. Jan 4.
20,000

5th st, No 314, s s, 228.5 e 2d av, 21.7x96,
4-sty brk tenem't. Anton William to Her-
man Goldberger. Dec 28. 23,250

7th st, No 202, s s, 293 e Av B, 25x90.10,
4-sty brk tenem't with stores and 4-sty
brk tenem't on rear. Dramin Jones to
Pauline Blaustern. 1/2 part. Mt. 1/2
of \$8,000. Jan 2. nom

10th st, No 408, s s, 153 e Av C, 20x92.3,
4-sty brk tenem't with stores. Max I Lef-
kowitz to Frank T Warburton. Mt. \$9,-
000. Dec 30. nom

13th st, No 207, n s, 493 w 2d av, 17x103.3,
4-sty stone front dwell'g. Columbia
Milliano heir Margt M Milliano to Giro-
lamo Milliano. Q C. Dec 30. nom

13th st, No 140, s s, 295.6 e 7th av, 23.9x
103.3, 3-sty brk dwell'g. Alice S Wilkin-
son to Robt F Westcott. Dec 30. 17,000

Same property. Robt F Westcott to Margt
J Westcott. B & S. C A G. Dec 30. nom

13th st, No 622, s s, 293 e Av B, 25x103.3,
5-sty brk tenem't with 4-sty brk tenem't
on rear. Henry Oberscheimer to Frank J
Butler. Mt. \$14,500. Nov 28. 22,000

14th st, No 318, s s, 250 w 8th av, 25x103.1,
4-sty stone front dwell'g. Adolph F
Lucker to Edwd A Kerbs, Jacob Wert-
heim and Walter A Schiffer, of Kerbs,
Wertheim & Schiffer. Mt. \$16,000. Dec
15. 100

20th st, Nos 159 and 161, n s, 80 e 7th av,
46.1x92, two 4-sty brk tenem'ts with two
3-sty brk tenem'ts on rear. Partition Wil-
bur Larremore to Ferdinand Neuner. Dec
28. 43,750

20th st, Nos 233 and 235 W, n s, abt 356 e
8th av, 25x75.5x25x74.10, two 3-sty brk
dwell'gs, with triangular strip referred to
in deed by Chas L Ritzman to Wm R
Mott in liber 1582, page 412, and declared
to be subject to certain easement, agree-
ment and a portion of lot 6, on map 176.
Chas F Estwick, Greenville, N J, to Wm
H Estwick. 1/4 part. B & S. Jan 4. 2,800

22d st, No 206, s s, 98.6 e 3d av, 23.6x77.6,

error, 4-sty brk store and tenem't with 3-
sty brk tenem't on rear. Geo C Seyfarth
to Katie wife of Ernest Geisselbrecht.
Jan 2. 1/2 part. 8,500

25th st, n s, 75 e 7th av, 20x78.9. Albert E
Sauer to Fredk G and Charles Sauer. Q
C. 1-5 part. Jan 4. nom

36th st, No 63, n s, 125 e 6th av, 25x98.9,
4-sty stone front dwell'g. Chas H Jen-
kins, Brooklyn, to Sarah J Burby. Mt.
\$36,000. Sept 7. nom

37th st, No 26, s s, 175 e Madison av, 25x
98.9, 4-sty stone front dwell'g, all of this;
also 1-5 part of alley adj on w. Charles
Lanier to Sarah E Lanier. B & S. Jan 2,
1891. nom

38th st, No 1, n s, 117 w 5th av, runs w 16
x n 98.9 x e 33 x s 53 x w 3 x n 3 x w 14 x
s 48.9, portion of 6-sty stone front hotel,
St Marc. Josiah H Burton to Frank V.
Robt L and John H Burton. Dec 27. nom

39th st, No 332, s s, 400 e 2d av, 25x98.9,
5-sty brk tenem't. John M Kyle exr Robt
J Kyle to Katie wife of Louis Moeschel.
1/2 part. Mt. \$10,000. Jan 2. 8,250

Same property. John M Kyle to same. 1/2
part. Mt. \$10,000. Jan 2. 8,250

40th st, No 543, n s, 175 e 11th av, 25x98.9,
1 and 2-sty frame buildings. Virginia S
M Smith et al exrs and trustees Ellen E
Ward to Frederick Herdling, Yonkers.
May 1, 1893. 6,750

40th st, No 541, n s, 200 e 11th av, 25x98.9,
frame sheds. Same to same. May 1, 1893.
6,750

40th st, No 537, n s, 250 e 11th av, 25x98.9,
1-sty brk and frame buildings. Same to
same. May 1, 1893. 6,750

40th st, No 539, n s, 225 e 11th av, 25x98.9,
2-sty frame stores and tenem'ts. Same
to same. May 1, 1893. 6,750

42d st, No 252, s s, 200.4 e 8th av, 24.8x
92.9, 4-sty brk school. Elliott or Wm E
M Zborowski, London, to Thos H French.
All title. C A G. Nov 16. 20,000

Same property. Release mort. Edwd M
Shepard and D Percy Morgan and John S
Baird et al exrs John Baird, Caroline F,
Wm F and D Percy Morgan trustees D P
Morgan, Herbert and Mary Parsons and D
Percy Morgan trustees and John E Par-
sons individ and trustee and Susan M
Hunter and Margt H Parsons to Elliott
Zborowski and T Henry French. Nov 2.
nom

43d st, No 331, n s, 400 w 8th av, 25x
100.4, 5-sty brk tenem't. Barbara Schoen-
enberger, Maria Swick and Caroline Meyer
devises Frederick Fiederlein to Michael
Swick. Jan 4. 26,600

45th st, No 128, s s, 37.6 e Lexington av,
18.9x70, 3-sty stone front dwell'g. John
Halloran to Jacob Lebkuchner. Dec 30.
16,500

46th st, n s, 300 w 10th av, 25x100.4. Re-
lease dower. Catharine McIntyre widow
to Patrick Costello. Dec 30. 500

46th st, n s, 325 w 10th av, 50x100.4. Re-
lease dower. Same to Margaret Costello.
Dec 30. 1,500

47th st, No 131, n s, 120 e Lexington av, 20
x100.5, 3-sty stone front dwell'g. Ade-
line F. Regnault widow to Hyppolite
Rooz. Mt. \$15,000. Jan 2. nom

49th st, No 525, n s, 351.4 w 10th av, 25.4x
100.5, 5-sty stone front flat. Henry Ton-
yan to Augusta Thierbach. Mt. \$10,000.
Jan 3. 19,300

49th st, No 143, n s, 275 w 3d av, 18.9x
100.5, 3-sty stone front dwell'g. Thos J
Byrne to James M Geery. Mt. \$7,000.
Jan 4. 18,000

51st st, Nos 40-44, s s, 75 w 4th av, 75x
100.5, three 5-sty brk flats. Blanche A
Odiorne, Bloomfield, N J, to Matilda
Kohler. Mt. \$123,750. Dec 29. exch

52d st, No 129, n s, 375 w 6th av, 25x100.5,
3-sty brk stable. Partition. John H
Judge to Timothy Donovan and Rosina
W Da Cunha. Dec 19. 23,000

53d st, No 10, s s, 202 w 5th av, 25x100.4,
4-sty stone front dwell'g. Wm H T
Hughes to James A Hayden. Mt. \$60,000.
Oct 3. nom

55th st, No 536, s s, 275 e 11th av, 25x100,
5-sty brk tenem't. George Euser to Anna
M Lehmann. Dec 30. See 8th av, 16,000

56th st, No 47, n s, 672.8 w 5th av, 19.4x
100.5, 4-sty stone front dwell'g. David
B Hart to Julian B Hart, Boston, Mass,
and John I Hart, New York. 1/4 part.
Dec 28. nom

56th st, No 24, s s, 51 w Madison av, 26x73,
4-sty stone front dwell'g. Wm L Strong
individ and trustee to Alfred C Chapin.
C A G. Mt. \$6,000. Dec 5. 57,050

Same property. The Hocomm Co, New
England Co, Springville Mfg Co, North
Adams Mfg Co, Central Nat Bank,
New York, and National Broadway Bank,
New York, and Rockville Nat Bank to
same. Q C. All title. Jan 5. nom

58th st, Nos 349 and 351, n s, 150 e 9th av,
50x100.5, 5-sty brk flat, St Albans. Will-
iam Taylor et al trustees John Taylor to
Annie F Dieter. Mt. \$91,750. Nov 7,
1892. nom

60th st, No 150, s s, 100 e Lexington av, 22
x100.5, 4-sty stone front dwell'g. Maurice
J Kraus to Lyman G and Joseph B Bloom-
ingdale. Mt. \$10,000. Feb 1, 1893. nom

61st st, No 29, n s, 150 e 9th av, 25x100.5,
4-sty stone front flat. Mary A E Brown
to Wm I Brown. Mt. \$20,000. Jan 2. nom

61st st, No 225, n s, 375 w Amsterdam av,
25x100.5, 5-sty brk tenem't. George

Nullet to Oliver Lynn. Mt. \$14,000. Jan
3. nom

63d st, No 120, s s, 425 w 9th av, 25x100.5,
5-sty stone front flat. Agnes Dowling
widow to Annie Kelly widow. Mt. \$16,-
000. Jan 2. 25,000

65th st, No 172, s s, 100 e Amsterdam av, 25
x100.5, 5-sty brk flat. Foreclos. Edward
L Parris to William McClenahan. Dec
13. 19,500

68th st, No 357, n s, 75 w 1st av, 25x98.9,
5-sty stone front flat. John Sohreiner,
Jr, to Kate Dauth. Mt. \$15,000. Dec 30.
nom

Same property. Kate Dauth to Margt T
Monaghan. Mt. \$15,000. Jan 2. 23,500

Same property. Margt T Monaghan to Ra-
chel R Bracker. Mt. \$18,000. Jan 2. 24,550

69th st, No 352, s s, 425 e 2d av, 16.8x77.4,
2-sty stone front dwell'g. Louisa Miller
to Annel a Isaacs. 1/3 part. Mt. \$2,500.
Dec 30. 2,750

69th st, No 259, n s, 150 e West End av, 25
x100.5, 3-sty brk stable. Harvey E Fisk
to Riverside Association. B & S. C A G.
Mt. \$13,500. Dec 28. 34,500

70th st, Nos 330 and 332, s s, 160 w 1st av,
56x100.4, two 4-sty stone front tenem'ts.
Samuel Goldstein to Solomon A Cohn and
Frederick Milheiser. Mt. \$32,500. Dec
28. 44,500

70th st, n s, 200.6 w Amsterdam av, 44.6x
100.5. Release mort. John H Hankinson
to Henry Chaffee. Jan 3. nom

70th st, n s, 200 w Amsterdam av, 45x
100.5. Release mort. Albert Flake to
Henry Chaffee. Jan 3. nom

73d st, No 105, n s, 96 e 4th av, 21x102.2,
73d st, No 107, n s, 117 e 4th av, 21x
102.2. }
4-sty stone front flats. }
Ferdinand A Straus to Nathan Wolff. Mt. }
\$27,000. Dec 26. 58,000

73d st, No 408, s s, 163 e 1st av, 25x102.2,
5-sty brk tenem't. Sali Klein and Moritz
Singer to Tony wife of Anton Kopta. Mt.
\$15,000. Dec 27. 21,500

75th st, Nos 111 and 113, n s, 196.4 e Park
av, 53.8x102.2, two 5-sty stone front flats.
August Ganzenmuller and George Her-
bener to John Bauer. Mt. \$12,000. Dec
27. See 94th st. 64,927

75th st, No 302, s s, 100 e 2d av, 25x102.2,
5-sty brk tenem't. Release judgment.
Egbert K Van Beuren to Pheba C Rapelye.
Dec 29. nom

Same property. Thos S Ormiston to Pheba
C Rapelye. B & S. Dec 22. nom

Same property. Pheba C Rapelye to Thos J
Colton. Mt. \$15,500. Dec 22. See 180th
st. nom

75th st, n s, 100 e Amsterdam av, 100x
102.2, vacant. Eliza J and Oliver M
Arkenburgh exrs Robt H Arkenburgh to
Martin Metzger. Dec 30. 59,985

75th st, No 233, n s, 204.6 w 2d av, 25.6x
102.2, 4-sty brk tenem't. Nettie Hess
formerly Kammerer to Hugo Beer. Mt.
\$11,500. Jan 4. 16,750

77th st, No 428, s s, 363 e 1st av, 25x102.2,
5-sty brk tenem't. Louis Frankenthaler
to William Fajen. Mt. \$17,000. Jan
3. 22,625

78th st, Nos 206-212, s s, 100 w Amsterdam
av, 75x102.2, foundation for four 3-sty
stone front dwell'gs. Release judgment.
Ira O Miller to Augustus B Carrington.
Jan 2. nom

Same property. Augustus B Carrington to
Robert Auld. B & S and C A G. Jan 2.
val consid and 100

83d st, No 317, n s, 200 e 2d av, 25x102, 3-
sty brk dwell'g. Terence Kiernan to Wm
H Seebeck. Mt. \$5,000. Jan 4. 13,500

83d st, No 324, s s, 275 w 1st av, 25x102.2,
5-sty stone front tenem't. Friederich W
Kolbe to Jacob Strittmatter. Jan 3. 22,500

84th st, No 110, s s, abt 125.7 e 4th av,
25.7x102.2, 4-sty stone front flat. }
84th st, Nos 106 and 108, s s, abt 100 e 4th
av, 25.7x102.2, two 3-sty stone front
dwell'gs with 1 and 2-sty stables on
rear. }
84th st, No 104, s s, abt 75 e 4th av, 25.7
x102.2, 3-sty brk dwell'g and portion of
stable on rear. }
Isabelle D and Eliz C Fielder, Emma L
Simpson and Annie S Fountain, Mata-
wan, N J, heirs Robt D and Pheba A
Fielder to Michl P Breslin. Mt. \$17,500.
Jan 2. 40,000

87th st, No 229, n s, 310 e 3d av, 25x100.8,
5-sty brk tenem't. Joseph Schreiner to
Friedrich Leis. Mt. \$13,500. Jan 4. 28,500

87th st, No 302, s s, 100 w West End av,
17x100.8, 3-sty stone front dwell'g. Ab-
bie L Sturges to Kate F Ritchie. Mt.
\$18,000. Dec 28. nom

89th st, s s, 100 e West End av, 47x100.8,
vacant. Jacob Lawson, Brooklyn, to Theo
A Squier. C A G. Nov 1. 25,000

89th st, No 303, n s, 90 w West End av, 20x
100, 3-sty stone front dwell'g. Wm E
Lanchantin to Patrick Gallagher. Mt.
\$18,000. Nov 27. 34,000

90th st, Nos 123 and 125, n s, 275 e 4th av,
50x100.8, two 5-sty stone front flats.
Frederick Alexander, Brooklyn, to Mayer
Kahn, Marcus Kohner and Benjamin F
Einstein. Mt. \$19,000. Dec 14. See
Clinton st, Kings Co Conveys. exch

90th st, No 106, s s, 111.3 e Park av, 18.6x
100.8, 4-sty stone front flat. Minnie wife
of and John Janson to Jennie Spitzer.
Mt. \$11,000. Nov 15. 16,000

91st st, n s, 127.6 w Lexington av, 17.5x100.8.
 51st st, s s, 109 e 1st av, 18x100.5.
 90th st, s s, 80 e Madison av, 33.4x100.8.
 And all estate, real or personal, wherever situated, of which Arthur F Wendt, Grace L Wendt widow, Chas E, Mathilde F and Edmund C Wendt and Emmie M wife of Emil Werckmeister to Edmund C Wendt and Emil Werckmeister in trust. Dec 4. nom
 94th st, s s, 180 w Park av, 75x100.8, vacant. John Bauer to August Ganzmuller and George Herbener. Mt. \$12,772. Dec 27. See 75th st. 36,000
 94th st, Nos 62-66, s s, 200 w Columbus av, 54.8x91.8 to Apthorpes lane, x54.8x—, with all title in lane, three 3-sty stone front dwell'gs. Raphael Kuschewsky to Solomon A Cohn and Frederick Milheiser. Mt. \$56,000. Dec 29. See 103d st, also 1st av. 90,000
 94th st, Nos 231 and 233, n s, 234.1 w 2d av, 51.5x100.8, two 5-sty brk tenem'ts. Theresa wife of John Schappert to John A Schappert. B & S. Mt. \$20,000. Dec 21. gift
 94th st, Nos 239 and 241, n s, 131.4 w 2d av, 51.6x100.8, two 5-sty brk tenem'ts. Same to Theresa M Schappert. B & S. Mt. \$20,000. Dec 21. gift
 94th st, Nos 235 and 237, n s, 182.11 w 2d av, 51.2x100.8, two 5-sty brk tenem'ts.
 89th st, No 512, s s, 175 e Av A, 18.9x100.8, 2-sty stone front dwell'g. Same to Josephine G Schappert. B & S. Mt. \$24,000. Dec 21. gift
 94th st, No 109, n s, 150 w Columbus av, 26x100.8. Sub to mort \$23,000.
 94th st, No 111, n s, 176 w Columbus av, 25.9x100.8. Mt. \$23,000.
 Two 5-sty stone front flats. George Schuck to Wm F Koerner. Jan 2. 71,000
 94th st, No 40, s s, 358.3 w Central Park West, 18.6x100.8, 3-sty brk dwell'g. Ray Werner to John Werner. Mt. \$11,000. Jan 2. 26,000
 95th st, No 224 and 226, s s, 198.9 w 2d av, 50x100.8, two 5-sty brk tenem'ts. Theresa wife of John Schappert to Lorenz J Schappert. Mt. \$10,000. B & S. Dec 21. gift
 95th st, No 30, s s, 335 w Central Park West, 18x100.8, 3-sty stone front dwell'g. Hattie A Cockburn to Mattie wife of Martin Lehman. Mt. \$16,000. Jan 2. 24,500
 95th st, Nos 216 and 218, s s, 298.9 w 2d av, 50x100.8, two 5-sty brk tenem'ts. Theresa wife of John Schappert to Julius C Schappert. B & S. Mt. \$20,000. Dec 21. gift
 95th st, Nos 220 and 222, s s, 248.9 w 2d av, 50x100.8, two 5-sty brk tenem'ts. Same to Alovisius F Schappert. B & S. Mt. \$20,000. Dec 21. gift
 99th st, No 161, n s, 225 w 3d av, 25x100.11, 5-sty brk tenem't. Henry Merckle to Gustav Muller and Franziska his wife. Mt. \$12,500. Jan 1. nom
 99th st, Nos 165 and 161 E. Agreement as to use of water tank, &c. John A Beall with Henry Merckle. Dec 20. nom
 102d st, n s, 100 w 1st av, 100x100.11, vacant. Solomon A Cohn and Frederick Milheiser to Samuel Goldstein. Mt. \$16,000. Dec 28. 28,000
 102d st, No 111, n s, 127 e Park av, 25x100.11, 5-sty brk tenem't. Foreclos. Maurice B Blumenthal to Isaac W Jacobson. Mt. \$14,000. Dec 29. 16,500
 Same property. Isaac W Jacobson to Bertha Hahn. Dec 30. 18,500
 103d st, No 96, s s, 80 e Columbus av, 19.6x100.11, 5-sty stone front flat. Moses Barnett to D C Gately, Mamaroneck, N Y. Mt. \$19,000. Dec 27. See 118th st. nom
 103d st, s s, 100 w 1st av, 100x100.11, vacant. Solomon A Cohn and Frederick Milheiser to Raphael Kuschewsky. Mt. \$16,000. Dec 29. See 94th st, also 1st av. 30,000
 104th st, No 206, s s, 110 e 3d av, 16.8x100.11, 3-sty stone front dwell'g. Leopold Brand to Jacob Pfeiffer. Mt. \$4,700. Dec 29. 10,250
 105th st, No 122, s s, 212.6 e Park av, 18.9x100.11, 3-sty stone front dwell'g. Morton H C Foster to Bella wife of Jacob Meyer, Jr. Mt. \$5,000. Dec 30. 8,000
 106th st, No 323, n s, 275 w 1st av, 25x100.11, 4-sty brk tenem't. Israel Frankel and Morris Rosenblum to Bertolomeo and Giovanni Cassazza. Dec 1. 16,700
 107th st, No 233, n s, 104 w 2d av, 31x100.11, 5-sty brk tenem't with stores. Gottlieb F Weber to Gustave Jacobs and Flora Brozen. Mt. \$12,000. Jan 2. 21,000
 109th st, No 132, s s, 81.10 w Lexington av, 19x100.11, 4-sty brk tenem't. Chas G Palmer to Katharine wife of Joseph Niedhammer. Mt. \$6,500. Jan 3. nom
 111th st, No 68, s s, 246.8 w 4th av, 16.8x100.11, 3-sty stone front dwell'g. Henry C Nathan admr will annexed of Caroline Nathan to Flora Pohalski. Dec 29. 9,675
 111th st, No 227, n s, 310 e 3d av, 24.9x100.11, 4-sty brk tenem't with stores. Julia A Foley to Rocco Lotito, Frank La Morta, Antonio and Vincenzo Giacomo. Mt. \$14,000. Dec 30. 16,250
 113th st, s s, 125 w 2d av, 3.7x100.11. Annie Gaffney to Isaac Gunther and Leopold Kahn. Dec 29. 2,000
 114th st, Nos 10 and 12, s s, 155.11 w 5th av, 35.5x100.11, two 2-sty stone front dwell'gs.

114th st, Nos 14 and 16, s s, 209 w 5th av, 35.11x100.11, two 3-sty stone front dwell'gs.
 Henry Franke, Brooklyn, to Elizabeth Weedon. Mt. \$58,000. Jan 2. 95,000
 114th st, No 217, n s, 260 e 3d av, 25x100.11, 5-sty stone front flat. Isaac Bernstein to Henry Doelling, Brooklyn. Mt. \$19,000. Dec 22. See Goerck st. nom
 114th st, No 338, s s, 250 w 1st av, 16.8x100.11, 2-sty frame dwell'g. Joanna C Garrett to Angelio Calia and Giovanni Longo. Nov 28. 4,200
 115th st, No 213, n s, 265 w 7th av, 20x100.11, 5-sty stone front flat. Robt T Meeks and ano exrs Sarah W Meeks to Valentine Hammann. Jan 2. 17,500
 116th st, No 209, n s, 145 e 3d av, 30x100.10, 5-sty brk flat. Partition. Wm H Willis to Thos R Loughran. Mt. \$17,000. Dec 30. 36,000
 117th st, No 187, n s, 73.6 w 3d av, runs n 50.5 x w 17 x — to point 92.6 w of 3d av, x s 53 to st, x e 19, 4-sty brk store and tenem't. Abraham Slater, Greenwich, Conn, to Wilhelm G Reimer. Dec 27. 9,500
 117th st, No 366, s s, 100 e Columbus av, 25x100.11, 5-sty brk flat. Foreclos. Joseph F Sper to Bernhard Rosenstock. Mt. \$20,000. Dec 14. 2,500
 118th st, n s, 235 e 5th av, 25x100.11, vacant. Dennis C Gately, Rye, N Y, to Moses Barnett. B & S. Dec 29. See 103d st. exch
 119th st, No 359, n s, 138 w Manhattan av, 19x100.11, 3-sty brk dwell'g. Foreclos. Fred J Dieter to Mary P Wilcox. Mt. \$5,000. Dec 29. 13,600
 119th st, No 361, n s, 157 w Manhattan av, 18x100.11, 3-sty brk dwell'g. Foreclos. Same to same. Mt. \$11,000. Jan 2. 13,500
 120th st, No 430, s s, 250 w Pleasant av, 21x100.10, 3-sty brk dwell'g. Eliza E Dunn to Francis Hughes and Ellen his wife. Mt. \$4,500. Jan 4. 10,500
 124th st, Nos 102 and 104, s s, 35 w 6th av, 40x50.5, two 2-sty frame buildings. John Larkin to William Ritsert. Mt. \$5,000. Mar 25. val consid and 9,200
 125th st, No 18, s s, 222.6 w 5th av, 18.9x100.11, 5-sty brk store and flat. Martin Enders, Scarborough, N Y, to Anna G Enders. B & S. Dec 26. nom
 128th st, No 244, s s, 101 w 2d av, 26x99.11, 5-sty brk tenem't. James M Geery to Thos J Byrne. Mt. \$13,000. Jan 4. 18,000
 128th st, No 135 } begins 128th st, n Lexington av, No 2134 } w cor Lexington av, 25x99.11, 3-sty frame dwell'g on 128th st and 3-sty frame dwell'g on av. Susan B Loughran widow to Thos F Merritt. Mt. \$14,000. Dec 26. 23,000
 131st st, No 121, n s, 238 w Lenox av, 18x99.11, 3-sty stone front dwell'g. Henry G Ridabock to Mary L Ridabock. Mt. \$8,000. Dec 22. nom
 134th st, Nos 11 and 13, n s, 200 e 5th av, 50x99.11. Caroline A Bereuter and Emilie B Westernmann to Henry A Bereuter. Q C. Dec 30. nom
 134th st, Nos 15 and 17, n s, 250 e 5th av, 50x99.11. Caroline A and Henry A Bereuter to Emilie B Westernmann. Q C. Dec 30. nom
 139th st, s s, 85 e Edgecombe av, 140x99.11, brk church and vacant. Edwd J Gavegan to the trustees of the Presbytery of New York. Confirmation deed. Mt. \$27,500. Dec 29. nom
 Same property. The Lenox Presbyterian Church to same. Mt. \$27,500. other consid and 6,543
 148th st, n s, 292 w Amsterdam av, 15.6x99.11. Release mort. The Farmers' Loan and Trust Co custodian to Bertha E Thurston. Jan 3. 1,595
 Same property. Release mort. Edwin F Raynor to same. Jan 4. 1,000
 Same property. Release mort. Same to same. Jan 4. 4,814
 Same property. Release mort. Benj F Raynor to same. Jan 4. 1,000
 Same property. Release mort. Elizabeth De Lacey to same. Jan 3. 250
 148th st, n s, 243 w Amsterdam av, 18x99.11. Release mort. Edwin F Raynor to Bertha E Thurston. Jan 2. consid omitted
 Same property. Release mort. Henry and Herman Raabe, of Raabe & Sons, to same. Jan 2. 750
 Same property. Release mort. The Farmers' Loan and Trust Co as custodian to same. Jan 2. 1,852
 Same property. Release mort. Edwin F Raynor to same. Jan 2. consid omitted
 148th st, n s, 243 w Amsterdam av, 18x99.11. Release mort. Maurice O'Brien to Bertha E Thurston. Jan 2. consid omitted
 148th st, s s, abt 180 e Couvent av deed reads 600 e Amsterdam av, 100x99.11, vacant. Anthony Smyth to David J Dean. Mt. \$20,000. Jan 3. See Lenox av, 40,000
 153d st, No 468, s s, 100 e 10th av, 21x99.11, 4-sty brk flat. Robert D Schultz and John Hoge, Zanesville, Ohio, to Asbury Lester. Mt. \$10,000. Rerecorded. July 5, 1890. nom
 171st st, n s, 100 e 11th av, 25x95, 3-sty frame dwell'g. Margt V Eccles to William Lee. Jan 4. 7,250
 180th st, n s, 150 w Audubon av, 25x100.
 181st st, s s, 50 e Wadsworth av, 25x100.
 Amsterdam av, w s, 75 n 178th st, 25x100, vacant.

Thos J Colton to Pheba C Rapelye. Mt. \$8,500. Dec 5. See 75th st. nom
 Amsterdam av, No 625, e s, 50.8 n 90th st, 25x100, 5-sty brk store and flat. Julius Lipman and Johanna Hirschberg to Pauline wife of Simon Wolf. Mt. \$21,500. Dec 29. 26,650
 Amsterdam av, n e cor 107th st, runs in curved line 40x42.4 to st, x15.6, gore, vacant. Frank Koch to Charles Weisbecker. Mt. \$2,000. Dec 29. 3,700
 Same property. Winifred Mulry trustee William Mulry to Frank Koch. Dec 22. 3,175
 Same property. Release dover. Winifred Mulry widow to same. Dec 28. nom
 Amsterdam av, No 605, e s, 50.3 n 89th st, 25.3x80, 5-sty brk tenem't with stores. Samuel Steinreich to John Hairis. Mt. \$15,000. Dec 28. 24,500
 Columbus av, No 831, e s, 50.6 s 101st st, 25x74, 5-sty brk flat with stores. Fredk J Brown to Anna C wife of Otto Wessell. Mt. \$16,000. Jan 2. 24,500
 Columbus av, e s, 75.8 n 100th st, 25.9x100x25.3x100.
 3d av, e s, 22 n 120th st, 28.8x80, all of above.
 11th st, n s, 92.4 e Av B, 25.2x103.3, all title in this.
 Herman Frank to Caroline Frank. Dec 15. gift
 Columbus av, No 852, w s, 25.11 s 102d st, 25x75, 5-sty brk tenem't with stores. Simon Adler and Henry S Herrman to John M Calhoun. Mt. \$19,000. Dec 27. 26,500
 Columbus av, No 720, n w cor 95th st, 25.3x100, 5-sty brk store and flat with 2-sty brk stable on rear. Grace E Kursheedt to Charles Lowen. Mt. \$11,500. Dec 29. nom
 Jansen av, n w s, 207 n e Terrace View av, 25x100. Mt. \$429.
 Jacobus pl, s w cor Van Corlear pl, 35x50 } x50.4x33. Mt. \$375.
 Jere Johnson, Jr, Co to Alex T Van Nest. Dec 21. 1,700
 Lenox av, No 338, e s, 17.6 s 127th st, 16.6x85, 4-sty brk and stone dwell'g. David J Dean to Anthony Smyth. Mt. \$9,500. Jan 2. See 148th st. 20,000
 Lexington av, No 1080, n w cor 76th st, 17.2x72.10, 3-sty brk (stone front) dwelling. Release dover. Jessie G wife of and Alfred B Cruikshank to Agnes V wife of David H Fowler. Dec 15. nom
 Same property. Agnes V Fowler wife of David H to Adolph Jacobs. Jan 2. 21,000
 Lexington av, No 1606, w s, 51.2 n 101st st, 16.7x75, 3-sty brk dwell'g. John S Doremus, Paterson, N J, to Rolland de L King, New York. All title. Mt. \$7,300 and all liens. Jan 4. 500
 Same property. Rolland de L King to Pauline Rau. Mt. \$7,300. Jan 4. 1,500
 Madison av, No 1764, w s, 25.11 s 116th st, 25x85, 5-sty brk flat. Otto H Dage to Moses S Lorsch. Mt. \$13,850. Dec 30. 25,000
 Madison av, No 1138, w s, 82 n 84th st, 18x70, 4-sty brk dwell'g. Frank B Jordan to Equitable Life Assur Soc, United States. C A G. Dec 18. val consid
 South 5th st, No 55, e s, 150 s Bleeker st, 25x100, 7-sty brk store. Denison P Chesebro and Harry McNally to John J and Joseph Clark. Mt. \$35,000. Jan 2. 63,750
 Same property. John J and Joseph Clark to Jonas Kolb. Mt. \$35,000. Jan 4. nom
 West End av, No 562, e s, 22 n 92d st, 20x80, 4-sty brk dwell'g. Foreclos. John H Judge to The Germania Life Ins Co. Dec 30. 21,000
 West End av, No 564, e s, 42 n 92d st, 20x80, 4-sty brk dwell'g. Foreclos. Same to same. Dec 30. 20,000
 West End av, e s, 36.8 s 92d st, 16x82, 4-sty brk dwell'g. Release mort. Francis P Furnald to Theodore A Squier. Jan 3. nom
 Same property. Release mort. The Bradley & Currier Co (Lim) to same. Jan 3. nom
 Same property. Theodore A Squier to Frank L Smith. Jan 3. nom
 1st av, No 2339, s w cor 120th st, 20.5x68, 4-sty brk store and tenem't. Herman Bettjemann to Charles Haase. Mt. \$13,000. Jan 4. 16,450
 1st av, No 2382, e s, 20.11 n 122d st, 20x78, 4-sty brk store and tenem't. Christian Kastner to Augustin Levapresto and Francoise his wife, joint tenants. Mt. \$6,000. Jan 2. 10,500
 1st av, No 2207, w s, 25 n 113th st, 25x75, 5-sty brk store and tenem't. Solomon A Cohn and Frederick Milheiser to Raphael Kuschewsky. Dec 29. See 94th st, also 103d st. 22,500
 2d av, No 2074, e s, 50.4 s 107th st, 25x99.2, 4-sty brk tenem't with stores. Foreclos. John B Pine to John A Casey. Dec 29. 12,000
 2d av, No 2124, e s, 25.10 n 109th st, 25x75, 4-sty brk tenem't with stores. Matilda Moser and Annie V Schindler formerly Moser to Henry Blitz and Carrie his wife, joint tenants. Mt. \$10,000. Dec 30. 14,350
 2d av, No 2126, e s, 50.10 n 109th st, 25x75, 4-sty brk tenem't with stores. Same to Winslow E Buzby. Mt. \$10,000. Dec 29. nom
 Same property. Winslow E Buzby to The New York Building Loan Banking Co. Mt. \$12,200. Dec 5. nom
 3d av, No 565, e s, 45.9 n 37th st, 24.8x

100.5, 5-sty brk tenem't with stores. Hypolite Roos to Hugo F Huber. *Mt.* \$21,000. Dec 30. exch
 3d av, Nos 1491 and 1493 } begins 3d av.
 84th st, Nos 207-211 } n e cor 84th
 st, runs n 51.1 x e 101.8 x n 51.1 x e 25.5
 x s 102.2 to st, x w 127.1, two 2-sty frame
 stores and dwell'gs on av and three 4-sty
 stone front tenem'ts on st, stores in Nos
 207 and 211 and 2-sty frame building on
 rear of No 211. Hyman Vogel to Peter
 Doelger. Dec 27. nom
 6th av, No 359, w s, 28.9 n 22d st, 27x65,
 4-sty brk tenem't with stores. John H
 Heller, Jr, and Wm S Heller exrs and
 trustees John H Heller to Saml W and
 Julius S Ehrich. Jan 4. 126,500
 6th av, Nos 729-735 } begins 6th av, s w cor
 42d st, Nos 104-108 } 42d st, 80x100, 3-sty
 brk stores on av and three 5-sty stone front
 stores on 42d st. David B Hart to Julian
 B Hart, Boston, Mass, and John I Hart.
 4 part. Dec 28. nom
 7th av, Nos 2054 and 2056, w s, 40 s 123d
 st, 40.7x80, two 5-sty stone front flats
 with stores. Peter R J Coughlin to John S
 and Sarah C. Miller. *Mt.* \$33,000. Jan
 2. nom
 7th av, No 134, n w cor 18th st, 23x60, 4-
 sty brk tenem't with stores. Julia F Go-
 dillot to Geo H Stege. *Mt.* \$18,000. Jan
 2. nom
 8th av, No 646, e s, 49.4 n 41st st, 24.8x
 100.
 8th av, No 648, e s, 74 n 41st st, 24.8x100.
 5-sty brk flat with stores and portion of
 American Theatre.
 Blakeslee Barnes child Margaretta T
 Barnes to Elliott Zborowski and T Henry
 French. Q C. Jan 2. nom
 8th av, e s, 25.11 n 117th st, 75x100, vac-
 cant, three 5-sty brk stores and tenem't
 projected. Bendet and Gussie F Isaacs
 and ano exrs Myer Finn to James Noble
 and Frederick Gauss. *Mt.* \$25,875. Dec
 27. 35,250
 Same property. Release dower. Sarah M
 Finn to same. Dec 29. nom
 8th av, No 2461, w s, 256.1 s 133d st, 26.10
 x100, 5-sty brk flat with stores. Anna M
 Lehmann to George Enser. *Mt.* \$12,000.
 Dec 30. See 55th st. 28,000

MISCELLANEOUS.

Release of real estate of Francis Pares
 dec'd from lien of legacies. Chas S, Will-
 iam and Robt A Osborn and Mary E Pol-
 lak to Robt A Osborn, exr, &c, Francis
 Pares. Dec 12. nom
 Similar release. Anna C Brown to same.
 Dec 12. nom
 Similar release. Rebecca Eastburn to same.
 Dec 12. nom
 Similar release. Francis P Pike to same.
 Dec 12. nom
 Similar release. Gordan Pike to same. Dec
 12. nom
 Release of legacy. Tillie Rodgers to Bendet
 Isaacs et al exrs Myer Finn. Jan 2. nom

23d and 24th WARDS.

Fairmount pl, s s, 197.9 w Marmion av, 25x
 77x25x78.9. William Block to Ernst A
 Lindgren. *Mt.* \$400. Jan 3. 825
 Frederick st, e s, 112.10 s Pelham av, 75x
 87.6. Bridget I Kiernan to Thos J Walsh
 and John J Mulligan, joint tenants. Dec
 28. 1,100
 Lowell st, n e s, 150 n w College av, 50x
 100. Foreclos. John H Judge to Marg-
 aret Hitchcock and Samuel Smith. Dec
 27. 5,225
 Southern Boulevard, s s, 225 w Valentine
 av, 22x120. John D Armstrong and
 Thomas Dunne and Robert Caterson to
 Florence Allen. Jan 3. 2,150
 Southern Boulevard, w s, 60 n 167th st,
 runs w 75 x n 30 x w 25 x n 25 x e 100
 to Boulevard, x s 55.
 165th st, s e cor Kelly st, runs s 85 x e 50
 x n 18.9 x n 69.7 to 165th st, x w 45.3.
 Cath H H Tinsley to Walter W Tinsley.
 Oct 16. 4,000
 Travers st, n s, 57 w Valentine av, 51.10x
 128.6x50x114.11. James Moran to Rich-
 ard H Moran. Dec 29. See 164th st. nom
 Wolf pl, n e cor Inwood av, 55x186x132.4
 x66. Foreclos. Arthur H Van Brunt to
 Seth S Terry. Dec 30. 900
 133d st, n s, 375 e Trinity av, 25x103.6.
 Charles Hohl to Andrew Wachter. *Mt.*
 \$2,500. Jan 3. 4,850
 136th st, n s, 96.6 e Alexander av, 0.112 in
 x50. Lawrence Dunphy to Georgie
 Brown. Dec 12. 200
 157th st, s s, bet Melrose and Courtlandt
 avs, 50x190x50x193, lot 257 map Mel-
 rose. John Zorn to Chas H Zorn. All
 title. B & S. Dec 1. 500
 163d st, s s, 134.11 e Forest av, 18.4x100.
 Release mort. Annie Ormiston to John
 W Decker. Dec 6. nom
 164th st, s s, 100.3 e Morris av or pl, 125.4x
 83.3x125x92.9. Richard H Moran to
 James Moran and Agnes M his wife. Dec
 29. See Travers st. nom
 173d st, s s, 105 w Washington st, 45x100.
 Mary A wife of John Hamann to Mary A,
 Evelyn, Emma and Juliet Hamann. B &
 S and C A G. *Mt.* \$800. Aug 18, 1892. gift
 173d st, n w cor Bathgate av, 50x100. The
 Mercantile Co-operative Bank to Henry
 Wendling. *Mt.* \$5,000. Dec 30. 10,000
 175th st, n w cor Bathgate av, 29.9x90.
 Alice K wife of Wm B Driscoll to Geo G
 Jackson. *Mt.* \$4,000. Dec 30. exch

177th st, s s, 130 e Railroad av, 21.6x100.2
 x20.7x103.6. Henry C Meyer to Theresa
 Klauer. Jan 2. nom
 187th st, n s, abt 179 e Delancey pl, 16x
 131.6x20x—. Robt L Harrison to Albert
 Bogert. B & S. Dec 22. 3,000
 Arthur av, n w s, 348.9 s w Samuel st, runs
 n w 67.6 x s w 18.3 x s e 100 to Arthur
 av before it was widened, x n e along
 same 18.3 x n w 32.6 to beginning, h & l,
 except part taken for Arthur av widen-
 ing. Joseph Spears to Joseph Speirs. Dec
 1. 4,000
 Arthur av, n w s, 330.9 s w Samuel st, runs
 n w 67.6 x s w 18 x s e 100 to n w s of
 Arthur av before widening, x n e along
 same 18 x n w 32.6, h & l, except part
 taken for Arthur av widening. Same to
 Mary J Theadweld. Dec 1. 4,000
 Bathgate av, n e cor 178th st, 54x92x54x
 94. Dennis Dugan to Timothy McGrath
 and Annie McGrath his wife. *Mt.* \$3,500.
 Dec 2. 5,340
 Bergen av, n w s, 57.6 s w Brook av, 70.8x
 32.1 to Mill Brook, x 74.10 x 60.4. Cath-
 arine H H Tinsley to Walter W Tinsley.
Mt. \$4,500. Oct 16. 5,238
 Boston av, No 1353, formerly Morse av, n
 w s, part lot 91 map Morrisania, &c, being
 also part lot 2 on diagram annexed to re-
 port of sale in L K Wilson agt Isabella
 Kelly et al, adjoins lot No 1 on said map
 35.11x142x37.6x131, except part taken
 for widening Boston av, h & l. John Mul-
 vihill to Chas E McElroy. Dec 26. 7,300
 Brook av, e s, 124.6 s 142d st, 25.6x100.
 Anna T wife of James S Dale to Joseph
 S Dale. *Mt.* \$10,000. Dec 11. nom
 Brook av, n w cor 168th st, 25.11x60. Re-
 lease mort. John D Ottiwell to Herbert
 A Shipman and Louis W Kaysser. Jan
 2. 500
 College av, n w s, 100 s w 138th st, 75x100
 to Mott Haven Canal. Catharine H H
 Tinsley to Walter W Tinsley, error. *Mt.*
 \$14,000. Oct 16. 16,500
 Crotona av, w s, 175 s Lebanon st, 50x85.7
 x52.2x10.6. Spencer Barrow to Agnes
 Dobbelaar, Fort Lee, N J. *Mt.* \$3,000.
 Dec 29. nom
 Eagle av, s e s, 450 s w 161st st, 50x100.
 John McKay to Sarah M wife of John
 McKay. Jan 1. 3,050
 Edenwood av, centre line, 375.6 n Fordham
 Landing and Highbridge road, runs w
 132.3 to Croton Aqueduct, x n 50 x e 132.3
 to av, x s 50. Foreclos. Graham McAdam
 to Sarah Berry, Rye, N Y. Nov 27. 5,000
 Forest av, n e cor 165th st, runs e 100 x n
 79 x w 20 x s 54 x w 80 to av, x s 25.
 Bridget Lynch widow to Valentine D
 Lynch. Dec 27. consid omitted
 Fulton av, No 1171, n w s, 135 n e 5th st,
 35x136x35x129.4; also part of premises
 conveyed to John Chudoba by Jacob
 Held, lying e of line parallel and 120 e
 from e s Fordham av. Emil T Fuess and
 ano exrs Gustavus W Fuess to Jacob Reid
 and Philip Jaeger. Dec 28. 5,500
 Same property. Emil T Fuess, Lilly wife of
 Irving O Deicks, Meta wife of John G
 Peters and Agnes wife of Albert Otto
 heirs Gustavus W Fuess to same. Q C.
 Dec 28. nom
 Same property. Geo W Fuess and Emma
 wife of Harry Walling heirs Gustavus W
 Fuess to same. Q C. Dec 20. nom
 Fulton av, n w cor 169th st, 98.6x186. Na-
 thaniel E Mead to Ella M Balderston,
 Philadelphia, Pa. Trust deed. Dec 29.
 nom
 Harrison av, e s, abt the north 2-5 of lot 43
 map of 71 beautiful lots of Kingsland
 estate, Morris Heights, 10.2 x—x12.2 x
 133.2, reserves use of part for driveway.
 John D Beals to Frederick A Fernald. Dec
 30. 420
 Harrison av, e s, lots 43 and 44 map Kings-
 land estate, runs e 133.2 x s w 61.10 x w
 107.8 to av, x n 51.2. Hugh N Camp to
 John D Beals. Dec 28. 2,400
 Leggett av, n s, 25 e Whitman st, 45x100.
 This description is as the lot will be under
 new arrangement of sts. Simon Danzig
 and Gabriel S Kutz to John P Curley.
 Dec 29. 2,500
 Pelham av, n s, 50 w Emmet st, 24.6x150,
 h & l. Washington Dobbs, Inwood, L I,
 to Rose McCabe. Jan 3. 2,600
 Perry av, e s, 292 s Gun Hill road, 33x100.
 Release mort. James T Ferguson to Mary
 J Hughes. Dec 29. 733
 Railroad av, e cor 185th st, 100x100. Sarah
 M Wilcox, Middletown, N Y, to Horatio
 R Wilcox. Oct 3. 4,000
 Sheridan av, w s, 134.9 n 165th st old line,
 30x86. Janet wife of Geo W McAdam
 to Louis and Anna Golle. Jan 3. 2,100
 Strong av, s s, 120.9 e Tinton av, 20.3x94.8.
 Jose R Rojas, Jr, to Jose Rojas. All liens,
 Jan 3. gift
 Tinton av, w s, 18 s 163d st, 24.6x95. Re-
 lease mort. Annie Ormiston to John W
 Decker. Dec 6. nom
 Union av, w s, 125 n Cedar st, runs w 168 x
 n 25.6 x e 64.9 x s e 14.6 x e 90 to Union
 av, x s 20.3. Julius Wolff to Anna Wolff
 his wife. *Mt.* \$5,300. Dec 28. nom
 Valentine av or Quarry road, old line, n s,
 at e s of land conveyed to Gustave Meyer,
 runs n e 149.11 x s e 15 to land New York
 & Harlem R Co, x s w 140.10 to 178th
 st or Quarry road, x w 17.6. Henry C
 Meyer to Gustave Meyer. B & S. Jan
 2. nom
 Valentine av, w s, being north part of lot 8

map sub-division of plots 1, 2, 3 and 4 of
 the Abraham Bassford estate, Tremont,
 35.6x100x42x100. Oliver C Titus to An-
 drew Gray, Sayville, L I. B & S. Dec
 26. 3,000
 Villa av, e s, 175 n Potter pl, 25x129.3x25
 x130.6. Jeremiah Dixon to Christopher
 Dixon. Jan 3. 450
 Washington av, part lot 75 map of Central
 Morrisania, part of Bathgate farm, 50x
 150, excepting part taken for Wendover
 av. John H Will to Janette Macconnell.
 Dec 26. 150
 Washington av, n w cor 180th st, 25x100.
 Hester A Shannon to William Walsh.
 Jan 2. 3,000
 Webster av, e s, 225.10 n Valentine av,
 runs n e 43.11 x s e 64.5 x s w 22.7 x s
 e 74.4 x s w 15 x n e 140.2 to beginning.
 Valentine av, n s, 148.2 e Webster av,
 runs n 144.1 x n e 75 x n e 50 x s e 75 x
 n e 40 x s e 3.2 x s w 49.11 x s e—x s w
 162.6 to av, x s w 18.1 x n w 63.8.
 Valentine av, n s, at e s of land conveyed
 to Gustave Meyer, runs n e 149.11 x s e
 15 to New York & Harlem R Co's
 land, x s w 140.10 to 178th st or Quarry
 road, x w 17.6.
 All title of which Ferdinand Meyer died
 seized in land embraced in Valentine
 av or Quarry road or 178th st, lying be-
 tween e s of Webster av and w s of lands
 belonging to New York & Harlem Rail-
 way Co; also
 All other lands and premises in 24th Ward
 within block 3028 on land map.
 Henry C and Gustave Meyer exrs Fer-
 dinand Meyer to Henry C Meyer residuary
 devisee. Dec 20. nom
 Willow av, e s, extends from 135th st to
 136th st, 200x125. Frank J Southwell
 to Isaac Schmeer. *Mt.* \$19,000. Jan 2.
 30,000
 Willis av, No 173, w s, 75 s 136th st, 25x
 100. John and Nicholas Cotter to Ellen
 wife of Rody McLaughlin. *Mt.* \$16,500.
 Nov 30. nom
 Willis av, w s, 50 n 137th st, 25x81.6, h
 & l.
 Willis av, w s, 100 n 137th st, 25x81.6, h
 & l.
 Fredk L Crandall to John P Kane. B &
 S. Jan 28, 1893. nom
 Willis av, w s, 50 n 137th st, 25x81.6.
 Matthew Baird assignee for John M
 Canda and John P Kane to Wm G H Jack-
 son. B & S. *Mt.* \$16,000. 20,000
 Same property. Release mort. Matthew
 Baird assignee John M Canda and John
 P Kane to same. Dec 3. nom
 Same property. Release dower. Mary T
 wife of and John P Kane to same. Dec
 29. nom
 Willis av, w s, 25 s 144th st, 25x84. Ed-
 ward McGuinness to Mary F McGuinness.
Mt. \$15,500. Dec 28. nom
 3d av, e s, 28 n 140th st, 28x99x25x111.7.
 Foreclos. John H Judge to Margaret
 Hitchcock and Samuel Smith. Dec 27.
 8,600
 3d av, s e s, 255 n e Grove st, 25x186 to
 Mill Brook. Cath H H Tinsley to Walter
 W Tinsley. *Mt.* \$3,500. Oct 16. 12,000
 Hunts Point to West Farms road, e s, adj J
 Simeson, 125x— to Bronx River, x—
 along river to said land of J Simeson, x—
 the plot lies bet lands of Simeson and A
 Appleby. Norman K Freeman to Margt
 A S wife of said N K Freeman, reserves
 life estate. Sept 16. nom
 New York & Harlem Railroad Co, n w s,
 part lot 157 map Morrisania, runs n w
 110.11 x n e 1.7 to 168th st, x s e 110.11
 to R R Co's lands, x s w 1.7. Henry W
 Denicke to William Urbach. Oct 21. 500
 Lot 4 on damage map for acquiring 178th
 st, from Burnside av to La Fontaine av,
 in 24th Ward; also,
 Lot 49 on damage map for acquiring Tre-
 mont av, from Acqueduct av to Boston
 Road.
 Release mort. The Bowers Savings Bank
 to The Mayor, &c, New York. Dec 12. nom
 Lots 1 and 2 on damage map for opening
 Intervale av, from Southern Boulevard to
 Wilkins pl, in the 23d Ward. Release
 mort. The Mutual Life Ins Co, New York,
 to Mayor, &c, New York. Dec 19. nom
 Same property. Release mort. Samuel B
 White exr Laurana White to same. July
 31. nom
 Lot 5 on same damage map. Release mort.
 William Cauldwell and ano trustees Jason
 Rogers to same. July 5. nom
 Lot begins 131.6 n 187th st and 195 e De-
 lancey pl, runs n 25 x w 95 x s 25 x e 95.
 Charles Burden to Albert Bogert, B & S.
 Dec 23. 1,800
 Street lying bet Union av and lands of St
 John's College, n e s, lot 203 map of
 Fordham by a Findlay, 50x157.6x50x
 157.9, lot adjoins said College lands.
 Same street, lot 204 same map, 50x157.4x
 50x157.6.
 James Hyland to Josiah A Hyland. *Mt.*
 \$2,000. May 4, 1891. 250

LEASEHOLD CONVEYANCES.

East Broadway, No 40, n s, abt 300 e
 Catharine st, 25x100, 5-sty brk store and
 tenem't. Leasehold. Foreclos. Chas H
 Daniels to Mary Crosby. Dec 29. 8,500
 Grand st, No 364. Assign lease. Jacob
 Klemert to Wm H Griffin. 500
 Same property. Assign lease. Wm H Griffin
 to Jennie Lichter. 1,500

Same property. Assign lease. Jennie Lichter to Geo J Kalisher. 500
 Park row, w cor Chambers st, 37x42x56.6.
 Mayor, &c, New York, to Anna C Keane
 extrx James Keane. 21 years, from May
 1, 1892, per year, 1,650
 Willett st, No 73. Assign lease. Emanuel
 Geitz to Adolph Jablower and Jacob
 Kurtz. nom
 23d st, Nos 28 and 30 W } Assign lease. J S
 22d st, Nos 19 and 21 W } Conover Com-
 pany, a corporation, to Louis Stein.
 consid omitted
 36th st, Nos 333 and 335 W. Surrender
 lease. Ellen A and Chas A Kapp, of Kapp
 & Co, to Emily A Fleischmann. Nov
 22. nom
 76th st, No 185, n s, 201 w 3d av, 24x102.2,
 5-sty brk tenem't with stores. Leasehold.
 James A O'Brien to Frederic Tetrean. All
 title. Dec 26. 12,500
 76th st, No 187, n s, 177 w 3d av, 24x102.2,
 5-sty brk tenem't with stores. Leasehold.
 Same to Church of St Jean Baptiste. All
 title. Dec 26. 12,500
 123d st, Nos 137 and 139, n w cor Lexing-
 ton av. Annie and Elizabeth McKeon to
 Elizabeth McKeon. Life lease. nom
 Av A. Nos 1320 and 1322. Surrender lease.
 Guillaume Vanderhove to Godfrey
 Knoche. Dec 29. nom
 Av A, w s, 102.2 s 75th st, 50x60. Sur-
 render lease. Mary A and Annie E Kelly
 with Caroline Jaeger extrx Adolph S
 Jaeger. Dec 29. nom
 8th av, s e cor 16th st, 25x93.6. Assign
 lease. Frank T Warburton to Max I Lef-
 kowitz. nom
 11th av, No 553. Assign lease. James
 McMahon to Edward McArdle. nom

MORTGAGES.

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

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

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

NEW YORK CITY.

DECEMBER 29, 30, JANUARY 2, 3, 4.

Arnemann, Martin to Magdalena Mixsell.
 Broome st, No 191, s s, 50 e Suffolk st, 25
 x75. Jan 1, 5 years, 5%. \$12,000
 Auld, Robert to Augustus B Carrington.
 78th st. P. M. Sub to mort \$28,000. Jan
 2, installs. 1,880
 Same to same. Same property. P. M. Jan 2,
 due Jan 1, 1895. gold, 28,000
 Banta, William, Brooklyn, mortgagor with
 F Augustus Schermerhorn trustee Adeline
 E Schermerhorn dec'd mortgagee. Exten-
 sion of reduced mort at 6½%. Dec 19,
 1893. nom
 Beer, Hugo to Nettie Hess. 75th st. P. M.
 Jan 4, installs, 5%. 3,250
 Breslin, Michl P to THE EMIGRANT INDUS-
 TRIAL SAVINGS BANK. 84th st. P. M. Jan 4,
 1 year, 4½%. 25,000
 Briggs, James S to Charles Koehler. Colum-
 bus av, s e cor 96th st, 21x62. Jan 4,
 3 years, 5%. 13,000
 Baird, David G to Sophia A O Betz. 134th
 st, s s, 200 w 8th av, 25.5x99.11. Dec 29,
 3 years, 5%. 6,000
 Barry, James to Antony Wallach. 86th st,
 s s, 195 e 2d av, 20x100.2. Dec 28, 3
 years, 5%. 13,000
 Beck, Jacob A to August Hornmann et al
 extrs Joseph Rubsam. Great Jones st, No
 38, n s, 207.1 e Lafayette pl, 19.11x100.3
 x19.5x100.3. Dec 28, due April 8, 1894,
 5%. 1,000
 B n ven, Frederick to Fredk W Binzen. 3d
 av, e s, 40.10 s 110th st, 20x85. Sub to
 mort. May 1, 1893, 1 year. 1,500
 Beyer, John to Charlotte R Wohlfert. 6th
 av, w s. 83.3 n 11th st, runs w 60 x n 5.4
 x w 17.6 x n 14.8 x e 77.6 to av, x s 20.
 Dec 29, 5 years, 5%. 10,000
 Brehm, Eugene to George Ehret. 84th st, n
 s, 210 e 4th av, 25.7x102.2. Sub to mort
 \$18,000. Dec 21, due Dec 22, 1894, 5%.
 1,000
 Beam, Nathl B to THE NEW YORK LIFE INS
 AND TRUST Co. 28th st, No 37, n s, 162.6
 w 4th av, 20.10x98.9. Dec 21, 1 year,
 4½%. 8,000
 Blitz, Henry mortgagor with Charles Boss
 mortgagee. Extension of mort. Dec 30.
 nom
 Bopp, Emma wife of and Bernhard to Valen-
 tine and Philip C Weber. 2d av, e s,
 75.11 n 104th st, 25x75. Jan 2, due Jan
 1, 1899, 5%. 8,000
 Bracker, Rachel R to Margt T Monaghan.
 68th st. P. M. Jan 2, due July 1, 1895.
 1,000
 Burns, Edward and Patrick, of Burns Bros,
 to Andrew Brice. 142d st, n s, 200 w 7th
 av present line, 50x99.11. Dec 28, 2
 years, 5%. 4,000
 Buzby, Winslow E to Matilda Moser, 2d
 av. P. M. Dec 29, due Jan 1, 1897, 2,200

Blumenthal, Minnie wife of Albert to Will-
 iam and Jacob Scholle. 75th st, No 37, n
 s, 303 e 9th av, 22x102.2. Dec 22, due
 Jan 2, 1897, 5%. 29,000
 Bracker, Rachel R mortgagor with John
 Riexinger mortgagee. Extension of mort.
 Jan 3. nom
 Brotzmann, Edward to Adam Wachter and
 Mary his wife, joint tenants. 1st av, w s,
 49.2 s 31st st, 24.9x75. Jan 1, 5 years,
 5%. 8,000
 Cahill, William to Alex T Watson trustee
 for Helen K Watson. Fulton st, s w s,
 102.2 n w Gold st, 19.6x79.11x9.10x80.5.
 Dec 28, due Sept 18, 1895. 500
 Crempien, Wm G, Jersey City, N J, to Theodor
 Reichmann. St Marks pl, s s, 276 w
 2d av, 26x120. P. M. Sub to mort \$33,-
 000. Oct 23, 5 years, 5%. gold, 10,000
 Same to same. St Marks pl, No 7, n s, 24x
 122.6 x — x 110.6. P. M. Sub to mort
 \$33,000. Oct 23, 5 years, 5%. gold, 10,000
 Cutting, Robt L to William Cutting. Will-
 iam st, Nos 15, 17 and 19, w s, 44.4 n
 Beaver st, 71.2x97x71.8x72.8. All title.
 Nov 30, due Nov 29, 1896. gold, 15,000
 Cammann, Hermann H to THE SEAMEN'S
 BANK FOR SAVINGS, New York. Amster-
 dam av, n e cor 82d st, 105x100.4x97.1x
 100. Dec 29, 3 years, 4½%. 15,000
 Same mortgagor with same mortgagee. Ex-
 tension of mort at 4½%. Dec 29. nom
 Casey, John A to THE GERMAN SAVINGS
 BANK, New York. 2d av. P. M. Dec 27,
 due Dec 28, 1894. 7,500
 Churchill, Anna P formerly Remmert
 mortgagor with Nellie C Carpenter mort-
 gagee. Extension of mort. Sept 22. nom
 Clark, Victor B to Chas H Lock. Park av,
 e s, 45.2 n 73d st. P. M. Oct 11, 2 years,
 5%. 3,000
 Same to same. Park av, e s, 64.2 n 73d st.
 P. M. Oct 11, 2 years, 5%. 3,000
 Cohen, Solomon A and Frederick Milheiser
 to Raphael Kuschewsky. 94th st. P. M.
 Dec 29, installs. 4,500
 Same to Otis Wilkinson. Same property.
 P. M. Dec 29, 1 year. 6,500
 Cumberley, Nelson S to Morris S Thompson.
 91st st, No 161, n s, 149 e Amsterdam av,
 17x100.8. Dec 26, 2 years. 2,000
 Coogan, Matthew to Martin J Earley. 109th
 st, s s, 407 e 2d av, 25x100.11. Dec 29, 1
 year. 3,000
 Calia, Angelo and Giovanni Longo to Jo-
 anna C Garrett. 114th st, No 338, s s, 250
 w 1st av, 16.8x100.11. P. M. Nov 28,
 due Dec 20, 1896, 5%. 2,200
 Carlew, James to William Hall's Sons.
 94th st, No 7, n s, 172.3 e 5th av, 20x
 100.8; 94th st, No 11, n s, 212.3 e 5th av,
 20x100.8; 94th st, No 13, n s, 232.3 e 5th
 av, 20x100.8. Dec 28, due Jan 2,
 1895. 8,000
 Cassazza, Bartolomeo, Long Island City, to
 Louis Cavagnaro, Garretson, S. L. 106th
 st, n s, 300 w 1st av, 25x100.11. Sub to
 mort \$2,000. Dec. 29, 8 years, 5%.
 gold, 8,000
 Cassazza, Bartolomeo and Giovanni, Long
 Island City, to Louis Biggio. 106th
 st, No 323, n s, 275 w 1st av, 25x100.11.
 Dec 29, 5 years, 5%. 6,000
 Chanler, Winthrop A, Tuxedo, N Y, to the
 trustees of the estate and property of the
 Diocesan Convention of New York. Essex
 st, e s, 200 s Houston st, 25x100. Dec
 29, due Jan 1, 1897, 5%. 10,000
 Calhoun, John M to Jane and Ralph J
 Jacobs trustees. Columbus av. P. M.
 Dec 27, due Jan 4, 1897, 5%. 12,000
 Same to John Avellino. Same property.
 Sub to last mort. Dec 29, 5 years, 5%.
 1,400
 Chaffee, Harry to New York Realty Co.
 70th st, n s, 200 w Amsterdam av, 45x
 100.5. Jan 3, due March 1, 1894. 12,000
 Carroll, Lucy A to Frederic J Middlebrook.
 8th av, n e cor 14th st, runs n 68.11 x e
 68.6 x n 34.4 x e 25 x s 103.3 to 14th st,
 x w 93.6; 8th av, s e cor 38th st, runs e
 100.4 x s 98.9 x w 36.2 x s 45.9 x w 64.1
 to 8th av, x n 144.6; 6th av, s e cor 21st
 st, 20x73.9; 8th av, e s, 54 s 17th st, 34x
 60; 5th av, w s, 103.1½ n 12th st, runs w
 125 x n 25.7¾ x e 25 x n 14 x e 100 to
 5th av, x s 25.9; Broadway, n w cor 21st
 st, runs w 195.3½ along e s 5th av, 62.4 x
 e 80.11 x s 28.9 x e 68.2 x n e 32 to Broad-
 way, x s 44.1. 1-9 part. Jan 4, 3 years, 3,000
 Dards, Chas A to Therese Mack, Somer-
 ville, N. J. 44th st, n s, 100 e Madison av,
 25x100.5. Jan 4, 3 years, 4½%. 20,000
 Drummond, Annie E to Geo F Martens and
 Thos J Farrell, Brooklyn. 38th st, s s,
 183.4 e 8th av, 16.8x98.9. Jan 2, 1
 year. 500
 De Frece, Sophie owner and Abraham B
 de Frece mortgagor with Robt R Pardow
 mortgagee. Extension of mort. Dec 18.
 nom
 Drought, William and Chas J Carew to
 Jenny A Carew, Norwich, Conn. 43d st, n
 s, 125 w Central Park West, 125x100.5.
 Dec 28. secures credits
 Dutcher, John T to Caroline M Valentine.
 44th st, n s, 382.6 e 8th av, 21.3x100.
 Lease. Dec 29, 4 years. 3,500
 Durr, John and Christian Goll to William
 Lang. Av A. No 1020, e s, 75.5 n 55th st,
 25x80. Jan 2, 5 years, 5%. 12,000
 Eichler, George to THE GERMAN SAVINGS
 BANK, New York. 4th st, s s, 200 e 2d av,
 25x96.2. Dec 30, due Jan 3, 1895. 16,000
 Same to same. 9th st, s s, 275 w 1st av, 25
 x93.11. Dec 30, due Jan 3, 1895. 12,000

Eisele, Frederick with THE GERMAN SAV-
 INGS BANK both mortgagees. Agreement
 as to priority of mortg made by George
 Eichler. Dec 28. nom
 Ehrlich, Saml W and Julius S to William
 and Jacob Scholle and Martin Herman.
 6th av. P. M. Jan 4, 5 years, 5%. 75,000
 File, Sarah E to THE GARFIELD NAT BANK.
 94th st, s s, 167 w 9th av, 16x94.7 to Ap-
 thorps lane. x16x95.2, with all title to
 said lane. Jan 3, note. 7,000
 Fine, Christopher to Wm L Brown. 24th
 st, No 46, s s, 164 e 6th av, 20x98.9. 44-
 120 parts. Jan 3, note. 1,500
 French, Thos H to Chas S Fairchild et al
 extrs Mary A Edson. 42d st, No 252, s s,
 200.4 e 8th av, 24.8x92.9. Jan 3, 1 year.
 25,000
 Forster, William and James Livingston to
 Benj A and Geo N Williams, Jr. Boule-
 vard, w s, 48.2 s 78th st, 20.2x109.11x20
 x107.1. Dec 29, due Jan 1, 1895. 6,000
 Fay, Michael and William Stacom to Jacob
 M Newman, Ludlow st, e s, 225.9 n De-
 lancy st, 25.6x87.6. Dec 28, 3 years, 5,000
 Same to same. Ludlow st, e s, 200.6 n De-
 lancy st, 25.3x87.6. Dec 28, 3 years, 5,000
 Friedberg, Rieka to Henry M Leipziger.
 Chrystie st, No 17, w s, 75 n Bayard st,
 runs n 24.11 x w 94.3 x s 21.11 x e 17.6
 x s 3 x e 77.6. Dec 28, 1 year. 2,000
 Fischer, Christina and William to John C
 Oscar, Hoboken, N. J. Orchard st, No
 185, w s, 175.7 n Stanton st, 25.3x87.6.
 Jan 1, 5 years, 5%. 13,000
 Geisselbrecht, Katie wife of Ernest formerly
 Seyfarth to Peter Ludemann. 22d st, No
 206, s s, 98.6 e 3d av, 23.6x77.6. Jan 1,
 2 years, 5%. 4,000
 Gerry, Allston and Joseph A Flynn, of All-
 ston Gerry & Co, to Francis Higgins
 recvr of THE NORTH RIVER BANK. Amster-
 dam (10th) av, lot bounded on n by land
 of Lorillard, e by Harlem River, s by land
 of R Bogardus, w by e Amsterdam (10th)
 av, runs along av 175.6 from point 45.4 n
 185th st, 2½ acres. Dec 16, 6 months.
 23,830
 Goetz, August to Christiana Honig. 76th
 st, s s, 255 e 3d av, 25x102.2. Jan 2, 3
 years, 5%. 10,000
 Geery, James M to THE FARMERS' LOAN
 AND TRUST Co. 128th st, No 244, s s,
 101 w 2d av, 26x99.11. Dec 27, 3 years,
 5%. 13,000
 Goldberger, Herman to Anton William.
 5th st, s s, 228.5 e 2d av, 21.7x96. Dec
 28, due Dec 1, 1894, 5%. 18,000
 Goldstein, Joseph to The National Brass
 and Iron Works, of Reading, Pa. Water
 st, s e cor Dover st, 35.8x73.9x34.1x70,
 except part conveyed to trustees of New
 York and Brooklyn Bridge, being Water
 st, s e s, 35.8 n e Dover st, runs s e 26.6 x
 n w 27 to Water st to point 28.5 from cor
 of Dover st, x n e 7.3, gore. Sub to mort
 \$45,000. Dec 12, 1 year. 4,500
 Goldman, Frank to Benjamin Ayerigg and
 ano trustees Jane Ayerigg dec'd. 3d av,
 w s, 100.11 s 98th st, 25.3x100. Dec 29,
 5 years, 5%. gold, 17,000
 Same to Sigmund Cohn. 3d av, No 1760,
 w s, 75.8 n 97th st, 25.3x100. Sub to
 mort \$17,000. Dec 29, due April 13,
 1895. 2,500
 Gourand, Manfred T F to Frederic J Middle-
 brook, Brooklyn. 45th st, s s, 95 w 3d
 av, 18.9x100.5. Dec 27, due Dec 29, 1896,
 5%. gold, 10,000
 Grant, Thomas to Henry Bruning. 55th st,
 n s, 395 e 9th av, 15x100.5. Jan 1, 5 yrs,
 5%. 10,000
 Harlow, Geo J to Alexander Walker and
 Judson Lawson. 95th st, n s, 372 e Colum-
 bus av, 17.3x100.9. Dec 30, 1 year. 6,000
 Same to same. 69th st, n s, 175 e West End
 av, 20x100.5. Dec 30, 1 year. 4,000
 Hoffstadt, Bettie wife of Oscar to THE MTD
 RESERVE FUND LIFE ASSOC. 23d
 st, No 248, s s, 275 e 8th av, 25x98.9. Dec
 29, due Jan 1, 1899, 5%. 42,000
 Same to Bernard Cohen. Same property.
 Dec 29, 2 years. 10,000
 Holland, Thos G and John L mortgagors
 with Alexander Forsyth. Extension of
 mort. Dec 19. nom
 Haft, Alexander to Susan L Smith. Birm-
 ingham st, Nos 3 and 5, w s, 100 n Mad-
 ison st, 40.4x37.9. Dec 20, due Jan 1,
 1895. 18,000
 Happel, Kate B to Therese Mack, Somer-
 ville, N. J. 58th st, n s, 355 e 6th av, 22
 x100.5. Jan 3, 3 years, 4½%. gold, 12,000
 Hess, Ida wife of Nathan to Leopold Simons.
 121st st, s s, 300 w 4th av, 17x100.11.
 Dec 30, 6 months. 1,650
 Hart, Henry to Francis M Bacon, Sr and Jr,
 trustees Edward Baldwin dec'd. Perry
 st, Nos 63 and 65, n s, 99.2 w 4th st, 50.1
 x94.10x50.3x95.2; 28th st, No 338, s s,
 417.10 w 8th av, 21.5x98.9. Jan 2, 3
 years. gold, 27,000
 Heimsoth, Friedrich to Cordelia E wife of
 Charles Le Gay. Av St Nicholas, e s,
 318.10 n 145th st, 18.6x66.9 to centre of
 an old road, x18.6x66.3. Jan 2, 2 years,
 5%. 8,000
 Heydt, Charles to James A and W Emlen
 Roosevelt as trustees for Marcia R Scovel.
 50th st, s s, 75 w 10th av, 25x100.5. Jan
 2, 3 years, 5%. 8,000
 Hairs, John to Julius Ellinger. Amster-
 dam av. P. M. Dec 28, installs. 2,500
 Haff, Anna M widow to John G Danz,
 Brookhaven, L. I. Houston st, n s, 150 e
 2d av, 25x103. Jan 3, 5 years, 5%. 8,000

Hallanan, Michael to Laurence J Callanan. 4th st, n w cor Barrow st. P. M. Jan 4, 5 years, 5%. 7,000

Haulenbeck, Ellen A wife of Peter to Mary A Woodcock, Bedford, N. Y. 76th st, n s, 103 w Columbus av, 19x102.2. Jan 4, 5 years, 5%. 21,000

Herdling, Frederick, Yonkers, to Virginia S M Smith et al exrs Ellen E Ward. 40th st, n s, 175 e 11th av, 4 lots. 4 P M morts, each \$4,700. May 1, 1893, 4 years, 5%. 18,800

Same to same. 40th st, n s, 175 e 11th av. P. M. May 1, 1893, 2 years, 5%. 4,000

Hogan, Bridget to H B Smith Machine Co, a corporation. 102d st, s s 345 e 1st av, 50x100.11. Dec 30, installs. 998

Jones, Cyrena L widow to THE EQUITABLE LIFE ASSUR SOCIETY of the U. S. 123d st, s s, 106 w Manhattan av, 16x100.11. Jan 2, installs, 5%. gold, 10,000

Jacobs, Adolph to Agnes V wife of Dav H Fowler. Lexington av, No 1080, n w cor 76th st. P. M. Jan 2, 3 years, 5%. 12,000

Same to same. Same property. P. M. Jan 2, 1 year, 5%. 1,750

Jacobs, Gustave and Flora Brozen to Gottlieb F Weber. 107th st. P. M. Jan 2, installs. 5,000

Jaques, Livingston, Orange, N. J., and James M Jaques to Louise E Jaques. 91st st, s s, 266 w 8th av, 18x100.8; 91st st, s s, 392 w 8th av, 18x100.8; 91st st, s s, 410 w 8th av, 18x100.8. 1/2 part. Oct 20, 1 year. 1,375

Johnston, Annie E to Elizabeth Aymar. Prospect pl, No 64, w s, 150.5 n 42d st, 16.8x54. Dec 29, 5 years, 5%. 5,500

Johnston, Harvey S to Hugh Getty. 29th st, n s, 55.4 w 8th av, 22x98.9. Dec 29, 1 year, 5%. 1,000

Kahn, Mayer to Societe Culinaire Philanthropique de New York. Water st, No 34, n s, 112.4 e Broad st, runs n 47.7 x w 8.11 x n 6.4 x e 28.2 x s 52.1 to Water st, w 18.11 to beginning. P. M. Jan 4, 5 yrs, 5%. 10,500

Kaufman, Leopold to Edward Oothout and ano trustees John Russel dec'd. New Chambers st, No 70, &c, Jan 1, due Jan 2, 1899, 5%. See Conveys. gold, 23,500

Kelly, Martin to Rosa Mack. 113th st, No 103, n s, 20 e Park av, 16x100.11. Dec 13, due Jan 1, 1897, 5%. 5,000

Kerl, Ernst C to Philip J Sands exr Abraham B Sands. 119th st, s s, 200 w 5th av, 17.6x100.11. Jan 3, 3 years, 5%. 10,000

Same to Louisa Minturn guard of John W Minturn. 119th st, s s, 217.6 w 5th av, 17.6x100.11. Jan 3, 3 years, 5%. 10,000

Killilea, Thomas to Louis S Brush. 45th st, n s, 326.8 w 6th av, 19.2x82. Jan 3, 3 years, 5%. 13,000

Koerner, Wm F to George Schuck. 94th st, n s, 150 w Columbus av. P. M. Sub to mort \$21,000. Jan 2, due Jan 1, 1897, 5%. 7,000

Same to same. 94th st, n s, 176 w Columbus av. P. M. Sub to mort \$21,000. Jan 2, due Jan 1, 1897, 5%. 7,000

Kopta, Tony wife of Anton to Moritz Singer. 73d st. P. M. Dec 27, installs. 2,250

Kehoe, John to UNION TRUST Co. Prince st, n w cor Wooster st, runs n 94.4 x w 81.6 x n 0.8 x w 5 x s 23.9 x e 46.6 x s 71.3 to Prince st, x e 40 to beginning, being 131 and 133 Wooster st and 127 and 129 Prince st. Dec 29, due Jan 1, 1897, 5%. 108,000

Same to Jacob Hirsh. Same property. Sub to last mort. Dec 29, due April 1, 1894, 46,922

King, John A, North Hempstead, L. I., to THE NEW YORK LIFE INS AND TRUST Co. Park pl, No 3. P. M. Dec 12, due Dec 30, 1894, 4 1/2%. 35,000

Klein, William to George Ehret. Cannon st, No 114. Saloon lease. Dec 28, demand. 1,500

Koch, Frank to Winifred Mulry trustee of William Mulry. Amsterdam av. P. M. Dec 22, 1 year, 5%. 2,000

Koschel, Adolph to THE WASHINGTON TRUST Co of the City of New York as committee of Martha Green and Saml G Corlies lunatics. 55th st, n s, 200 e 8th av, 25x100.5. Dec 29, 3 years, 5%. 35,000

Same to Albertina D Koschel. Same property. Sub to last mort. Dec 29, 3 years, 10,000

Kuschewsky, Raphael to Henry Werenborfer. 103d st, s s, 100 w 1st av, 100x100.11; 1st av, w s, 25 n 113th st, 25x75. Dec 29, demand. 10,500

Lawson, Danl D and Abraham Quackenbush to Wilson M Powell. 7th av, w s, 49.4 n 22d st, 24.8x100. Dec 29, 2 years, 5%. 30,000

Same to same. 7th av, w s, 74 n 22d st, 24.8x100. Dec 29, 2 years, 5%. 30,000

Same to Sarah H Powell. 7th av, w s, 49.4 n 22d st, 49.4x100. Dec 29, 1 year, 5,000

Lester, Asbury to James W Smith trustee for Maria L Dehon and remaindermen. 153d st, s s, 100 e Amsterdam av, 21x99.11. Dec 28, due Dec 29, 1896, 5%. gold, 13,000

Lissburger, Frances wife of Lazarus to James N Platt exr John G Kane. 60th st, s s, 180 e Park av, 20x100.5. Dec 29, 3 years, 5%. 13,000

Lasky, Malka to Elka Birnbaum. Broome st, No 30, n s, 25 e Goerck st, 25x75. Dec 30, demand. See Conveys, 1,000

Loomis, Alfred L to THE GREENWICH SAVINGS BANK. 36th st, No 44, s s, 503.7 w 5th av, 16.8x98.9. Dec 12, due Jan 1, 1895, 5%. 15,000

Lowen, Charles to TITLE GUARANTEE AND TRUST Co. Columbus av, n w cor 95th st. P. M. Dec 29, 3 years, 5%. 25,000

Same to Grace E Kirsheedt. Same property. 2d mort. Dec 29, 1 year. 5,000

Lyon, Dore to Harry B Sawin. 100th st, n s, 125 e Amsterdam av, 25x100.11. Sub to mort \$18,000. Dec 23, 1 year. gold, 4,500

Same to same. 100th st, n s, 225 e Amsterdam av, 25x100.11. Sub to mort \$18,000. Dec 23, 1 year. gold, 4,000

Same to same. 100th st, n s, 250 e Amsterdam av, 25x100.11. Sub to mort \$18,000. Dec 23, 1 year. gold, 4,000

Same to same. 31st st, n s, 300 w 9th av, 25x98.9. Sub to morts \$25,000. Dec 23, 1 year. gold, 3,000

Same to same. 31st st, n s, 325 w 9th av, 25x98.9. Sub to morts \$25,000. Dec 23, 1 year. gold, 2,000

Same to Judson S Todd. 100th st, n s, 100 e Amsterdam av, 50x100.11. Error gives front of only 25 feet. Sub to morts \$45,000. Dec 19, 1 year. 10,736

Same to Geo S Leary. 100th st, n s, 200 e Amsterdam av, 25x100.11. Sub to morts \$19,000. Dec 23, 1 year. 5,500

Larkin, Thos J to Richd H Pettit exr Mahalah Sowarby. Lawrence st, s s, 11.10 w 10th av, 25x100. Dec 12, 5 years, 5%. 4,050

Lebkuchner, Jacob to John Halloran. 45th st. P. M. Dec 30, due Jan 3, 1897, 5%. 12,000

Loeb, Joseph and Rosalie Seligman mortgagees with Bertha Schiff mortgagor. Extension of mort. Dec 30. nom

Lynch, James to Peter Doelger. Rivington st, No 253. Saloon lease. Dec 27, demand. 6,500

Same to same. Broome st, No 66, n e cor Cannon st. Saloon lease. Dec 27, demand. 6,500

Lansing, Geo R with Mary A A Woodcock both mortgagees. Agreement as to priority of morts made by Ellen Haulenbeck. Jan 3. nom

Lawrence, Gustavus L to Harriet, Lemuel and Wm B Skidmore. Franklin st, s e cor Washington st. P. M. Dec 30, due Jan 4, 1897, 5%. gold, 100,000

Libbey, Fredk A. Chicago, Ill. to THE MUTUAL LIFE INS Co, of New York. 67th st, n s, 225 w Amsterdam av, 50x100.5. Dec 20, 1 year. 10,000

Lippe, Charles to Solomon Lippe. 2d av, e s, 22.11 n 116th st, 26x100. Jan 4, due May 1, 1897. 4,000

Looman, Patrick mortgagor with Francis L Slade mortgagee. Extension of reduced mort. Nov 16, 1893. nom

Lorsch, Moses S to Otto H Dage. Madison av. P. M. Dec 30, due Jan 4, 1897, 4,000

McClenahan, William to Robt H Coleman as trustee for Anne C Rogers. 65th st. P. M. Jan 4, 3 years, 5%. 13,000

McDermott, James to The John Kress Brewing Co. Stanton st, n s, 79.8 w Maugin st, 19.11x70. Jan 2, demand. 1,000

McGovern, James to Isabella M Creighton. Morton st, s s, 105 e Hudson st, 25x100. Jan 2, note. 1,000

McKinley, Jane R widow and Annie Whittemore formerly McKinley, Elizabeth, N. J., to Albert W J Petrie. 11th av, s w cor 44th st, 25.5x100. Jan 3, due Jan 4, 1897, 5%. 10,000

McQuade, Matthew to Maria Wright. Emerson st, s w cor Cooper st, 25x100. Sub to mort \$1,700. Jan 2, 3 years. 1,170

Moeschen, Katie wife of and Louis to John M Kyle. 39th st, s s. P. M. Jan 2, 5 years. 4,500

Manheim, Louis to Thos H O'Connor. Monroe st, No 30, s s, 209.7 w Market st, 18.9 x35.4x19.10x34.2; also strip adj on w s, 3x35.4x3x35.7. Jan 2, 3 years, 5%. gold, 8,000

Same to Henry M Greenberg. Same property. Sub to last mort. Jan 2, 6 months. 1,200

McArdle, Edward to The Albany Brewing Co. 11th av, No 553, n w cor 42d st. Saloon lease. Dec 28, demand. 900

Same to Peter Doelger. Same property. Saloon lease. Dec 28, demand. 5,000

McKelvey, John to Caroline L Macy. 48th st, s s, 125 w 9th av, 25x100.5. Dec 21, 3 years, 5%. gold, 20,000

Same to Augustus F Holly. Same property. Sub to last mort. Dec 26, 6 months. gold, 6,000

Monaghan, Margt T to Kate Dauth. 68th st. P. M. Jan 2, due Jan 1, 1895. 3,000

McCabe, Chas F to Katharina Kratsch. Av B, No 261, e s, 88.3 s 16th st, 26.6x88. Jan 1, 3 years, 5%. 13,000

Same to Emma Hassey. Same property. Sub to last mort. Jan 1, 1 year. 3,000

Mehrtens, Henry W to THE GERMAN SAVINGS BANK, New York. 11th av, w s, 100.5 n 44th st, 25.1x100. Dec 28, due Jan 3, 1895. 1,000

Miller, Ezra W, Mahwah, N. J., to Wm H Hall. Greenwich st, No 216, w s, lot 1005 Samuel Ellis partition. 26.6x80; Greenwich st, No 220, w s, 27.8 s Barclay st, 26.7x80x26.6x80. 1-5 part. Jan 3, 3 years. gold, 7,000

Metzger, Martin to Eliza J and Oliver M Arkenburgh exrs Robt H Arkenburgh. 75th st. P. M. Dec 30, due Jan 15, 1895, 5%. 50,000

Mote, Ada E to NEW YORK LIFE IN; Co. 77th st, n s, 335 w 9th av, 20x108.1 x20 x108.5. Jan 1, 3 years, 5%. gold, 10,000

Marron, Daniel to Jacob Ruppert. 5th st, No 527 W. Lease. Dec 26, demand, 1,000

McSorley, Joanna wife of Alexander to Robt J McClenahan. 166th st, n s, 100 w Amsterdam av, 25x95. Dec 28, 3 years, 5%. 2,500

Nathan, Benjamin with Edward Nathan both mortgagees. Agreement as to priority of morts. Oct 19. nom

Nelson, Chas E to Edwd H Landon. 35th st, n s, 142.6 e Park av, 18.9x98.9. Jan 3, due Jan 2, 1895. 500

New York and Cuba Mail Steamship Co. Consent to mortgage steamships, newly acquired property for 18,750

Noble, James and Frederick Gauss to Bendet Isaacs et al exrs Myer Finn. 8th av. P. M. Dec 27, due Dec 30, 1894. 9,375

Neumer, Ferdinand to George Ehret. 20th st. P. M. Jan 3, 4 years, 5%. 30,000

Oesterreicher, Marie formerly Schulhof and Karoline Tanzer to Edwd T Bartlett et al exrs and trustees Geo B Brown and Ruth A Brown guard of Cath W, David L and Wm B Brown. 56th st, No 158, s s, 145 w 3d av, 16.8x100.5. Dec 27, due Jan 1, 1899, 5%. gold, 10,000

Olson, John to John C Meyer, Jr. 31st st, s s, 285 w 1st av, 20x98.9. Jan 2, 3 years, 5%. 2,500

Opperman, Augustus estate with Wilson M Powell. Extension of mort. Dec 28. nom

O'Shea, Thomas to Geo E Weed. 92d st, No 152, s s, 575.6 w Columbus av, 19x100.8. Sub to mort \$17,000. Nov 9, 1893, due June 1, 1894. gold, 6,800

Popper, Herman to Peter Otten. Essex st, e s, 70 s Rivington st, 17.6x50. Jan 2, due Jan 1, 1899, 5%. 7,000

Pickering, John to Henry C Trumper. 150th st, s s, 150 e Boulevard, 50x99.11. Jan 2, 1 year, 5%. gold, 5,000

Pohalsky, Flora wife of and Henry to Stephen D Bayer. 111th st. P. M. Dec 29, due Jan 2, 1897, 5%. 7,000

Platt, James N exr John G Kane with Caroline B Post both mortgagees. Agreement as to priority of morts made by Frances Lissburger. Dec 6. nom

Phillips, Davis B and Fannie Harris to Jonas Weil and Bernhard Mayer. Division st, No 193. P. M. Dec 27, installs. 1,875

Same to same. Same property. Sub to mort \$14,000. Collateral to mort on No 60 Montgomery st. Dec 27, demand. 4,125

Ryer, James B to THE TITLE GUARANTEE AND TRUST Co. Canal st, No 167, n w cor Elizabeth st, 21x100.1. Dec 29, 3 years, 5%. 45,000

Riverside Association, a corporation, to TITLE GUARANTEE AND TRUST Co as trustee. 69th st, n s, 150 e West End av, 25x100.5, with personal property, fixtures, &c. Secures bonds. Jan 1, 4%. 24,000

Rogers, Lucy A to Christian M Hoefler. 15th st, n s, 430 e 7th av, 20x103.3. Dec 30, 1 year, 5%. 3,000

Rabinowitz, Yetta to Joseph Klein. Delancey st, No 313, s s, 25x75. Jan 3, installs. 2,400

Radley, John J and Chas H A Cny to Eliz W Fry. Great Jones st, s s, 314.7 w Bowery, 27x90. Sub to morts \$45,000. Jan 4, due Jan 1, 1899, 5%. gold, 5,000

Same to THE UNITED STATES TRUST Co, New York. Same property. Jan 4, due Jan 1, 1899, 5%. 45,000

Reimer, Wilhelm G to Abraham Slater, Greenwich, Conn. 117th st. P. M. Dec 27, due Jan 4, 1897, 5%. gold, 4,500

Riecker, Christian to Wilhelm Riecker. 94th st, s s, 375 e 3d av, 25x100.8. Jan 4, due Jan 1, 1896, 5%. 2,000

Roland, Adam to John H Feldhaus. 2d av, w s, 25 s 47th st, 25x73. Dec 21, due Jan 1, 1899, 5%. gold, 5,000

Same to Joseph Swick. Same property. Dec 21, due Jan 1, 1899, 5%. gold, 8,000

Scheele, Anna M wife of Frederick to Frederick Meyer. 10th av, No 882, e s, 75.5 s 58th st, 25x100. Jan 4, due Jan 1, 1899, 5%. 10,000

Scheele, John to George Ehret. Amsterdam (10th) av, w s, 74.11 s 146th st, 25x100. Dec 28, due Dec 30, 1894, 4 1/2%. 6,000

Seebeck, Wm H to Terence Kieran. 83d st. P. M. Jan 4, due Jan 1, 1899, 5%. 4,500

Swick, Michael to Joseph Swick. 43d st, No 381, n s, 400 w 8th av, 25x100.4. Jan 4, due Jan 1, 1899, 5%. 5,000

Stormeyer, Chas F to Henry P Botty. Stanton st, n s, 25.2 w Cannon st, 19.11x75. Jan 3, due July 1, 1896, 5 1/2%. 2,500

Schiefer, Ernst to Theodor Frodenhauer. Park av, No 1748, w s, 75.11 s 122d st, 25x80. Jan 2, due Jan 1, 1899, 5%. 9,000

Same to Louise C Krieg. Same property. Sub to last mort. Jan 2, due Jan 1, 1899, 5%. 5,000

Schiffer, Carrie B wife of and Joseph J to UNITED STATES TRUST Co of New York. 78th st, s s, 275 w Amsterdam av, 17x102.2. Jan 2, due Jan 1, 1899, 5%. 13,000

Staubes, William and Henry Buchholz, of Staubes & Buchholz, to Bernheimer & Schmid. Little West 12th st, No 47. Saloon lease. Dec 30, demand. 1,500

Sturdevant, Harriette L, Jersey City, N. J., to Samuel Huntington, Plainfield, N. J. Spring st, No 149, n s, 75 w Wooster st, 25x100. 1/2 part. Sub to mort \$1,500. Dec 30, 1 year, 5%.

Stocky, Charles mortgagee with Wm L Becker mortgagor. Extension of mort. Dec 30, 1893. nom

Schmidt, Oscar to Charlotte Lambrecht guard of Joseph Lambrecht. Norfolk st, No 168, e s, 72.9 n Stanton st, 25x100. Jan 2, due Oct 25, 1893. 5%. 12,000

Schnugg, John to Simon Schmidt. Rivington st, No 90, n s, 25x75. Dec 19, due Jan 1, 1897. 5%. 10,000

Smith, Frank L to Randolph W Townsend. West End av, e s, 36.8 s 92d st, 16x82. Jan 3, due Jan 1, 1897. 5%. 16,000

Stein, William to Margaretha Scheig. 54th st, s s, 319.4 w 1st av, 34.4x100.5. Jan 3, 3 years, 5%. 11,000

Strittmatter, Jacob to Friederich W Kolbe, 83d st. P M. Jan 3, due Jan 1, 1900. 5%. 12,000

Stein, Helene to Bertha Wagner. 22d st, No 452, s s, 304 e 10th av, 21x98.9. Dec 29, due Jan 1, 1897. 5%. 6,000

Satterlee, Emily V, New Hamburg, N Y, mortgagor with Geo A Knott mortgagee. Extension of mort. Sept 19. nom

Same mortgagor with Henry A Maurer mortgagee. Extension of mort. Sept 2. nom

Smith, Thomas to THE FRANKLIN SAVINGS BANK. 48th st, s s, 250 w 8th av, 25x100.5. Dec 29, 2 years, 5%. 5,000

Same to same. 48th st, s s, 275 w 8th av, 25x100.5. Dec 29, 2 years, 5%. 5,000

Squier, Theo A to Jacob Lawson, Brooklyn. 89th st. P M. Nov 1, demand. 25,000

Same to same. Same property. 2d mort. Nov 1, demand. 22,500

Sternberger, Nina W, Henry S, Clara B and Isidore G and Florence S Koshland mortgagees with Lizzie wife of Louis Hirsh mortgagor. Extension of mort. Oct 31. nom

Steinreich, Samuel to "The Baron de Hirsch Fund," a corporation. Amsterdam av, e s, 50.3 n 89th st, 25.3x80. Dec 28, due Dec 29, 1896. 5%. 15,000

Stokes, Horace to Emily A Watson, South Orange, N J. Cherry st, No 330, n s, 210.3 e Clinton st, 16x99x16x99.1. Dec 29, 3 years, 5%. gold, 9,000

Same to same. Cherry st, No 332, n s, 226.3 e Clinton st, 25.6x98.6x25.6x99. Dec 29, 3 years, 5%. gold, 13,000

Same to same. Cherry st, No 334, n s, 251.9 e Clinton st, 25.6x98.2x25.6x98.6. Dec 29, 3 years, 5%. gold, 13,000

Swick, Michael to Edward Schwyer. 43d st, No 331 W. P M. Jan 4, due Jan 1, 1899. 5%. 10,000

"The Minister, &c. of the Reformed Protestant Dutch Church in Thirty-fourth Street in the City of New York" to "The Minister, &c. of the Reformed Protestant Dutch Church of the City of New York." 34th st, n s, 100 w 8th av, 75x98.9. Dec 27, due when mortgagor shall cease to be in connection with the General Synod and other intermediate judicatories of the Reformed Dutch Church in America. 3,000

The New York Produce Exchange to UNITED STATES TRUST CO of New York. Market-field st, Nos 14, 16 and 18, s s, 143.8 w Broad st, runs w 74.3 x s 123.3 x e 102 x n 52.2 x w 32.1 x n 70.1 to beginning, except part conveyed by Sarah H Popham extrx Wm H Popham to mortgagor, Feb 5, 1883; Stone st, No 9, n s, 172 w Broad st, 22x82.9x22x83.2. Jan 2, due Jan 1, 1899. 5%. 200,000

Same mortgagor with same mortgagees. Agreement as to courtyard. Jan 2. nom

Townsend, Pauline G mortgagee with Effie P wife of and Clifford A H Bartlett mortgagor. Extension of mort at 5%. Aug 1, 1893. nom

The Sisters of Charity of St Vincent de Paul to THE EMIGRANT INDUSTRY SAVINGS BANK. 4th st, n w cor Barrow st, 22.10x71.6x22.7x75.4. Jan 3, 1 year, 4 1/2%. 10,000

Thode, John H to Frederick Muller. 4th st, e s, 33 s Perry st, 20x50. Jan 3, 1 year, 5%. 3,000

Thurston, Bertha E to Helen C Palmer, Milburn, N J. 148th st, n s, 292 w Amsterdam av, 15.6x99.11. Jan 4, 3 years, 5%. 10,000

Thurston, Bertha E to Ella B Palmer guardian of Adelaide R Palmer. 148th st, n s, 243 w Amsterdam av, 18x99.11. Jan 2, due Jan 1, 1897. 5%. 11,000

Thurston, Bertha E to Edwin F Raynor. 148th st, n s, 243 w Amsterdam av, 18x99.11. Jan 2, demand. 1,000

Thierbach, Augusta to Henry Tonyan. 49th st. P M. Jan 3, 1 year. 2,300

Uhink, John to Theo C Uhink. 15th st, s s, 194 w Av A, 25x103.3. Leasehold. Jan 1, 5 years, 5%. 3,500

Wallenstein, Solomon to John E Domschke. 101st st, n s, 335 e 3d av, 25x100.11. Jan 4, due Jan 1, 1899. 5%. 8,000

Wronkow, Serena mortgagee with Pauline Frankel mortgagor. Extension of reduced mortgage. Jan 2. nom

Wagner, Philip, Geo H Stonebridge, Jr, and Henry F Bruning to THE GERMAN SAVINGS BANK, in the City of New York. Hamilton st, n s, 301.5 e Catharine st, 25x106.1 to Monroe st, x24.11x108.6. Dec 28, due Dec 29, 1894. 24,000

Same to same. Hamilton st, n s, 326.5 e Catharine st, 25x104 to Monroe st, x24.6x106.1. Dec 28, due Dec 29, 1894. 24,000

Weil, Matilda wife of Leopold to David Webster, Brooklyn. 77th st, No 111, n s, 118.6 w Columbus av, 20x104.5x20x104. Jan 1, 3 years, 3,000

Weill, Michel to Ernest H G Meyer. 92d st, n w cor Lexington av, 24x100.8. Sub to mort \$28,000. Jan 2, 3 years. 4,000

Wering, Annie C wife of Chas F, New Rochelle, N Y, to Daniel Seymour. 3d av, No 643, e s, 38.9 n 41st st, 20x65. Dec 29, 5 years, 5%. 8,000

Williams, Jessie widow to TITLE GUARANTEE AND TRUST CO. Waverly pl, No 227, e s, 86.10 n Perry st, runs e 70.11 x n 8.4 x e 6.5 x n 11.8 x w 77.6 to Waverly pl, x s 20 to beginning. Jan 2, 3 years, 5%. 8,000

Wyse, Marie S to Alfred M Hoyt. 23d st, s s, 350 w 4th av, 25x98.9. Jan 2, 1 year, 5%. 10,000

Weisberger, Aron to Florence Baldwin. Cannon st, No 102. P M. Dec 29, 5 yrs. 5%. 20,000

Same to Laemmlein Buttenwieser. Same property. P M. Sub to mort \$31,000. Dec 29, demand. 3,500

Same to same. Same property. P M. Sub to mort \$20,000. Dec 29, installs. 11,000

Same to same. Cannon st, No 130, e s, 100 s Houston st, 25x100. Dec 29, installs. 3,500

Same to same. 3d st, No 282, s s, 141.2 e Av C, 22.7x106; 4th st, No 319, n s, 215.2 e Av C, 21.5x96. Dec 29, due July 1, 1894. 1,500

Weiss, Bertha O E wife of and Fredk J to Albert Hochster. 84th st, No 316, s s, 200 e 2d av, 25x102.2. Dec 29, 3 years, 5%. 1,500

Weiss, Bertha O E mortgagor with Albert Hochster mortgagee. Extension of mort. Dec 29. nom

Wagner, Adam et al exrs and trustees Adam Schupp to THE EAST RIVER SAVINGS INSTN. Suffolk st, No 54, e s, 75 s Broome st, 25x100. Jan 3, 1 year, 5%. 8,000

White, John to Michael Fitzgerald. 40th st, s s, 275 e 11th av, 25x98.9. Nov 25, 3 years, 5%. 2,000

D G Yuengling Jr Brewing Co to THE MUTUAL LIFE INS CO. 128th st, n s, 200 e Amsterdam av, runs e 358 x n w to 129th st at point 417 e Amsterdam av, x w 217 x s 199.10; Amsterdam av, s e cor 128th st, runs s 66 x e 100 x s 10.5 x s w 71.1 x s e 150 x n e 110 x s e 25.3 x s w 113.6 x s e 50 x n e 120.4 x s e 153.5 x n e 119.11 x n 82.5 x w 525. Dec 29, installs. See Conveys. 325,000

Ziegler, William to John Sutherland. Liberty st. P M. Jan 2, 1 year, 4 1/2%. 100,000

23d and 24th WARDS.

Bache, Cornelia A to John N Sherwood. Willis av, w s, 100 s 143d st, 25x106. Dec 28, 3 years, 5%. 800

Beals, John D to Hugh N Camp. Harrison av. P M. Dec 28, 3 years, 5%. 1,280

Bueb, Otto J mortgagor with John G Bauer mortgagor. Extension of mort at 5%. Dec 1. nom

Becker, Henry to Conrad Bachmann. 158th st, n w cor Melrose av, 24x100. Jan 1, installs, 5%. 3,000

Bolner, Louise to Robert Sauvan. Jackson av, w s, 110.10 s 165th st, 16.8x75. Jan 1, 3 years, 5%. 1,000

Bell, Edwd A to John Mulvihill. 165th st, n s, 100 e Forest av, 100x119. Dec 27, 3 years, 5%. 5,000

Bogert, Albert to William Man trustee. Lot begins 131.6 n 187th st and 195 e Delancey pl, runs n 25 x w 95 x s 25 x e 95; 187th st, n s, 179 e Delancey pl, 16x131.6 x 20x131.6. P M. Dec 23, due Dec 26, 1894. gold, 2,750

Cornish, John W to John Bussing, Jr. 3d av, w s, part lot 212 map of Central Morrisania, being part of Bathgate farm, 24th Ward, 50.1x124.9x50x119.10. Dec 30, due Jan 1, 1897. 3,000

Egan, Wm C to Teresa M wife of Frederick Kuser. Elsmere pl, s e cor Marmion av, 31.4x100x31.6x100. Oct 26, 5 years, 5%. 5,000

Fernald, Fredk A to John D Beals. Harrison av. P M. Dec 30, 3 years, 5%. 420

Gaylor, Corinne W mortgagor with Thos S Marlor and ano exrs Chas S Loper mortgagee. Extension of mort. Dec 27. nom

Harms, Herman F to Edmund Wetmore. Tinton av, w s, 453.10 n Denman pl, 25x134. Jan 3, 3 years. 4,250

Hawkins, Ellsworth F and Geo W to Amelia Tuckley, Brooklyn. Prospect av, s e s, lot 78 map of East Tremont, West Farms, 90x150.5x75x150, with right of way 42 wide, adj land of Samuel Ryer, from premises described in deed from Daniel Mapes to Frederick Grote et al to the West Farms to Kingsbridge road. Dec 11, 3 years, 5%. 1,500

Same to James B Hulsizer, Mt Vernon, N Y. Same property. Sub to last mort. Dec 11, 3 years, 5%. 690

Hitecock, Margaret wife of Frederick and Samuel Smith to THE STUYVESANT INS CO. Lowell st, No 296, n s, 150 w College av, 50x100. Dec 29, due Jan 1, 1897, 4,000

Same to same. 3d av or Boston road, e s, 28 n 140th st, 28x99x25x111.7. Dec 29, due Jan 1, 1877. 7,000

Hughes, Mary J and Bernard J to Produce Exchange Building and Loan Assoc. Perry av, e s, 292 s Gun Hill road, 33x100. Dec 27, installs. 3,400

Kelly, Jane to The Tremont Building and Loan Assoc. Vanderbilt av, e s, 25 n 180th st, 25x100. Dec 28, installs. 900

Klauber, Theresa to Henry C Meyer. 177th st. P M. Jan 2, 3 years, 5%. 5,000

Lindgren, Ernst A to William Block. Fairmount pl, s s, 197.9 w Marmion av, 25x77x25x78.9. Jan 3, 3 years, 5%. 400

Loewy, Joseph to Karoline Steinheimer. 3d av or Old Boston road, s e s, 366 n e Grove st, 36x180 to Mill Brook, x36x164. Dec 29, due Jan 1, 1897. 6,000

Lynch, Valentine D to New York and Suburban Co-operative Building and Loan Assoc. Forest av, n e cor 165th st, runs e 100 x n 79 x w 20 x s 54 x w 80 x s 25. Dec 30, installs. 3,250

Milliken, Mary A to Alex C Lanier. 175th st, No 1079 E, n s, 100x200. Dec 29, due Jan 1, 1897. gold, 8,000

Morris, Thomas to Ella M Roberts, Brooklyn. Mapes av, s e s, 399 n e Samuel st, 31x150. Dec 26, 1 year. 1,500

Mulligan, James to THE METROPOLITAN SAVINGS BANK. 135th st, s s, 135 w 3d av or Boston road, 30x100. Dec 27, 1 year, 5%. 2,000

Mueller, Conrad to Chas H Sproessig. Stebbins av, e s, 408.9 n Freeman st, 25x73.4 x 25.11x80.4. Dec 27, due Feb 1, 1896. 1,000

McElroy, Chas E to Herald Employes' Co-operative Building and Loan Assoc. Boston av, No 1353. P M. Dec 26, installs, 5%. 7,500

Meyer, John F to Maria R Shaffer. Union av, e s, 324 n 165th st, 54x175. Dec 22, due Jan 1, 1895, 5%. 1,500

Morhardt, Mary to Frederick Dillemath. Uncas st, n s, lot 304 map of Wilton, Port Morris and East Morrisania, 23d Ward, 50x175. Jan 4, due Jan 1, 1897. 500

McCabe, Rose A wife of and Chas F to The Produce Exchange Building and Loan Assoc. Pelham av. P M. Jan 3, installs. 2,600

Neuscheler, Charles to Maria E Moritz. 159th st, s s, e 1/2 lot 115 map of Village of Melrose, 23d Ward, 25x100. Dec 28, 5 years, 5 1/2%. 1,500

O'Brien, Thomasine E wife of and Miles M to Mayer Katzenberg. Valentine av, w s, 1,610.11 n Thomas Bassford's land, being lots 15, 14 and part 13 map of s part of Peter Valentine farm, Fordham, 218.6x250, except part taken for opening 184th st. Dec 29, due Jan 1, 1895, 5%. 10,000

Randall, Rufus R to Mary E Waters, Westchester, N Y. Crotona av, e s, 50 s 181st st, 25x102. Dec 29, 2 years. 150

Schneer, Isaac to Frank J Southwell. Willow av, n e cor 135th st. P M. Jan 2, 2 years, 5%. 5,000

Schneider, Christian to Friedrich Schneider. Cottage pl, w s, 190 n 170th st, 50x100. May 1, 1893, 2 years, 4%. 1,500

Schmid, Walburge widow to Nicholas Winkler. 160th st, n s, 350 w Elton av, 25x100. Jan 3, due Jan 1, 1897, 5%. 500

Shipman, Herbert A and Louis W Kaysser to Anna M Mentges, Brook av, n w cor 168th st, 25.11x60. Jan 3, 1 year. 4,000

Speirs, Joseph to Joseph Spears. Arthur av. P M. Dec 1, 5 years. 3,000

Terry, Seth S to Jacob Fromme. Wolfe pl. P M. Dec 30, due Jan 1, 1896. 600

Theadwell, Mary J to Joseph Spears. Arthur av. P M. Dec 1, 5 years, 5%. 1,500

Theurer, John to Elizabeth Corell. Tinton av, e s, 133.6 n 161st st, 16.6x132.6. Jan 1, 3 years, 5%. 1,000

Same to Louise Goetman. Same property. Jan 1, 3 years, 5 1/2%. 1,000

Wachter, Andrew to Charles Hohl. 133d st, n s, 375 e Trinity av, 25x103.7. Jan 3, due Jan 4, 1896. 500

Walsh, William to Hester A Shannon. Washington av, n w cor 180th st, lot 1 map Hester A Shannon. P M. Jan 2, due Jan 1, 1899, 5%. 4,000

Wendling, Henry to Henry Fulling. 173d st. P M. Dec 30, 3 years. 5,000

MORTGAGES—ASSIGNMENTS.

NEW YORK CITY.

DEC. 29 TO JAN. 4—INCLUSIVE.

Arkenburgh, Eliza J and Oliver M exrs Robt H Arkenburgh to Eliza J Wiggins. \$6,103

Arnoux, Wm H to Pauline Arnoux trustee Helene A Arnoux. 900

Boss, Frederick to Jacob Siegel. 2,500

Same to same. 3,200

Same to same. 800

Same to same. 600

Same to same. 800

Same to same. 500

Buttenwieser, Joseph L to Jacob Klingenstein. 30,357

Brown, Richd A admr Margt W Boardman to Amelia W, Annette B and Clemence L Boardman and Amelia W guard of Margt W Boardman. nom

Ball, John O to Diedrich Stelling. 909

Barnes, Geo H, Brooklyn, to Everett P Wheeler. 8,000

Barney, Chas T and Francis M Jencks and Wm E D Stokes to Alfred M Hoyt. nom

Cassidy, Patrick and I Richard Adler to Annie M Sadtler. nom

Costenbader, Wm F exr Isabella Giles to Mary A Gilbert, Isabella W Tilford, Chas H and Stephen W Giles devisees Isabella Giles. consid omitted

Cowperthwait, Josephine W guard Fredk W Cowperthwait to John Reid. 9,285

Carrington, Augustus B to Danl D Lord, Laurence, L I. 28,000
 Constantine, Ella G, Brooklyn, to Harriette M Johnson. 1,000
 Cleary, Eliz McC, Washington, D C, to Rosa McVay. 10,000
 Collamore, Bessie to Gilman Collamore, Cambridge, Mass. 4,500
 Cooke, Maria J K and Emeline A Kemp to Reyanna Kemp. nom
 Douglass, Henrietta L., Brooklyn, to The Title Guarantee and Trust Co. 11,000
 Dorsett, R Clarence exr Robert Dorsett to Sumner R Stone and ano trustees Jesse Stone dec'd. 905
 Dexheimer, Madeline and Mary Wildnauer to George Ehret. 4,400
 Dauth, Kate to John Riexinger. 3,000
 Dean, David J to Anthony Smyth. 5,000
 Ewald, Katharine to John Ewald. 6,000
 Embury, Aymar and Helen exrs Susan P Embury to Aymar Embury trustee Susan P Embury dec'd. 4,000
 French, Bernard to Jana Jackson. 2,607
 Ford, William to Johanna S Seymour. 15,000
 Furcht, Charles to James W Burton. nom
 Galewski, Bernard to Francis B Chedsey. nom
 Goldberger, Herman to Anton William. 3,282
 Guggenheimer, Rauldolph to Chas J Oppenheimer. 6,000
 Gising, Bernhard to Christina Schmitt. 6,000
 Graham, Thomas and John Bunt individ and as firm Graham & Bunt, William Buess and German Grob individ and as firm Buess & Co, Louis Lochman, Walter G Schuyler and James E Schuyler individ and firm G L Schuyler & Co, Geo B Robbins and Harry W Bell individ and as firm Geo B Robbins & Co and Michael Hughes to Zacharias Bendheim. nom
 Hassey, Emma to Gottlob Sommer. 1,860
 Harrison, Mary to Mary J Smith. nom
 Same to Isabelle Fisher. nom
 Same to Eliza P Crozier. nom
 Hardy, Georgiana F widow to Edward Dodd, Babylon, L I. nom
 Hutton, Chas G to Chas E Strong and John L Cadwalader as trustees. Assigns 2 morts. 40,000
 Harris, Fannie and Davis B Phillips to Jonas Weil and Bernhard Mayer. 4,125
 Jacob, August to Josephine Wandell. 6,000
 Jackson, Kath R et al exrs Wm H Jackson to Frederic J Middlebrook. 12,047
 Same to same. 2 assigns, each \$13,051. 26,102
 Same to same. 12,549
 Same to same. 3 assigns, each \$15,058. 45,174
 Same to same. 17,066
 Same to same. 16,062
 Same to same. 2 assigns, each \$18,070. 36,140
 Jenkins, J G trustee William Laytin dec'd to George L Davidson, Yonkers, N Y. 18,000
 Jacobs, Gustave to Gottlieb F Weber. 1,700
 Kemp, Reyanna and Emeline A to Maria J K Cooke. nom
 Larchan, Jacob and Rebecca to Jacob Lederer and Herman Stein. Rerecorded. 3,500
 Louis, Amelia E to Conrad N Jordan et al trustees for bondholders D G Yuengling, Jr, Brewing Co. 10,696
 Lyon, Dore to Fredk A Snow. nom
 Levi, Moses to Jennie Rothschild. 814
 Mulvihill, John to Annie Mulvihill. gift
 McLaughlin, John to Jacob and Margaretha Schmitt. 12,182
 North River Savings Bank to Gustav Langmann. 9,000
 Olmesdahl, Antonia to August Olmesdahl. 900
 O'Connor, Frank to Bridget Maguire. 6,000
 O'Brien, Maurice to Benj F Raynor. 16,000
 Punnett, Louise, Emily M and Cath E K, Baltimore, Md, to Herman Kountze et al trustees for Catharine Kountze. 53,350
 Same to same. 21,000
 Posner, Isaac, New Brunswick, N J, to Celestine Goldschmidt. 7,000
 Rebhann, Fredk W exr Mary G Spangenberg to John and Charles Spangenberg. 10,000
 Rider, Arthur W to Olin J Stephens. 500
 Rosenstock, Bernhard to Max Cohen. 3,000
 Reilly, John J to Bernheimer & Schmid. 500
 Sahn, Louis to Randolph Guggenheimer. 6,000
 Stavers, Geo E exr Louisa Simes to Roger Donegan. 2,800
 Steckler, Alfred to Bella Cohen. 3,000
 Sowarby, Charlotte extr John Sowarby, Sr, to John Sowarby his son. nom
 Sowarby, Charlotte to John Sowarby. nom
 Siegel, Jacob J admr Christiana Siegel to Anna Dahlbender and Jacob J Siegel. nom
 Spinely, Antonio to James D Putnam. nom
 Stephens, Olin J to Gustavus Robitzek. nom
 Struckhausen, Henry to John Becker. 3,050
 Steindler, Therese to Chas L Bergman, Brooklyn. 3,037
 Spangenberg, John and Charles to Herman Wendt. 10,000
 Simmons, Mary E, Westchester, N Y, to Euretta L Clocke. 2,700
 Talmadge, Henry P et al trustees John B Seaman to Mary G Seaman. nom
 Same to Geo W and Mary G Seaman. nom
 Same to Emily de Wint Seaman. nom
 Talmadge, Henry P and ano trustees John B Seaman to Geo W Seaman, Dutchess Co, N Y. nom
 Same to Chas H Seaman. 2 assigns. nom
 Thurnauer, Felix to Rosa B Grotta. 7,000

The Germania Life Ins Co to Edwin F Raynor. 5,000
 The Irving Savings Inst to Leopold Leysersohn. 6,646
 The New York Life Ins Co to Frank O'Connor. 6,000
 The John Kress Brewing Co to Wilhelmina Miller. 5,000
 The trustees of the Scotch Presbyterian Church to the trustees of the Masonic Hall and Asylum Fund. 100,000
 Tully, Marcus E to Rachel Korn. 3,500
 Title Guarantee and Trust Coto Matilda Kay. 6,500
 Same to Richard Hamilton exr, & c, Ann T Brown. 11,000
 Title Guarantee and Trust Co to Alex I Cotheal. 6,000
 Title Guarantee and Trust Co to Therese Mack, Somerville, N J. 15,000
 Title Guarantee and Trust Co to Fannie Falk. 18,000
 Same to Henry Neustadter. 45,000
 Tiffany, Lyman, Washington, D C, to Louise Stevenson, Morristown, N J. 1,222
 Todd, Judson S to Geo E Tilford, Newark, N J. nom
 The Lawyers' Title Ins Co of New York to Wm P Dixon and ano exrs Josiah M Fiske. 25,500
 Westervelt, Ellsworth as trustee for Florence Deacon to The United States Trust Co of New York as trustee for Florence Baldwin formerly Deacon and remaindermen. 2 assigns. nom
 Same as trustee for Florence Deacon and remaindermen to same. 3 assigns. nom
 Wiener, Eugenia K extr Lewis Wiener to Joseph de F Junkin. 10,000
 Same to same. 12,000
 Wallach, Karl M to Israel Gutfarb. 3,000
 Weil, Samuel to Fanny Levy, Brooklyn. 2,081
 Wing, Wm F exr Annetta Currie to Flora Gross. 500
 Warburton, Frank T to Frances A Warburton. 1,500
 Wallace, Christiana F to Marie E Jacobson. 4,000
 Weil, Matilda et al exrs Max Weil to James N Platt exr John G Kane. 13,000
 Wickham, Wm H to Frank E Randall. nom
 Willis, Wm M to James R Whiting. 1,500
 Wilkinson. Otis to Isaac Hirsch. 6,500

3 Benjamin, Edw M—Hector Perinot. 5,165 53
 3 the same—Etienne Buscarlet. 3,681 66
 3 Bernstein, Pauline—Herman Myers. 16 54
 4 Bronner, Jesse L—D H Close. 94 89
 4 Butler, Wm J—J A Hickok. 15 07
 4 Balch, Celeste—Julia de W Thompson. 805 19
 5 Bane, Timothy F—E F Hawkins. 72 46
 5 Blaut, Simon—Peter Lang. 240 75
 5 Ball, David A—S F Sherman. 90 72
 5 Barry, Wm F—Samuel Stiner. 102 44
 5 Bauer, Gustav—H H Heert. 393 80
 5 Bloch, Belle—J R Kries. 20 30
 5 Buchler, Herman—Henry Schwabeland. 1,216 24
 5 Becker, Abraham—American Shoe Mfg Co. 36 25
 5 Backer, John—Simon Morris. 94 69
 5 Bardusch, Charles—Albert Kloebelen. 102 87
 5 Babbidge, Charles—George Johnson. 304 99
 5 Bernstein, Charles—C O Maas. 286 57
 30 Cohn, Siegfried—George Mandel. 97 84
 30 Coogan, James J—Abraham Wolf. 908 67
 30 Clifford, Fredk W—R M Weed. 144 60
 30 Callanen, Frank J—Merchants' Nat Bank of Syracuse. 270 44
 30 Caffie, Michael P—Emile Siegrist. 533 46
 30 the same—the same. 1,647 06
 30 Costello, John—W H Vilas as assignee. 177 29
 2 Cohn, Robert } J S Bernheimer. 248 46
 Cohn, Julius }
 2 Carroll, Adelbert E—The First Nat Bank of Saratoga Springs. 219 25
 2 Conway, Theodore—Antonio Rasines as recr. 124 68
 3 Cohen, Abraham—The Health Dept City N Y. 209 50
 3 Cherry, James—the same. 209 50
 3 Clemens, Chester } Simon Friedenstein. 92 20
 Curtis, John B }
 3 Converse, Jer L—J H Hertz. 5,840 47
 3 Cody, William—Mary Mitchell as admrx. costs 88 40
 3 Costello, John—The People State N Y. 100 00
 3 Connors, Charles—E W Vanderbilt. 524 35
 3 Cook, Frederick—The German Exchange Bank. 1,116 89
 3 Canda, John M—A C Gay. 1,421 99
 3 the same—the same. 1,733 02
 3 Crosby, H B—William Clark. 225 37
 3 Canda, Maillard M—The Twelfth Ward Bank, City N Y. 860 26
 3 the same—the same. 727 48
 3 Cromer, Charles—Christian Striffler. 244 75
 3 Church, Emma—Michel & Jost. 214 51
 3 Christ, Chas E—Jacob Kurzman. 81 95
 3 Costello, John H—H W Box. 3,156 07
 4 Canda, John M—J C Rose & Co. 29,305 74
 4 the same—A C Gay. 1,383 93
 4 Corridon, Michael F—R V Dolan. 118 95
 4 Carroll, Frank J—John Reeves. 735 56
 4 Cunningham, Patrick—C S Osborn. 114 86
 4 Campbell, James—Juan Pino. 189 77
 4 Cooke, Henry D—Smith & Shafer. 94 38
 4 Clark, Louis, Jr—J W Gillespie. 91 74
 4 Carroll, Patrick—A G Hupfel. 1,565 02
 4 Canda, John M—A C Gay. 1,936 63
 4 Curtis, Paul A—George Fruh. 84 85
 4 Caldwell, William—A L Thomas. 135 27
 4 Catoggio, Carlo—Carlo Maspero. 105 78
 5 Corridon, Michael F—Benj Moore & Co. 842 79
 5 Cumings, Ira T—The Merchants' and Mfrs' Nat Bank of Middletown, N Y. 2,250 60
 5 Coleman, John, Jr—J H Wiffler. 232 61
 5 Cumings, James M—Vine W Kingsley. 578 63
 5 Carr, Geo W—C V Cross. 2,214 84
 5 Costello, Thos F—Thomas Hannegan. 96 13
 5 Cassebeer, Richard B—Sharp & Dohme. 81 16
 5 Caumont, Adolph F—Adeline T Smith. 89 16
 5 Copeland, Ewance A—Michael Courtney. 167 50
 5 Custy, Michael—Harry Held. 137 13
 30 Disbrow, Hamilton T—Travers Bros Co. 80 23
 30 Driscoll, Cornelius J—Weber Piano Co. costs 47 50
 2 Doscher, Wm C—Felix Brown. 51 99
 2 Dusenbury, E—A B Chase. 95 74
 2 de Logerot, Blanche H } Ludwig de Logerot, Richard } Baumann. 2,099 50
 2 the same—the same. 5,189 34
 3 Douglas, Joseph S—John Boyd. 64 14
 3 De Wolf, Wolf—W I Denny. 1,406 67
 3 Dow, Myron W—David Seligman. 178 39
 3 Delvas, Annie—Isaac Blumberg. 725 25
 3 Delgamba, Omero—Carlo Calvosa. 221 22
 4 de la Chapelle, Max—Joseph Strauss. 329 74
 4 Dunlap, Cornell—Ann Fox. 461 50
 4 Ducker, Wm M—Union Nat Bank. 879 26
 4 Dean, Henry C—Herring-Hall-Martin Co. 92 01
 5 Duffy, Michael J—Joseph Klinger. 107 15
 5 Dellett, August—Issac Sommers & Co. 166 32
 5 Donnelly, James } Nathaniel Wise. 747 81
 5 Donnelly, Lillie }
 5 De Voe, Joseph H—The Bank of Philadelphia, Philadelphia, N Y. 524 67
 2 Eurelle, Annie—Thomas Kelly. 312 00
 2 Eckert, Frederick—G J Paul. 78 36

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. (f) 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.

Dec. and Jan.
 30 Altieri, John } Adolph Edel-
 Altieri, Pietro } muth. \$391 33
 30 Allen, Gilbert M—Frank Hardy. 1,362 74
 30 Ackerman, Clara } Lawrence
 Ahrens, Emma } Drake and 16
 Albro, Chas T } other judgts,
 Albro, George } total amt. 4,816 40
 Anthony, John B }
 Arment, Lucinda A }
 2 Armstrong, William—L A Chandler. 128 08
 2 Adler, Albert—Henry Bohlen, Jr, as exr. 26 05
 2 Altieri, Pietro—Twenty-third Ward Bank, City N Y. 241 71
 3 Angelo, Joseph—The Health Dept, City N Y. 209 50
 3 Antonielli, Frank—the same. 209 50
 3 Appo, St John—L V Cortelyou. 156 23
 3 Arff, Daniel—Carl Albert. 30 30
 3 Anathan, Moses—James McCreery & Co. 63 83
 4 Armstrong, Geo K—Eva M Evers. 84 87
 4 Allison, Fredk H } Herman Rid-
 Allison, Chas J } der. 166,308 24
 5 Angsburg, Henry—The People State N Y. 100 00
 5 Alderman, Isaac—William Man as trustee. 159 12
 30 Brown, Cornelius J—Theophilus Olena. 134 85
 30 Burke, John C—S B Moers. 424 69
 30 Barnum, Amelia A—Emily Charles. 502 70
 30 Bell, Eugene C—Fletcher Watch Jewelry Co. 45 18
 30 Briggs, S Ellis—Le Roy Rickerson. 124 66
 30 Baisley, De Witt C E—G A Le Blanc. 502 55
 30 Bennett, James G—E C Rutherford. 1,664 15
 2 Benedetto, Joseph—James Downie. 191 26
 2 Black, Laring M—W B Dana. 226 32
 2 Bengtson, Bengt—C V Driscoll. 108 89
 2 Beatty, John C—The Lincoln Nat Bank, City N Y. 923 29
 2 Bischoff, Louis—Bernard Meyer. 26 36
 2 Braender, Frederick—Thomas Roberts-Stevenson Co. 294 24
 3 Becker, Annie C—The Health Dept, City N Y. 209 50
 3 Brady, James B—the same. 209 50
 3 Bona, Adriano—D H Carstairs. 641 38
 3 Busch, Henry—Samuel Gibson. 140 21
 3 Borden, John—C L Denks. 1,240 99
 3 Blumenstock, Frank G—Margaret Blumenstock. 748 35

3 Edwards, Harry B — Antonio Rasines as recvr.	85 34	5 the same—the same.	168 70	3t Murphy, Martin—F W Gilbert.	39 11
3 Eanson, Eugene S—H D McCord & Sons.	530 12	2 Inmnn, Geo B—W S Searle.	250 55	3 Meier, Richard—United Dressed Beef Co, N Y.	581 49
4 Evans, Amos H—The Equitable Life Assur Soc, U S.	862 18	2 Indelli, Pietro—Twenty-third Ward Bank, City N Y.	241 71	3* Meltsner, Joseph } Isaac B l u m -	
5 Eckardt, Herman L—George Freygang.	72 34	4 Ingersoll, Moses E—Archer & Hancock Mfg Co.	109 75	* Meltsner, Benson } berg.	725 25
5 Engelhorn, Louis—Staten Chemical Co (Lim).	1,234 11	30 Joseph, Bernhard—G W Bramhall.	2,036 17	4 Meyer, Edw O—R V Dolan.	118 95
5 the same—the same.	1,251 85	30 the same—William Wood.	385 45	4 Mehlman, Frederick—J P Smith.	515 05
30 Faulkner, Frank G—E F Keating.	195 28	30 the same—D B Brigham.	510 13	4 Merz, M Rudolph—Rudolph Meyer	
2 Frank, Magdalena as guard—Amelia Dohm as admrx.	costs 265 40	2 Jaques, Maria L—Allen Calhoun.	145 43	4 Mitchell, Wm L—Catherine Langan.	541 66
2 Fitzpatrick, James T—Pietro Tripoli.	129 55	2 the same—Josephine Kenyon.	341 28	4 Malcolm, Wm H—Michael Ross.	260 63
2 Ferchland, Charles—Julius Librowicz.	89 92	2 Jasper, William—W B Dana.	226 32	4 Minter, Peter J—George Fruh.	84 85
2 Frenzel, Arthur B—John O'Connor.	145 60	2 Jayray, Wm D—D W Lynes.	4,034 04	4 Morell, Joseph B—Ignatz Weiss.	457 41
2 Fritsch, Louis—S B Wortmann & Co.	65 22	3 Jaffet, Michl A—The People State N Y.	100 00	4 Maher, Lawrence—Carl Hartwig.	256 73
3 Fitch, Albert F—A C Gunter.	116 01	3 Jacoby, Sigmund } Murray Hill		5 Meyer, Edw O—Benj Moore & Co.	842 79
3 Fisk, Sidney—Winfield Waters.	costs 47 30	Jacoby, Gustav } Bank, City N Y.	5,228 48	5 Manwaring, William—Peter Chesney.	72 72
3 Feldman, Henry—Meyer Rosen.	69 50	3 the same—Pequonock Nat Bank of Bridgeport, Conn.	1,454 08	5 Moxley, Henry L—E M Jennings.	265 59
3 Fairchild, Geo W—O R W Worm.	105 10	3 the same—the same.	1,264 58	5 Marks, Henry—David Mayer Brewing Co.	1,097 81
3 Feistel, Edward—G H Cahoon.	109 88	3 Johnston, Geo H—Nathaniel Wise.	4,181 33	5 Mackey, David J—Howard Lapsley.	11,133 14
3 Folsom, De Francis—J E Norton.	88 98	3 the same—the same.	8,427 75	5 Mitchell, Peter } The Henry Mc-	
4 Fisher, Fredk W—The People State N Y.	100 00	3 Jaques, Maria L—C M Wilmarth.	851 06	Mitchell, David } Shane Mfg Co.	125 88
4 Foley, Robert—The Harlem Lighting Co.	129 81	4 Johnson, Frederick—A G Hupfel.	1,565 02	5 Morris, Wilson C—De Graaf & Taylor Furniture Co.	152 93
4 Fisher, William—Maurice Stransky.	312 98	4 Jacobs, Solomon—O I Wise.	126 95	5 Moses, Chas H—C O Maas.	286 57
4 Ferris, Floyd—The Metropolitan Telephone and Telegraph Co.	36 83	4 Jaekel, Geo P—N C Fisher.	171 00	30 McKenna, James—C E Tracy.	4,475 83
4* Freeman, Alfred A—The First Nat Bank of Hazleton, Pa.	7,034 27	30 Kip, Isaac L—Peter Hart.	costs 90 25	30 McManus, Hugh—W H Vilas as assignee.	177 29
5 Foster, Augustus C—H T Pierce.	167 93	30 Kirkland, Thomas—T P Huffman.	298 19	3 McGuinness, Edward—The Health Dept City N Y.	209 59
5 Fleming, Edward—Thomas Conville Brewing Co.	105 43	2 Kopetzki, Otto A—Henry Herrmann.	83 22	3 McBride, Mary—the same.	209 50
30 Gordon, Ray T—Julius Hartmann.	116 76	2 Knabe, William—Bernard Meyer.	26 36	3 McDonald, Wm F—Norwich Furniture Co.	69 42
30 Gallagher, Luke—C P Van Leer.	1,076 10	2 Knobloch, Jacob—Edge Hill Wine Co.	117 28	3 McNally, Patk M—The People State N Y.	100 00
2 Glore, George—F R Minrath.	125 10	3 Kann, Joseph—Samuel Frendenburg.	1,915 79	3 McDermott, Thomas—Marcus Besdine.	90 48
2 Gleason, Danl J—George Lieber.	97 65	3 the same—S M Frendenburg.	849 80	4 McWilliams, Fredk M—Ignatz Weiss.	457 41
2 Graham, Thomas—Rock Plaster Co, of N Y and N J.	152 10	3 Kuhlmann, Henry—Marx Gottsch.	507 48	4 McManus, Michael—John Klein.	120 04
2 Graef, Peter—Eagle Hill Wine Co.	73 48	3 Kane, John P—A C Gay.	1,421 99	5 McSherry, James W—The Union Stove Works.	42 60
3 Gentileseo, Joseph—Daniel Raymond.	74 75	3 the same—the same.	1,733 02	30 Newburg, Jacob A—Jennie B Sawyer.	32 94
3 Geer, Oliver L—Edith C Iselin.	206 10	4 Kane, John P—J C Rose & Co.	29,305 74	30 Nestell, Geo W—G A Le Blanc.	502 55
3 Gutstadt, Isidor—J W Cooke.	717 16	4 the same—A C Gay.	1,936 63	2 Nowak, Max—Leo Burghheim.	37 87
3 Gill, Stephen F—Isaac Fishman.	87 35	4 the same—the same.	1,383 93	2 Newell, Wm H—Frederick Monti.	84 98
3 Gerdes, Clement—C J Warren.	669 45	4 Kimball, Wm A—The Metropolitan Telephone and Telegraph Co.	36 83	3 Nichols, Walter C—R R Bowker.	112 04
3 Goldstein, Samuel—The H B Clafin Co.	262 22	4 Kitching, Theodore E—the same.	47 98	3 Norton, Mary—E L Vaughan as recvr.	241 34
3t Genez, Adam G—W M Hoes, Public Administrator.	207 36	4 Kirshbaum, Daniel } W N God-		3 Nathan, Daniel } Joseph Thomas.	358 32
3 Gibson, Geo M—W H Benedict.	93 74	Kirshbaum, Morris } dard.	551 14	Nathan, Michael }	
3 Gutlohn, David—W I Denny.	1,406 67	4 the same—C E Rycroft.	506 84	4 Nordstrom, Chas A—Richard Vom Hofe.	167 52
3 Goldsmith, Chas E—J C Proudman.	1,125 97	4 Koper, Henry—The First Nat Bank of Hazleton, Penna.	7,034 27	4 Nicklas, Frank—Michael Ross.	260 63
4 Grange, William—H A Rice, assignee.	1,268 63	5* Kelley, George—Joseph Wild.	809 01	4 Norden, Isidore—John Haffen.	942 95
4 Godfrey, Wilson—J G Moore.	50,177 77	5 Kunzemann, Jacob—The People State N Y.	100 00	5 Nixon, Benjamin—J M Constable.	197 03
4 the same—The Metropolitan Telephone & Telegraph Co.	29 30	5 Keery, Martha—F D Philips.	costs 35 12	5 Nathan, Victor E—Simon Morris.	114 79
4 Gallo, Antonio—Giuseppe Termini, individ and as assignee.	433 87	30 Lasalle, Edmund—Guillaume Schos.	381 54	5 Niven, Danl McM—The Importers' and Traders' Nat Bank, N Y.	3,130 11
5 Gordon, Robert } J H Dunn.	702 25	30 Lawrence, Alonzo E } Helen Schroew		5 Nye, Fanny B—Herman Michaels.	127 50
Gordon, Joseph }		* Lawrence, Wm H } der.	87 75	30 Otte, Henry—C H Burmeister.	169 81
5 Gemunder, George, Jr } Palmer & Gemunder, George }	166 72	30 Leclair, Adele—A F Jammes.	145 28	30 Ogle, John F—Abraham Rosenstein.	202 75
* Gemunder, Herman L } Mfg Co.		2 Loughman, Patrick—Annie Carr.	80 42	2 Ordner, Leo—Sirakion Djismordahoss & Co.	294 67
5 Gamble, James M } Feuchtwanger		2 Lazarowitz, Yetta } J D Gold-		2 O'Shea, Thomas—Bertha A Deane.	483 23
Gamble, David B } & Co.	costs 90 83	Lazarowitz, Israel } stein.	1,525 35	2 Oppenheim, Wm G as recvr—The Lawyers' Surety Co, N Y.	147 15
5 Gombossy, Max—Henry Schwabeland.	1,216 24	3 Lehrberger, Joseph B—The People State N Y.	100 00	2 the same—Anthony McOwen.	141 79
5* Grosshandler, Edward—Albert Kloeblen.	102 87	3 Leyrer, Louis G—Henry Waterman.	88 97	3 Obstbaum, Isidor—The Health Dept, City N Y.	209 50
2 Herman, Max—J S Bernheimer.	248 46	3* Lear, Edward—A A Carpenter.	209 13	3 O'Regan, Charles—E W Vanderbilt.	524 35
3 Hennig, Michael—The Health Dept, City N Y.	59 50	3 Lang, James—David Cohen.	67 87	3t Olmstead, John—F E Wilson.	124 72
3 Haas, Emil—the same.	209 50	3 Lublinsky, Sarah—Martin Enders.	361 35	3 O'Brien, Joseph—Thomas Farrell.	870 85
3 Hopping, Samuel L } Wesley Pat-		4 Landau, Arthur—J S Hanson.	469 96	3 Oppenheimer, Harry—James McCreery & Co.	63 83
Hopping, Wesley P } ton.	1,260 86	4 Lovering, Lullu M—The American Exchange Na Bank.	923 08	4 O'Connor, James—The John T Huner Co.	137 99
3 Hess, Julia } S F Myers.	8,621 31	4 Levy, Berthoud } London Assurance		4 Olcott, Richard M—The Metropolitan Telephone and Telegraph Co.	62 46
Hess, Ludwig }		* Levis, Sigmund } Corporation of		4 the same—Bank D Hoche-lago.	2,936 55
3 Hunter, Robt J—W H Jackson.	7,281 00	* Levis, Aaron } London, Eng.	264 67	4 Oafis, Thos B—Carl Hartwig.	256 73
3 Heller, Arnold—Antonio Rasines as recvr.	85 34	4* Loury, Richard D—The Simpson Foundry Co.	118 40	5 Oliver, Florence E—Adolph Frankfeld.	277 83
3 Haggerty, Wm F—D M Koehler.	95 20	4 Lynch, Albert J—C R Underwood.	5,292 75	30 Powers, Chas H—Rand Drill Co.	34 43
3 Herzberg, Leopold—G H Cahoon.	109 88	4 Lloyd, Alfred A—Henry Bollen, Jr, as exr.	25 10	30 Palmer, John S—C P Van Leer.	1,076 10
3 Hackett, Thos J } John		4 Lehman, Emil—L A Eberhardt.	261 57	2 Pick, Gustav—Henry Herrmann.	74 17
Hackett, Margt T } Haffen.	1,119 42	5 Lehman, Katherina—J C McQuhae.	50 00	3 Pettit, John—The Health Dept, City N Y.	209 50
3 House, Frank T—Mary J Clapp.	1,128 49	5 Lobdell, Peter—N H Woodman.	95 46	3 Phillips, Samuel—the same.	209 13
3 Hoyt, Mary I—Philip Carpenter.	607 85	5 Lane, Eliot T—George Martin.	448 19	3 Place, Charles—Farmers' and Mechanics' Bank of Buffalo.	322 40
3 Hopkins, Selden R—A S Reiber.	85 80	5 Lenz, Albert—Domingo Tamargo.	153 20	3 Peck, Chas F P B—Charles Kastner.	324 10
4 Hamilton, Ida M—Albany Venetian Blind Co.	330 13	5 Lediard, Chas H—The Importers' and Traders Nat Bank, N Y.	3,130 11	3 Pollock, Nathan—J S Bernheimer.	187 15
4 Handler, Max—Julius Path.	317 35	30 Mackenzie, Archibald F—G F Norton.	1,934 86	3 Pagliuca, Pasquale—Joseph Liccione.	175 06
4 Heermann, E Van Ness—R W Keane.	137 35	30 the same—the same.	1,706 98	4 Potter, Ellis M—Catherine Langan.	541 66
4 Hoffman, Joseph A—Clara Kanze.	costs 77 80	30 the same—the same.	1,049 98	4 Purdy, Wm H—H L Taylor.	9,516 74
4t Hutchings, Mary I—Herman Kuhn.	136 54	30 Moore, Susan A—Theophilus Olena.	140 83	5 Proctor, Wm A }	
4 Hinners, Wm H—W D Starr.	154 08	30 Meyer, John F W—The Gutta Percha and Rubber Mfg Co.	226 77	Proctor, Harley T } Feuchtenwan-	
4 Hendricks, Mary } A G Hupfel.	1,565 02	30 Myerson, Albert—G W Bramhall.	2,036 17	Proctor, Wm C } ger & Co.	costs 90 83
Hendricks, Charles }		30 the same—William Wood.	385 45	5 Paige, Wm F—H W Sumner.	201 57
* Hill, Robert—Henry Michael.	141 62	30 the same—D B Brigham.	510 13	5 Phillips, Abraham—Henry Schwabeland.	1,216 24
4t Hirschman, Louis—The Metropolitan Telephone and Telegraph Co.	49 14	30 Michel, Moses—D C Donovan.	609 59	5 Palmer, A S—F H Sargent.	102 37
4 Holmes, John B—W R Winn.	92 01	30 Mayer, Abraham—John McKesson, Jr.	335 61	5 Pinkus, Leopold—Jaffe Bros & Co.	25,511 72
4t Hough, Effingham C—The First Nat Bank of Hazleton, Penn.	7,034 37	2 Moran, Patrick—David Mayer Brewing Co.	116 50	30 Roberts, Joseph B—J C Woodbury.	287 72
5 Harris, Herman—Richard Friedlander.	253 30	2 Mullen, Frank—M F Phelan.	301 00	30 Rubenstein, Barnet—Louis Solomon.	costs 70 00
5 Hardenburgh, Matthew—Joseph Wild.	809 01	2 Maloof, Matta J—Joseph Ayoub.	156 37	30 Rosenbluth, Emil—Edward Siegmman.	115 48
5 Hahn, Isaac—Lancaster County Nat Bank.	3,937 82	2 Meyer, Jacob—Antonio Rasines as recvr.	124 68	30 Rosendorff, Morris } Hyman	
5 Heller, Arnold—Antonio Rasines as recvr.	185 61	2 Myers, Henry V—Howard Menn.	134 63	Rosendorff, Louis J } Schnitzer.	210 85
5 Hencke, Christopher—Henry Eggers.	134 43	3 Marnigel, Michael—The Health Dept City N Y.	209 50	30 the same—the same.	252 78

2 Riblet, Wm H—L A Sayre.....213 98
3 Regan, Dennis—The People State NY.....100 00
3 Reynolds, Frank M—David Maxcy.....123 99
3 Roux, Severin H—C E Sands.....221 71
3 Ryan, Martin F—Thomas Farrell.....870 45
3 Roach, Stephen W—William Mathews.....243 44
3 Rotani, Arturo—Carlo Calvosa.....221 22
4 Robbins, W Morgan—Corporation of Hegeman & Co.....37 83
4 Rickerf, Catharina—C F Steiger.....217 50
4 Reeh, Emma A—Le Roy Andrews.....89 74
4 Rosendorff, Morris } The Metropolitan
Rosendorff, Louis J } and Telegraph
* Rosendorff, Isaac } Co.....42 53
4 Reilly, John—J J Cummings.....207 86
5 Ruffhead, Wm H—Clara A Brown.....92 63
5 Richmond, Louis—Martin Stark.....352 01
5 Rau, Philip—Peter Yung.....264 68
5 Russell, Irving L—C E Sherwood.....2,408 04
5 Russell, Irving L—Whiting Mfg Co.....98 69
30 Segnore, Jesse M—Theophilus Olena.....140 34
30 Schwenk, Saml K—Milton Rathbun.....152 57
30 Silver, John S—Adolfo Hegewisch as recr.....203 82
2 Steinhart, Rosalie—P H Karcher.....213 86
2 Savage, Carrie G—Abraham Lichtenstein.....216 49
2 Stuart, Silas—J W Block.....732 08
2 the same—the same.....659 63
2 the same—the same.....821 57
2 the same—the same.....1,671 30
2 the same—the same.....1,791 45
2 Storrin, Olive—Geo W Venable & Co.....81 25
2 Steigelman, Jacob—Aaron Rosenzweig.....29 11
3 Street, Mary—The Health Dept, City NY.....209 50
3 Shanks, Ellen J—A T Mackenzie.....4,096 15
3 Strong, J Montgomery, Jr—W M Walsh.....228 62
3 Stuart, Silas—Samuel Stern.....158 98
3 Seidelmann, Christina—Jacob Balz.....122 91
3 Saalfield, Arthur J—A C Gunter.....116 01
3 Simpson, Louis M—Edith C Iselin.....206 10
3 Schloss, Nathan J } G F Victor.....1,907 44
Schloss, Henry J }
3 the same—W E Iselin.....918 96
3 the same—the same.....1,701 36
3 the same—Alfred Benn.....1,308 10
3 Swezey, Charles—G H Andrews as extr.....292 52
3 Schmidt, Edmund P—C F Brooks.....384 25
3 Sprague, Mary L—S B Balecom.....262 34
3 Sprague, Danl J } the same.....832 36
Sprague, Mary L }
3 Seidelman, Christine—W N Loew.....260 00
3 Shock, Chee Yoke—Lin Gum Yook.....119 87
3 Simpson, Abraham } Nathan Ge
Simpson, Benjamin } sas.....113 16
3 Stewart, Alexander—W H Benedict.....93 74
3 Schloss, Nathan J } C E Gudered.....689 67
Schloss, Henry J }
3 Sheaman, Joseph—Jacob Kurzman.....91 45
3 Seemann, Edward—Christian Striffler.....228 27
3 Silver, Joseph—Pershe Wengrowsky.....125 99
3 the same—the same.....125 99
3 Steile, John F—A S Reiber.....85 80
3 Seaburgh, Bessie—Thomas Brady.....354 43
4 Simon, Solomon }
* Simon, Philip } Joseph Strauss.....329 74
* Samuel, Joseph }
4 Sherman, David—Charles Tannert.....230 82
4 the same—C E Van Zandt.....142 88
4 Streifer, Jacob—Patrick Cassidy.....255 56
4 Server, Edw A—The Bank of New Amsterdam.....155 75
4 Stettiner, Louis—H A Rice as assignee.....1,268 63
4 Schwarting, Henrietta—G H Stege.....costs 111 81
4 Schlemm, William—The People State NY.....100 00
4 Schneider, William—The Harlem Lighting Co.....129 81
4 Shafer, John J—Herman Rieder.....166,308 24
4 * Sumner, Ralph E—J G Moore.....50,177 77
4 Schmidt, Edmond P—George Fruh.....84 85
4 Schlesinger, Edward—C Kenyon.....1,567 10
4 Stouffer, Marie A—J F Rogers.....81 56
5 Schloss, Nathan J } F T House.....667 15
* Schloss, Henry J }
5 Storm, Walton—C V Cross.....2,214 84
5 Schmidt, George—Richard Vom Hofe.....92 49
5 Scharman, Frederick—William Hulle.....204 07
5 Spear, Howard—Louis Koelsh.....167 58
5 Schloss, Nathan J } A L Worms as
Schloss, Henry J } extr.....2,527 52
5 the same—Rays Woolen Co.....1,717 16
5 the same—F W Otheman.....7,702 44
5 the same—Samuel Marx.....8,842 89
5 the same—Elkan Naumberg.....24,526 13
5 the same—the same.....2,280 47
5 the same—Henry Newman.....2,192 94
5 the same—R S Frost & Co.....6,081 39
5 the same—Solomon Block.....3,281 24
5 the same—National Citizens' Bank.....49,078 39
5 Swift, Geo F—C W Cutler.....39 23
5 Stone, Wm E—Exiner & Co.....27 50
5 Spofford, Joseph L—The Canadian Agricultural Coal and Colonization Co (Lim).....133,816 68

5 Swift, Joseph H—Abram Kling.....966 85
5 Sink, Ely—Simon Morris.....150 07
5 Sternberg, Meyer—Merritt, Elliott & Co.....221 68
3 Smith, Richard P—A F Jammes.....246 31
3 Smith, Geo D—B F Webb.....397 15
3 Smith, Joseph B as admr—Thomas Brady.....4,663 00
3 Smith, Barney }
Smith, Thomas }
Smith, John }
Smith, Annie } the same.....354 43
Smith, Thomas }
Smith, Peter F }
Smith, John }
30 The Mayor, &c—Adelia Walgrove as extr.....167 20
30 Amasa Lyon & Co—John McArthur.....8,128 55
30 the same—Jeremiah O'Sullivan.....5,252 55
30 Empire Pure Water Supply Co—John Trageser Steam Copper Works.....150 88
30 George Van Wageningen Co—G O Wales.....570 44
30 Atlantic Salt Co—H G Woodruff.....445 56
30 L & C Wise Co—Irving Nat Bank, City NY.....780 32
30 the same—the same.....1,086 42
2 Davidge Fertilizer Co—Christopher Bailey.....528 09
2 The Goodyear Vulcanite Co—W A Brown.....5,695 66
2 Potter Produce Co—Selser Brother Co.....371 94
2 The C E Wilde Co—The New England Pin Co.....3,438 25
2 The N Y Belting and Packing Co—The American Exchange Nat Bank costs 77 67
2 The N Y Food and Condiment Co—Nat Folding Box and Paper Co.....524 00
2 The Portland Electric Light Co—M H Beall.....2,635 51
2 Bates Automatic Elevator and Mfg Co—David Mill.....725 63
2 The Equitable Life Assurance Soc, U S—Sara Savelson.....4,127 58
2 Geo Van Wageningen Co—Irving Nat Bank.....7,058 80
3 N B Haynes Co—G F Victor.....2,348 44
3 the same—the same.....5,176 41
3 The Fifth A V Transportation Co (Lim)—Lizzie Rettig as admr.....costs 80 55
3 The Coleman House Co—James McCreery.....499 33
3 The Savings Bank of Newport—Thomas Brady.....4,663 00
3 The Provident Fund Society, City NY—L H Hail.....175 03
4 Bates Automatic Elevator and Mfg Co—Cockburn Barrow & Machine Co.....301 64
4 The D L & W R R Co—J F Peppard.....costs 84 38
4 Industrial Printing and Binding Co—Clinton Bank.....2,492 46
4 The Old Dominion Mfg Co—J L Lumbarger Lumber Co.....2,492 15
4 The Mayor &c—M P Breen.....386 07
4 Thomson-Houston Electric Co—Thomas Humphrey.....104 50
4 Dahl Electric Co—The Metropolitan Telephone and Telegraph Co.....31 02
4 The Mayor &c—H J Cross.....500 00
4 U S Supply Co (Lim)—Iron Clad Mfg Co.....426 88
4 Nixon & Co—Emil Garnier.....173 44
4 C E Wilde Co—A J Hague.....175 85
5 The Cosmopolitan Pub Co—Excelsior Steam Power Co.....1,407 12
5 M R Levy Co—Mary L Carfoot.....295 49
5 W D Wilson Printing Ink Co—A A Kline.....costs 80 38
5 The Cunard Steamship Co (Lim)—Chaya Glovinsky.....costs 93 52
5 The Nova Scotia Midland Railway and Iron Co (Lim)—E L Purdy.....987 08
5 C E Wilde Co—The Clifton Hosiery Co.....700 21
5 Schults & Buck Chair Co (Lim)—The Newark Decorative Leather Co.....413 21
5 The Manhattan Railway Co and The Metropolitan Elevated Railway Co—RF Shepard individ and as extr.....5,760 76
5 the same—the same.....7,326 98
5 the same—Mary N Shepard individ and as extr.....5,760 76
5 the same—the same.....7,326 98
5 the same—S Vogel individ and as extr.....5,760 76
5 the same—the same.....7,326 98
5 the same—F B Shepard.....7,326 98
5 the same—Irene F Shepard.....7,326 98
5 the same—Dorethy B Shepard.....7,326 98
5 the same—F S Allen.....3,125 29
5 The N Y Elevated R R Co and The Manhattan Railway Co—Patrick Connor.....625 30
30 Turner, Chas H—H D Mould.....255 06
2 Treadwell, Phoebe D—The Lawyers' Surety Co, NY.....147 15
2 the same—Anthony McOwen.....141 79
3 Tully, Alice—Richard Roach.....213 39
3 Taylor, Robert—Emily Charles.....38 63
3 Taylor, Walter W—Joseph Bernstein.....46 09
3 Tobias, Thos C—A A Carpenter.....209 19
3 * Terwilliger, Lefeure—Charles Kastner.....324 10
3 Tassi, Raffaele—Joseph Liccione.....175 06
3 Thompson, Alice—Thomas Brady.....354 43

3 Thoesen, Henry—Bloomsberg Furniture Co.....33 42
4 Tower, Eliza J—B S Wise.....172 25
4 Thoesen, Henry—F A Hall.....294 44
5 Turner, Philip T—De Graaf & Taylor Furniture Co.....161 82
5 Uchtmann, Herman—Antonio Rasines as recr.....185 61
30 Volkmar, Henry G—J H Cahill.....38 04
3 Volenti, Alexander—Cesare Conti.....77 11
4 Vogel, Emanuel—Adolf Prince.....407 07
5 Vernam, Remington } Otis Bros &
Vernam, Florence G } Co.....3,069 26
2 Vanderbilt, George—Real Estate Record Assoc.....134 83
2 Van Wageningen, George } Irving Nat
Van Wageningen, Etillida } Bank 7,058 80
3 Van Houton, John C—C S Morris.....365 42
30 Wise, Leopold—Irving Nat Bank, City NY.....523 30
30 the same—the same.....780 32
30 Wells, Frank H—Merchants' Nat Bank of Syracuse.....270 44
30 Wright, Lewis F—E P Doyle.....140 90
30 Williams, Chas B—W S Webb as pres't.....costs 107 00
30 Wise, Leopold } Irving Nat Bank 1,281 60
Wise, Charles }
2 Wurm, Daniel—Bernard Meyer.....26 36
2 Walker, Henry M—Emma A Walker.....costs 35 90
2 Weiss, Alexander—John Bene.....36 56
3 Walton, Francis T—Charles Wendt.....585 12
3 Wolf, Isaac—J W Cooke.....717 16
3 Whelan, Philip—The People State NY.....100 00
3 Walsh, Mary—the same.....100 00
3 Welch, Edwin F—William Morse.....136 20
3 Wright, Chas L—Winfield Waters.....costs 47 30
3 Wright, Richd H—J B Duke.....2,138 53
3 Weissman, Abraham—Pershe Wengrowsky.....125 99
3 the same—the same.....125 99
3 Willner, Morris—Isaac Blumberg.....725 25
3 Weil, Michael—The H B Claffin Co.....469 28
3 Wilson, John W—C S Morris.....365 42
4 Walker, George } Phoebe J Trues-
Walker, Mary } dell.....10 30
4 Wisner, Wm R—Benjamin Jeselsohn.....102 93
4 Wolff, Julius—The Simpson Foundry Co.....118 40
4 Weinberg, Philip—J W Gillespie.....91 74
4 Woolsey, Edw J—E W Clonin.....1,031 65
4 the same—the same.....674 51
4 * Wintermayer, Bernhard—Charles Busch.....79 50
4 Ward, Hana—H M Bendheim.....292 90
4 Woolley, Walter C—S P Carmichael.....93 80
5 Wise, Leopold—David McElraevy.....81 51
5 Whitney, Saml D—J R Giles.....281 38
30 Yost, Lloyd—J J Hallenbeck.....1,642 54
5 Yost, Abraham—J F McLoughlin as assignee.....176 23
3 Zimmerman, Ernest—Jacob Meyer.....costs 95 25
3 Zobel, Robt P—William Hartford.....2,150 97
4 Zebley, John F—Chattanooga Foundry and Pipe Works.....5,344 12
5 Zaisser, Carl R } William Rob-
Zaisser, William } erts & Son.....129 17
Zaisser, Fritz S }
5 Zelmanowitz, Samuel—Merritt, Elliott & Co.....29 05

SATISFIED JUDGMENTS.
NEW YORK.
December 30 to January 5—inclusive.
Anderson, Gustaf A—Bertha K Doane.....1890.....\$2,699 33
Barnum, Amelia A—J G Kerkmann.....1893,190 79
Beudet, Eliza and Homer J—E B Currier.....1893.....10,485 98
Burk, John C—H B Kirk.....1893.....97 40
Coe, Theo D—The Equitable General Providing Co.....1893.....82 77
Carroll, James and Ellen—Catherine McIntyre.....1893.....940 22
Costello, Patrick—Catherine McIntyre.....'93,940 22
Denison, Eugene—John Walsh.....1893.....196 83
Doyle, Andrew T—John Hutchinson.....'92,1,155 79
Damiani, Nicola—Felix Pugliero.....1892.....62 32
Eggers, Geo W—Charles Bauer.....1894.....309 17
Forster, William—Owen Hagan.....1893.....97 50
French, Samuel, Thomas and Henry—G J Gould as extr.....1894.....4,163 55
* Farmer, W W—Mayor, &c, N Y.....1886.....100 00
Gemunder, Geo E—J O Bache.....1893.....135 67
* Goldstein, Joseph—E W Bliss Co.....1893.....157 83
Gourand, Manfred T F—Brooklyn Bank, City of Brooklyn.....1893.....308 92
Harriman, Danl G—Daniel Messmore.....1889,602 43
Hoefling, Herman C—Abraham Berliner.....1893.....536 62
Hawkins, John P—M F Schureman.....1893,168 77
Higgins, Jesse T—L Reichenbach.....1893,1,360 35
Jacobus, Geo W—C Lichtenhal.....1893.....107 06
Same—same.....1893.....48 87
Johnston, Emma and Fanny—Catherine McIntyre.....1893.....940 22
Johnson, Geo F—The Health Dept City NY.....1891.....109 87
Same—same.....1891.....209 87
Kellard, May M—J S Forgetston.....1893.....59 18
Lester, Asbury—T F Gilroy as comm'r.....1891.....106 50
Livingston, James—Owen Hagen.....1893.....97 50
Lucas, August—Joseph Horndhal.....1893.....664 46
Littmann, Leopold F—The Dry Dock, East Broadway and Battery R R Co.....1893.....118 27
Same—same.....1893.....91 49
Mummer, Ewald—L Reichenbach.....1893,1,360 35
Mathot, Louis—J H Choate.....1891.....331 46
Marks, Frank R—The Washington Nat Bank, City N Y.....1891.....1,843 93
Miller, Gustav M—Henry Hausman.....1893.....3,594 75
Moses, Morris—Henry Hausman.....1893,3,594 75

*N Y and N J Morrell Liquor Cure Co—W
P St German. 1893.....196 72
Oakley, Geo W—Milton Rathburn. 1893..... 90 75
Oakley, Danl J—Benjamin Fritz. 1893.....320 32
Ripley, David M as assignee of Olin P Ely
& Bro—Carl Schefer. 1893.....1,428 17
Same—Samuel Colgate. 1893.....243 69
Schass, Raphael—Simon Strass. 1891.....130 12
Schiff, John—Henry Hausman. 1893.....3,594 75
Steeg, Adolph—Bernhard Strin. 1893.....500 23
Steinhart, Benj—Henry Hausman. 1893.....3,594 75
Storms, Ada—Florence Wheelwright. 1893.....126 28
Thatcher, Wm A—E A Drapp. 1893.....350 83
The Metropolitan Hardware Co—Rouse,
Hazard & Co. 1893..... 58 42
The Protective Register Co—Bernhard Me-
Chan. 1893.....206 23
The estate of John Knoeder dec'd—T W
Myers, Comptroller, ac. 1893..... 74 73
The Germania Savings Bank—Catherine
McIntyre. 1893.....940 22
The Manhattan Railway Co—Ann L Under-
hill. 1893.....1,773 51
Waldron, Wm C—D M Nonberger. 1892.....1,030 00
Waldron, Hugh—Ezekiel Fixman. 1892.....820 60
Welpman, Otto—L Reichenbach. 1893.....1,360 35
Weber, John }
Weber, Hugo } Emil Kanter. 1893.....2,235 36
Weber, Edward }
Weber, Louis }

*Vacated by order of Court. †Suspended on Ap-
peal. ‡Released. §Reversal. ¶Satisfied by Exe-
cution.

MECHANICS' LIENS.

NEW YORK CITY.

DECEMBER 30.

113th st, n s, 100 e 10th av, 200x100..... }
114th st, s s, 100 e 10th av, 200x100. {
Hurlbut Bros agt St Lukes Hospital, own-
er, and Milford Pink Granite Co, contrac-
tor.....\$102 15
Grand Boulevard, s w cor 131st st, 74.11x
100x25x25x99.11x125. Buffalo Forge
Co agt William Riedell, owner and con-
tractor.....1,721 50
113th st, n s, 215 w Pleasant av, 50x100.11.
Edward Lloyd agt Annunziato Pucci,
owner and contractor, and Antonio G
Pucci, contractor.....600 00
90th st, n s, 250 e Columbus av, 50x100.
The Macknight Flintic Stone Co agt Mar-
garet Disken, owner, and Martin Disken,
contractor.....371 50
148th st, n s, 85 e Convent av, 100x100. D
M Nesbit & Co agt Annie C Doyle, owner,
and Abraham Steers, contractor.....600 00

JANUARY 2.

89th st, n s, 200 w Columbus (9th) av, 100
x abt 100. Quinn & Reynolds agt Freder-
ick Rohrs and Frederick Borncamp,
owners and contractors..... 750 00

JANUARY 3.

Bathgate av, e s, 110 s 172d st, 50x100.
William Clarke agt Henry Schopper,
owner and contractor..... 92 18
Clinton st, Nos 220-224. e s, 25 s Madison
st, 75x100. Union Granite Co agt George,
Fannie and Tobias Krakower and Morris
Goldstein, owners and contractors.....482 50
8th av, No 2514, e s, bet 134th and 135th
sts. Eugene V O'Shea agt Louis Levy,
owner or lessee, and The Crescent Electric
Co, contractor..... 15 75
113th st, Nos 435 and 437. n s, 193 w Pleas-
ant av, 50x100.11. Brown & Son agt An-
nunciato Pucci, owner, and G Antonio
Pucci, owner and contractor.....1,600 00
132d st, No 110. s s, 137.6 w Lenox (6th)
av, 12.6x99.11. The Richardson & Mor-
gan Co agt Rose Hough, owner, and Les-
ter W Hough, contractor.....133 21
65th st, s s, 175 e Columbus (9th) av, 25x
100. Herman Masche agt Gim Altam,
owner and contractor.....101 20
Madison av, No 1236, s w cor 89th st, 25.8
x138.10x irreg. Watertown Steam Engine
Co agt Thomas Graham, owner, and Geo
L Colgate, contractor.....1,200 00
93d st, Nos 252-264, s s, 100 e West End av,
133x100. Hall Sash and Door Co agt
City Real Estate Co, owner, and Hard-
wood Door and Trim Co, sub-contractor,
and George Alexander, contractor.....375 00
Union av, e s, 136 n 156th st, 50x100. The
Middleport Mfg Co agt Frederick Me-
Carthy, owner, and Archibald T McKen-
zie, contractor.....125 00
163d st, s s, 91.8 e Morris av, 33.4x100.
Same agt Mary Ogden, owner, and same
contractor.....100 00

JANUARY 4.

21 av, Nos 1883-1887, w s, 24.11 n 97th st,
76x100. Drew & May agt Francis A
Clark, owner, and Max Hart and E Gaus-
chalk, contractors.....200 00
Pine st, Nos 27 and 29, s s, 201.3 w Will-
iam st, 51.1x94.8x74.7x51.1. Bernard
Cassidy agt Solomon Loeb, owner, and
Logan Granite Co, contractor.....1,443 37
B'wery, No 49, e s, bet Canal and Bayard
sts, 25x100. William Klenert agt John
Doe, owner, and S Klein, lessee and con-
tractor.....136 85
Sutton pl, Nos 10-20, w s, bet 58th and 59th
sts, 120x100. H Meier & Son agt Phillip
Sheyer, owner and contractor.....175 00

JANUARY 5.

148th st, n s, 100 e Convent av, 5 houses.
Heroy & Marrenner agt Annie C Doyle,
owner, and Andrew T Doyle, contractor.....287 56
121st st, n s, 250 w 7th av, 200x100. John
Askey agt Wm H Donington, owner and
contractor.....1,500 00
87th st, Nos 174 and 176, s e cor Amster-
dam (10th) av, 97.6x126.6. James G Wil-
son agt John G Prague, owner and con-
tractor.....1,626 47

85th st, Nos 100-104, s w cor Columbus
(9th) av, 100x102.2. Same agt same.....9,130 86
Madison st, No 327. n s, 50 w Scammel st,
21x75. Danl J O'Brien and ano agt Ja-
cob Weinstein and Marcus Nasanowitz,
owner, and Morris Margovitz, contrac-
tor.....1,737 50

SATISFIED MECHANICS' LIENS.

NEW YORK.

DECEMBER 30.

149th st, n s, 250 e Grand Boulevard, 50x
99.11. The Boston Terra Cotta Co agt
Shaw & McCarthy. (Lien filed Dec 8)
.....\$400 00
Columbia st, No 119, w s, 150 s Houston
st, 25x abt 100. Rider Engine Co agt
Jacob Weinstein. (Dec 8, 1893).....156 25

JANUARY 2.

120th st, s s, 75 e Madison av, 100x100.
Saverio Pizzutiello & Sons agt Agostino
Cavinato. (Nov 1, 1893).....831 00
Broome st, No 159. Harris Grobert agt
David and Rosa Beck. (Dec 22, 1893).....1,016 06

JANUARY 3.

Monroe st, No 30, s s, 209.8 w Market st, 23
x—. Charles Mollen agt Bloom & Roth-
berg and Henry M Greenberg. (Oct 27,
1893).....283 00
Same property. Henry M Greenberg agt
Bloom & Rothberg. (Oct 5, 1893).....3,600 00
63d st, s s, whole front bet Boulevard and
Columbus (9th) av, 128.2x116.2x75.4x
irreg. Elizabeth Tobin agt Mr Noble and
John Commiskey. (Jan 2, 1894).....103 90
Bleecker st, Nos 127-135, n s, 50 w Wooster
st. Wm H Hinners agt Louis M Jones and
Smyth & Robinson. (Dec 6, 1893).....246 94
Same property. Yellow Pine Co agt same.
(Dec 1, 1893).....2,485 04

JANUARY 4.

116th st, s s, 75 w Manhattan av, 75x100.
Joseph P Donnigan agt Chas E Moore.
(April 20, 1891).....305 50
12th st, No 427 E. Francis Eckenroth and
ano agt Chas A Klemens and Frank
Schreiber. (Sept 19, 1893)..... 72 85
10th st, No 299 E. Same agt same. (Sept
19, 1893)..... 53 16

JANUARY 5.

148th st, n e cor Convent av, 100x100. D
M Nesbit & Co agt Annie C Doyle and
Abraham Steers. (Dec 19, 1893).....600 00
Broome st, No 159, s w cor Attorney st, 20x
56x40x25x60x81. F Eckenroth & Son
agt David and Rosa Beck, Perkins &
Purdowsky and Harris Grobert. (Dec 15,
1893)..... 87 78
Same property. Same agt David Beck and
Harris Grobert. (Dec 15, 1893)..... 70 63
22d st, No 44, s s, 300 e 6th av, 25x98.
Todd & Proders agt Eleanor J Robinson
and Frederick Klingman. (May 29, 1893)387 23
Same property. Donaghy & Stevens agt
same. (June 23, 1893).....250 00
94th st, Nos 118 and 120, s s, 200 w Colum-
bus av, 50x100. William Bailey agt
Raphael Kuschewsky. (March 15, 1893), 111 69
94th st, No 118, s s, 200 w Columbus av, 27
x94. Samuel Lowry agt same. (May 26,
1893).....111 50
Railroad av, e s, 81 s 158th st, 25 front.
Richard and Richard, Jr, Furlong agt
Mr or Mrs Moise Gersmann and Charles
Bjorkagan. (Dec 28, 1893)..... 95 00
Broadway, s w cor 31st st, 106.10x91.4.
Terence J Duffy agt Joseph Wechsler and
Vogel Bros. (Dec 8, 1893).....2,374 17

‡Discharged by bond.

*Discharged by deposit.

BUILDINGS PROJECTED.

The first name is that of the owner; ar't stands for
architect, m'n for mason, cr for carpenter and b'r
for builder.
When character of roof is not mentioned it is to be
understood that the roof is to be of tin.

NEW YORK CITY.

SOUTH OF 14TH STREET.

Plan 9—Broome st, Nos 330 and 332, one
4-sty brk public building, 39.9x60; cost, \$36,
000; New York Protestant Episcopal City
Mission Soc, 38 Bleecker st; ar'ts, Harney &
Purdy; b'rs, Jeans & Taylor.

BETWEEN 14TH AND 59TH STREETS.

5—38th st, s s, 125 e 1st av, one 1-sty iron
workshop, 12x22.4; cost, \$350; Patrick Skelly,
51 W 16th st.
6—6th av, s w cor 18th st, one 5-sty brk
store and lofts, 39x100; cost, \$48,000; Geo H
Beyer. 12 E 72d st; ar'ts, J Boeckell & Sons.
7—6th av, w s, 39 s 18th st, two 5-sty brk
stores and lofts, 24.7x88, and one, 25.8x93;
cost, \$26,000 each; ow'r and ar'ts, same as
last.

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

11—74th st, No 30 E, rear, one iron fence
46 ft high and 20 wide; cost, \$500; Leander
Stone, 30 E 74th st; ar'ts, A B Ogden & Son.
15—East End av, s w cor 88th st, four 5-sty
and cellar brk and brownstone tenem'ts, 25.8
and 25x79, 92 and 96; cost, cor \$25,000;
others, \$18,000 each; Fredk W Sauer, 548 E
87th st; ar't, F Wenemer.
16—East End av, s w cor 89th st, four 5-sty
and cellar brk and brownstone tenem'ts, 25.8
and 25x99 and 92 and 96; cost, cor \$25,000;
others, each \$18,000; ow'r and ar't, same as
last.

14—90th st, s s, 210 e 3d av, three 5-sty brk
flats, 25x73; cost, \$20,700 each; George
Schreiner, 104 W 121st st; ar't, J Hauser.

BETWEEN 59TH AND 125TH STREETS, WEST OF
CENTRAL PARK WEST AND 8TH AVENUE.

4—87th st, n s, 150 w Central Park West,
six 4-sty brk dwell'gs, two, each 17x59 and
four, each 16.1x59; cost, total, \$96,000;
Charles Buek, 264 Columbus av; ar't, H F
Cook.

NORTH OF 125TH STREET.

8—Audubon av, s e cor 172d st, one 1-sty
brk church, 50x64; cost, \$8,000; United
Presbyterian Church, North America; C Mc-
Intyre, represents secretary, 171st st, near
11th av; ar't, A Spence.

23D AND 24TH WARDS.

10—Broadway, e s, 285.6 n McComb st, two
2-sty frame stores and dwell'gs, 17.3x40;
cost, \$1,700 each; Chas B Meyer, Kingsbridge,
N Y; ar't, C H Ahneman.

1—Julia st, n s, 102 e 3d av, one 2-sty frame
dwell'g, 22x36; cost, \$3,500; Louis Pobosky,
345 E 54th st; ar't, M J Garvin.

2—Grand av, n s, 200 w 2d st, one 1-sty
frame dwell'g, 12x114; cost, \$600; Mary
Stuber Washington, Westchester Co.

3—Simpson st, e s, 150 n Home st, one 2-
sty and basement frame dwell'g, 20x42; cost,
\$4,000; ow'r, ar't and b'r, Lewis Lavelle, 264
Columbus av.

13—Vyse st, w s, 95 s Freeman st, one 2-sty
frame dwell'g, 18 and 16x38, slateroof; cost,
\$3,000; ow'r and b'r, Robert Pickens, 1247
Clover st; ar'ts, Dickerson & Degen.

12—Spuyten Duyvil av, e s, 1/2 mile s River-
dale av, one 2-sty frame store and dwell'g, 20
x30, shingle roof; cost, \$700; ow'r and b'r and
lessee of land, Patrick McGrath, 55 Chestnut
st, Yonkers; ar't, F J Woodruff; m'n, T Mc-
Grath; cr, R McGrath.

ALTERATIONS.

Plan 1883—2d av, No 1660, and 303 E 86th
st, 4-sty brk extension, 23.6x36; estate of
Wm C Rhineland, Wm Rhineland, 155 W
14th st; ar't, W H Russell.

1884—Centre st, Nos 141 and 143, re-
pair damage by fire; cost, \$5,500; John M
Cornell exr, 26th st and 11th av.

1894.

Plan 1—72d st, No 162 E, opening through
rear, interior alterations; cost, \$2,000; Louis
Frankenstein, 415 E 57th st; ar'ts, Cleverdon
& Putzel.

2—Eastburn st, w s, 200 n 137th st, move
building; cost, \$200; George Vogler, 456 E
173d st; ar't, W Schaefer; b'r, not selected.

3—3d av, No 2141, 1-sty brk extension, 18.6
x35.8; cost, \$600; Herman Mendel, 10 E 74th
st; lessee, J F Steele; ar't, A Spence; b'rs, C
Wall and T Diebold.

4—1st and 2d avs, 96th and 97th sts, new
column and girder; cost, \$1,000; Second Av
R R, J B Underhill, sec'y, 1874 2d av; ar'ts,
Jardine, Kent & Jardine.

5—10th av, No 385, new store front; cost,
\$300; Abraham Beaver, 115 E 118th st; agent,
B Miller; ar'ts, Horenberger & Straub.

6—3d av, No 2071, e s, 75 n 113th st, 1-sty
brk extension, 25.2x10; cost, \$1,500; James
G Patton, on premises; ar't, R E Rogers.

7—Broadway, Nos 557 and 559, structure
for tank; cost, \$400; E A Cruikshank, agent
for Union Trust Co, 176 Broadway; ar't and
b'r, P H Murphy.

8—10th av, s e cor 13th st, take down brk
elevator shaft and where additions are made
to building to be carried up to 4 stories, &c;
cost, \$6,000; Messrs Swift Bros, Ames Build-
ing, Boston, Mass; James A Rennie, agent,
220 Washington st; ar't, W B Page; b'r, not
selected.

9—Broome st, n e cor Mulberry st, 1-sty brk
extension, 32.6 and 36.1x33.7, front and in-
terior alterations; cost, \$6,000; Domenico
Saladino, 370 Broome st; ar't, F Ebeling.

10—Washington pl, s e cor Mercer st, cross
wall first floor replaced with girder, Mercer
st front, on steel beam girders, &c., interior
improvements; cost, \$8,000; Julius Robinson,
4 Washington pl; ar'ts, C L Johnson's Sons
& Co.

11—1st av, Nos 309 and 311, enlarge open-
ing bet buildings; cost, \$150; Benj F Havi-
land, 325 2d av; m'n, W Spelman.

12—4th st, No 37 W, flat tin roof and 1 and
4-sty brk extensions, 25.6x40 and 35, rebuild
front and rear walls; cost, \$8,500; Louise C
Guental, 658 Broadway; ar't, E Wenz; b'r, M
F Finney.

13—59th st, No 41 E, 1-sty and basement
brk extension, 16.2x10.2, interior alterations;
cost, \$6,000; Cath R Chenowith, Riverdale;
ar't, Buchman & Deisler.

MISCELLANEOUS.

BUSINESS FAILURES.

N. Y. ASSIGNMENTS—BENEFIT CREDITORS.
Dec.
30 Skidmore, Saml T (142 and 144 Beekman st,
wholesale fish dealer), to Herman G Loew; no
preferences.

JANUARY 3.

Cherry st, Nos 232-236, n s, 25.6 e Pelham st, 76.6 x100. Morris Levy agt Margt M Lett et al; att'ys, Whitehead, Dexter & Osborn. 94th st, No 14, s s, 125 w Central Park West (8th av), 18.9x100.8. Hannah E Walke agt Mary E Garratt et al; att'y, P W Wildey. Rivington st, n w cor Eldridge st, 20x75. Rebecca Zemansky agt Walter Fox et al; att'y, A Stern. Clinton st, No 183, w s, 125 n Hester st, 25x100. Joseph Polstein agt Rachel Galantchik et al; foreclos mechanic's lien; att'y, C I Schampain. 149th st, n s, 325 w Morris av, 25x66. Jame Murray and ano agt John Sheehy et al; foreclos mechanic's lien; att'y, C S Bloomfield. Clinton st, No 43, w s, 100 s Stanton st, 25x100. Morris Franklin agt Samuel Birnbaum et al; att'y, R N Arnow. 119th st, No 300, s w cor 8th av, 80x25. Marston Watson et al as exrs agt John W Stevens et al; att'y, E H Moran. 119th st, No 302, s s, 80 w 8th av, 20x100. Same agt same; same att'y. Monroe st, s s, 20.7 e Hamilton st, 25x92.8. Thos F Foley as exr agt Eagle Distillery Co et al; att'y, John Hoyer. Mott st, No 229, 25x100. Mott st, No 231, 25x100. Merchants' Bank of Canada et al agt Chas G Clouston et al; att'ys, Carter, Hughes & Kellogg.

JANUARY 4.

137th st, s s, 325 e Willis av, 25x100. Wm H Macy, Jr, et al as exrs agt Wm H Lamphear et al att'ys, W B & G Chamberlin. 137th st, s s, 350 e Willis av, 25x100. Same agt same; same att'ys. 82d st, n s, 175 e Park (4th) av, 37.6x102.2. John J Jones and ano as exrs agt Michael J O'Reilly et al; att'y, M J Keogh. 82d st, n s, 212.6 e Park (4th) av, 37.6x102.2. Same agt same; same att'y. Madison av, s s, 100 s 67th st, 25x100. Daniel McFadden agt Chauncey S Truax et al; foreclos mechanic's lien; att'y, C G Macy.

JANUARY 5.

142d (Concord) st, s s, 84 w Morris av, 25x100. Joseph P Egan agt Francesco Padula et al; att'y, M J Egan. 142d (Concord) st, s s, 59 w Morris av, 25x100. Same agt same; same att'y. 120th st, n s, 425 w 7th av, 16.8x100.11. Anna M Marling as extr agt Lucius McAdam et al; att'y, Alexander Thain. 74th st, s s, 150 w Av A, 50x102.2. The Mutual Life Ins Co, New York, agt Thos F Cooke et al; att'ys, Miller & Wells. 5th av, n e cor 87th st, 25.4x140. 87th st, n s, 150 e 5th av, 25x100.8. Same agt John A Beall as trustee et al; same att'ys. Stebbins av, e s, 532.7 n Freeman st, 52.3x100.1x 70.3x60.6x24.2. Euretta L Clocke agt John Murtha et al; att'y, G D W Clocke. Catharine st, n w s, part of lot Nos 277 and 278 map Village East Tremont, 50x122.1x50x119.1. Henry G Silleck, Jr, and ano agt Christina Hohner et al; foreclos mechanic's lien; att'ys, Phillips & Avery. Park row (Chatham st), Nos 125 and 127, 30x64.6. George Ehret agt Louisa Bauer et al; att'y, G E Mott. 97th st, s s, 350.6 e Amsterdam av, 16.2x100.11. Margt E Morris agt Danl J Kelly; att'ys, Stern & Rushmore. 137th st, s s, 85 w 8th av, 16x99.11. Same agt same; same att'ys. Clinton st, No 183, w s, 125 n Hester st, 25x100. Samuel Stollarsky and ano agt Rachel Galantchik et al; foreclos mechanic's lien; att'y, C I Schampain. Same property. Nathan Rubenstein agt Nathan Galantchik et al; foreclos mechanic's lien; att'y, Alex Finelite. 95th st, s w cor Madison av, 42.9x100.8. Hattie Kottek agt Wm J Matthews et al; att'ys, Man & Prosheroe. 122d st, No 163, n s, 90.8 e 7th av, 18.8x100.8. John Smith agt John McWilliam et al; att'y, J F Kernochan. 65th st, n s, 125 w Central Park West (8th) av, 75x 100.5. Leopold Haas agt Wm L Flanagan et al; att'y, S M Roeder.

RECORDED LEASES.

For long term leases, also assignment of leases not found in this column, see Leasehold Conveyances.

Table with columns: NEW YORK, Per Year. Rows include Bowery, No 521, south store, Charlotte H Gordel to Maripepola Maddelina; 3 1/2 years, from Jan 1, 1893, \$780. Broadway, No 693, store in basement, Pelham St G Bissell to Samuel Ury; 3 years, from May 1, 1893, 720. Broadway, No 398, part of basement, L & C Wise Co to Geo W Boeckel; 3 1-12 years, from April 1, 1893, repairs and 360. Hester st, Nos 127-131, east 3/4 of first floor and east 1/2 of second floor above store. Manuel Goldberg and Mary A Kaufman to Adas Jeshurun Yassan Beth Hamdrash; 10 years, from Feb 1, '94, repairs and 800. Little West 12th st, No 47, store and interior cellar. Frank L Wing, Brooklyn, to William Staubes and Henry Buchholz; 5 1/2 years, from Jan 1, 1894, repairs and 600, 1,500. 29th st, No 544 W. Martin Knab to Gertrude Berge; 5 years, from May 1, 1892, 840. 31st st, No 17 E. William Schneider to Frances M Schofield; 5 years, from Nov 1, 1893, repairs and 3,000. 47th st, No 603 W. Eleanor C Childs to Christina Taylor; 3 years, from May 1, 1894, 120. 53d st, No 156 W. Lillie Clifton to Elizabeth Freeman; 3 years, 4 months and 25 days, from Dec 6, 1893, repairs and 2,500. 78th st, No 220 E. Abraham Korn to Benjamin M Fisher; 2 1/2 years, from Jan 1, '94, 660. 149th st, No 526 E. front and rear. Nicholas Damiani to Joseph Cinque; lease for 3 years, from June 1, 1893, to secure indebtedness of, 1,300. 165th st, No 938 E. store floor, cellar and first floor, John Klinker to Phillip and Henry Schnur; 5 1/2-12 years, from Dec 1, 1893, 1,200, 1,320. Same property. Assign lease, Phillip and Henry Schnur to A Hupfel's Sons, nom

brk tenem't with stores, by Smyth & Ryan. (Amt due \$4,882; prior mort \$18,000)..... 11 8th av, No 2062, e s, 24.7 s 112th st, 25.7x100, 5-sty brk flat and store, by P F Meyer. (Amt due \$19,324)..... 11 4th av, n w s, 57 n e from the southerly cor plot No 10, runs n w 140 to n line of plot x e 170 to northerly cor Devos st, x s w 140 to beginning, being part of lot 10 map of Claremont, by R V Harnett, at 59 Liberty st. (Amt due \$816)..... 12 52d st, Nos 513-517, n s, 175 w 10th av, 75x 100.5, three 5-sty brk stores and tenem'ts; all right, title and int which Joseph B Husted had on Jan 29, 1892; by R V Harnett & Co. (Amt due \$9,131; prior mort \$—)..... 15 107th st, No 320, s s, 325 w 1st av, 25x100.11, 5-sty brk tenem't with stores, by B L Kennelly. (Amt due \$2,333; prior mort \$14,000) 15 107th st, No 322, s s, 300 w 1st av, 25x100.11, 5-sty brk tenem't with stores, by B L Kennelly. (Amt due \$2,326; prior mort \$14,000) 15 115th st, No 450, s s, 94 w Pleasant av, 24.10x 100.10, 5-sty brk tenem't with stores, by B L Kennelly. (Amt due \$2,283; prior mort \$13,000)..... 15 Lenox (6th) av, No 523, w s, 24.11 n 136th st, 25x75, 5-sty, one front flat, by James McQuillen, at 59 Liberty st. (Amt due \$21,459). 15

LIS PENDENS.

NEW YORK.

JANUARY 3.

Parcel of land beginning at intersection centre line Mill Brook and n s Morris st, runs w 235.6 to new road, x n 31.6 x e 361 to centre Mill Brook, x 82 x s 131 to beginning. Waverley st, a few ft n road leading to Upper Village Depot, x n 93.7 x s w 298.6 x s e 310 to beginning. Point beginning on e s road leading from Tremont to Highbridge adj above parcel, runs e 345.8 to Mill Brook, x n 26 x w 322 x s w 44 x s 29.4 to beginning; above plot being bounded by 177th st, n w cor Tremont av, on the e by Webster av. Morris st, n w cor Crane pl (Lexington av), runs n w 153.5 x s 149 x e 150.6 to pl, x 70 to beginning. Orchard st, n s, 180 e Monroe st, runs e 90.3 x n 89.3 x n w — x s 116 to beginning. Prospect av, cor Waverley pl, runs s 125 x w 100 x n 125 to st, x e to beginning. Worth av, s e cor Warren st, runs e 268 x s 50 x e to centre Mill Brook, x n e to st, x n w 15 to beginning. Grove av, s e s, lot No 42, 150x132 map Village East Tremont. Rosa H Butenschon agt John Ittner et al; amended notice; partition; att'ys, Langbein Bros & Langbein. Pine st, No 83. Broadway, No 10. Bond st, No 36. Great Jones st, No 39. Fulton st, Nos 8 and 10 and Interest in Pier Nos 5, 8 and 9 North River. John Irving agt Cortlandt Irving et al; partition; att'ys, Cardoza Bros.

JANUARY 5.

18th st, n s, 165 w Av A, 25x92. John McShea agt William McShea et al; partition; att'ys, Foley & Powell. 5th av, Nos 124-128, s w cor 18th st, 92x175. Ludwig Baumann agt Blanche H de Logerot and ano; warrant of attachment; att'ys, Shepard & Prentiss. Same property. Same agt same; similar action; same att'ys. Same property. Same agt same; similar action; same att'ys. 10th av, s e cor 58th st, 25.5x100. Alfred W Ahrens agt Florence M Ahrens et al; partition; att'y, J C Murray.

FORECLOSURE SUITS.

DECEMBER 30.

26th st, No 308, s s, 117.6 w 8th av, 28x98.9. Henry E Steven and ano as trustees agt Wm G Jordan et al; att'y, M P Ferris. 26th st, No 310, s s, 145.6 w 8th av, 28x98.9. Same agt same; same att'y. Park (4th) av, s w cor 69th st, 25.8x82.2. Harris Sheddlin agt James R Ferguson et al; amended notice; att'y, Isidore Hershfield. 18th st, s e cor Broadway, 34.3x64.8x88.1x81.4. Chas L Cammann and ano as exrs agt James W Ketcham et al; att'ys, Morris & Steele.

JANUARY 2.

85th st, n s, 160.6 w Park (4th) av, 50x102.2. Matilda Weil as extr et al agt Patrick J Travis et al; att'y, J S Nelson. 93d st, n s, 250.5 w 3d av, 29.11x100.8. Analia Friedman agt Walter Ford et al; att'y, Reuben Mapelnden. 93d st, n s, 220.6 w 3d av, 29.11x100.8. Same agt same; same att'y. Gold st, Nos 72 and 74, e s, 110.1 n Beekman st, 37.6x136.1x39.9x140.9. Benigno S Suarez as exr agt Isabella de Montigny formerly Isabella Andrews et al; amended notice; att'ys, Weekes Bros. 46th st, s s, 98 w Broadway, 20x100.5. Jennie W Francke agt Kate L Westerfield et al individ and as exrs; att'y, M Hallheimer. 155th st, s s, 114.5 w Washington av, 18x100. Cornelius Walke as trustee against Margery Sutcliffe et al; att'y, P W Wildey. 185th st, s s, 96.5 w Washington av, 18x100. Same agt same; same att'y. 185th st, s s, 132.5 w Washington av, 18x100. Same agt same; same att'y. 185th (Wetmore) st, s s, 156.6 w Washington av, 40x100. Same agt Lucy Wadsworth et al; same att'y. 77th st, No 405, n s, 119 e 1st av, 25x102.2. Karl M Wallach against Pauline Spero et al; amended notice; att'ys, Dittenhoefer, Gerber and James. Fleetwood (Teller) av, s w cor 164th st, 42.6x110x 50.11x110.4. Mary Pearson against Elsie Torges et al; att'y, W H Stockwell. Fleetwood (Teller) av, No 981, w s, 18.6 s 164th st, 24x110. Same agt same; same att'y. Hamilton pl, w s, 90.8 s 140th st, 17.10x83.3x16.6 x76.4. Lewis Hallock agt Thos J Robinson et al; att'y, M P Ferris.

Jan. 2 Jankeke, Albert (158 Bowery, jeweler), to James T Scott; preferences, \$1,437.03. 2 Keller, Charles, of Keller, Lyding & Co (169 Av A, wholesale and retail dealers in butter and cheese), to Paul Koch; preferences, \$100. 2 Schwartz, Chas W and Albert Graff, of Schwartz & Graff (718 Market st, Philadelphia, Pa, wholesale carpet, oilcloth and matting), to G Harry Davis, of Philadelphia, Pa; no preferences. 2 Walton, Francis T (1234 Broadway, proprietor of Grand Hotel), to Chas L Walton; no preferences. 3 Smith, Lothain (7 Barclay st, manufacturing stationer and printer), to Arthur L Livermore; no preferences. 4 Smith, Wm J and Chas I, of W J & C I Smith (598 Broadway, jobbers in men's jewelry and evening wear), to Lorraine F Dilleber; no preferences. 4 Lowenstein, Henry and Louis Helmsolt, of Lowenstein & Helmsolt (185 Water st, dealers in leaf tobacco), to Walter E Beer; preferences, \$4,185.40. 5 Wells, Minetta C (54 W 23d st, lamp shade manufacturers), to Chas A Wendell; preferences, \$650.

ADVERTISED LEGAL SALES.

REFEREES' SALES TO BE HELD AT 12 O'CLOCK NOON, AT THE NEW YORK REAL ESTATE SALESROOM, 111 BROADWAY, EXCEPT WHERE OTHERWISE STATED

Jan 46th st, No 102, s s, 80 w 6th av, 20x100, 4-sty stone front dwell'g, all right, title and interest of Annie Grey, also known as Annie Huntington (Campbell), which she had on Oct 17, 1893, by Sheriff, in vestibule City Hall. (Sale under execution)..... 8 91st st, No 57, n s, 244.1 w Park (4th) av, 17x 100.8, 3-sty brk dwell'g, by Wm W Fogg. (Amt due \$2,508; prior mort \$—)..... 8 96th st, No 59, n s, 183 e Columbus (9th) av, 21x100.11, 4-sty brk dwell'g, by R V Harnett & Co. (Amt due \$24,720)..... 8 103d st, Nos 151-157, n s, 258.3 e Amsterdam (10th) av, runs n 91.6 to Le Roy lane (closed), x n e 11.4 x e 123.2 x s 101 to st, x w 125 to beginning, four 5-sty stone front flats, by R V Harnett & Co. (Amt due \$126,798)..... 8 15th st, n s, 462 w 7th av, 25x103.3..... 8 15th st, n s, 487 w 7th av, 25.2x103.3x27.9x 103.3..... 8 No 239, 1-sty brk store; No 241, 1-sty frame store; No 243, 3-sty frame store, and 1-sty frame building on rear of all..... 8 by William Kennelly. (Partition sale)..... 8 Central Park West (8th av), No 236, w s, 60.4 s 84th st, 20x98, 4-sty brk dwell'g, by J S McQuillen. (Amt due \$36,913)..... 9 Lawrence st, No 51, n s, 200.9 e Amsterdam (10th) av, 25.3x106.7x25x110, 3-sty brk dwell'g, by R V Harnett & Co. (Amt due \$5,489)..... 9 93d st, No 67, n s, 100 e Columbus (9th) av, 17x55.1x17x56.3, 3-sty brk dwell'g; also..... 9 by R V Harnett & Co. (Amt due \$9,993)..... 9 155th st, s s, 506.4 w 8th av, runs s 114.8 x w 60.1 to Edgecombe av, x s 55.8 x e 168.11 to Bradhurst av, x n 167.11 to st, x w 100 to beginning, vacant, by Wm Kennelly. (Amt due \$2,530)..... 9 Bathgate (Madison) av, n e cor 178th (Marble) st, 54.9x2x54x94, by J L Wells. (Amt due \$4,627)..... 9 8th av, No 2091, n w cor 113th st, 25.11x100, 5-sty brk store and flat, by Smyth & Ryan. (Amt due \$1,070; prior mort \$38,249)..... 9 Boston road or Morse av, northerly cor Wall st, runs e 170 x n 50 x w 137 x s w 59.8 to beginning, by R V Harnett & Co. (Partition sale)..... 10 Jones st, Nos 1 and 3, begins Jones st, n w cor 4th st, Nos 180-184 } 4th st, 44.9x100.5x 26.11x101.8, two stories of walls for 5-sty brk flat with stores, by R V Harnett & Co. (Amt due \$27,258; prior mort \$21,840)..... 10 Suffolk st, No 81, w s, 62 s Delancey st, 38x25, 2-sty brk store and tenem't, by J S McQuillen. (Partition sale)..... 10 Teasdale pl, n e cor Boston av, 104.9x100x 65.1x107.5, by J S McQuillen. (Amt due \$10,656)..... 10 33d st, Nos 406-410, s s, 150 e 1st av, 75x98.9, 6-sty brk car stables, by R V Harnett & Co. (Amt due \$42,863)..... 10 127th st, Nos 164 and 166, s s, 151 w 3d av, 53.5x99.11, 1, 3 and 4-sty frame and brk stores and dwell'gs with 2-sty frame building on rear, by P F Meyer. (Amt due \$3,377; prior mort \$—)..... 10 161st st, easterly cor Elton av, 70x33.5x33.5 x70, by D P Ingraham & Co. (Amt due \$2,241)..... 10 Naegle av, centre line, plot No. 107, 230 s w Elwood st, map of 128 acres, part Dyckman estate, runs n w 396.4 x s w 130.5 x s e 312.7 to centre line Naegle av, x n e 100 to beginning, vacant..... 10 Naegle av, centre line, plot No. 121, 230 s w Elwood st, runs s e 250 x s w 100 x n w 250 to centre line Naegle av, x n e 100 to beginning, vacant..... 10 All right, title and int. of Arnold Lustig which he had on Feb. 10, 1893, by Sheriff, in vestibule City Hall. (Sale under execution)..... 10 Lenox (6th) av, No 198, s e cor 120th st, 19.8x 85, 4-sty brk dwell'g, by P F Meyer. (Amt due \$13,281)..... 10 Park (4th) av, No 1108, w s, 75.7 s 90th st, 25.2 x82.2, 3-sty brk dwell'g, by J T Stearns & Co. (Amt due \$5,768)..... 11 33d st, No 307, n s, 140 w 8th av, 21x98.9, 4-sty stone front dwell'g, by R V Harnett & Co. (Amt due \$13,233)..... 11 76th st, No 107, n s, 100 e Park (4th) av, 25x 102.2, 2-sty brk stable, by William Kennelly. (Partition sale)..... 11 Av D, No 134, e s, 79.6 n 9th st, runs n 25.6 x e 105 x s 22 x w 3.2 x s 3.6 x w 101.10 to beginning, 5-sty brk stores and tenem't, by Smyth & Ryan. (Amt due \$7,085; prior mort \$20,000)..... 11 Av D, No 136, e s, 105 n 9th st, 27x80, 5-sty brk store and tenem't, by Smyth & Ryan. (Amt due \$4,896; prior mort \$18,000)..... 11 Av D, No 138, e s, 132 n 9th st, 27.2x80, 5-sty

Av D, No 112. John Brodbeck to Herman Romer; 5 years, from Jan 2, 1894, repairs and 720
Courtlandt av, No 904, except two wood-
houses and rear part of cellar. Jacob D
Blume to John H Hulseberg; 6-7-12 years,
from Oct 1, 1893, repairs and 840
Madison av, No 1690, part first floor and
part basement. Walter G and James E
Schuyler to John P Yunk; 5 years, from
May 1, 1894, repairs and 900, 1,020
Washington av, Nos 1857 and 1859. Aug-
ust Rickersfeld to Abby Runk; 5 1/2 years,
from Jan 1, 1894, 1,200, 1,500
Same property. Assign lease. Abby Runk
to A Hupfel's Sons. nom
2d av, e s, 50.10 n 109th st, 25x75. New
York Building Loan Banking Co to Nicola
D'Amico; 12 years, from Dec 29, 1893,
per month, taxes, &c., and gold \$116,
upon payment of which property will be-
long to lessee. —
2d av, No 1716, store and basement. Ger-
trude R Waldo to John Korfmann; 5 yrs,
from Sept 1, 1893, 900
3d av, No 2282, n w cor 124th st. Sarah R
Jenkins individ and exr, &c, Charlotte E
Jenkins to Amore L Baggot; 4 years,
from May 1, 1899, 2,700
6th av, e s, 20.5 n 42d st, 20x62. Eugene
A Hoffman to Henry and Adolph Jentes;
10 years, from May 1, 1894, 1,100
Bulkhead in front of Dean & Co's storage
warehouses at foot of W 14th st, North
River, extending 105 s of 14th st Ferry,
with wharfage rights, &c. R J Dean &
Co to Thos P Wickes; 8 years, from April
30, 1893, 4,000

CHATELS.

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.

DECEMBER 29 TO JANUARY 4—INCLUSIVE.

SALOON AND RESTAURANT FIXTURES.

Alert Social Club. 149 W 24th....WH Griffith
Co. Pool Table. \$190
Arnowitz, Celia. 23 Walker....A Schlesinger.
Restaurant Fixtures. 1,000
Same. 73 Bowers....same. Restaurant
Fixtures. 700
Backer, Alexander. 1876 3d av....E K
Brond. Restaurant Fixtures. 160
Ballaunth, Mayer. 134 1/2 Monroe....Burger
B Co. 1,000
Balzer, Henry. 228 E 41st....J Doelger's
Sons. (R) 400
Baraberg & Wellesich. 260 East Houston....
Restaurant F Co. Restaurant Fixtures. 185
Bock, George. 301 E 81st....G Ehret. (R) 1,000
Brassel, R S. 8 Chambers....J Eichler B Co.
(R) 2,000
Bang, H J. 1214 Broadway....E Bechtel.
(R) 15,000
Braemig, August. 140 7th....J Bieth. 600
Brennan, Delia. 749 E 144th....D G Yueng-
ling, Jr. B Co. (R) 200
Byrne, T S. 306 1st av....O'Reilly, S & F.
(R) 2,000
Brunner, Henry. 883 3d av....J Kress B Co 1,000
Carney, Thomas. 396 9th av....Bernheimer
& S. (R) 2,500
Claussen, A F. 2184 8th av....Bernheimer
& S. (R) 3,000
Clifford, William. 2062 1st av....J Ruppert
& S. 1,200
Coughlin, Joseph. 305 Washington....Bern-
heimer & S. (R) 1,500
Calon, Heinrich. 602 Grand....J Ruppert.
(R) 793
Collins, Maurice. 1493 1st av....Bernheimer
& S. (R) 2,500
Conroy, Bart. 1815 2d av....Bernheimer &
S. (R) 2,650
Davidovits, Jacob. 52 West Houston....
Henry Prince. Restaurant Fixtures. 1,500
Doerr, G P. 139 1st av....G Ehret. 2,200
D'Antonio, Vincenzo. 6 Prince....Bern-
heimer & S. Pool Table. (R) 150
Same....same. (R) 400
Donnelly, M and T. 67 Gansevoort....Bern-
heimer & S. (R) 1,500
Dubin, Judith. 34 Canal....S Feldstein.
Restaurant Fixtures. 500
De Carlo, Gineppe. 240 Mulberry....Ab-
holt-Katz B Co. 500
Deller, V H and G H. 410 and 412 6th av and
60 W 25th st....I G Van Tassel. Hotel
Fixtures. 3,300
De Paul, F. 421 E 111th....Bernheimer & S.
(R) 600
Dolbeer, F K. 1510 10th av....Bernheimer
& S. (R) 2,000
Dohmann, Henry. 35-37 Beekman and 171
William....Bernheimer & S. (R) 2,500
Ehlers & Rossineisl. 109 E 125th....Brun-
swick-B-C Co. Pool. 300
Engenhofer, Kathie. 2654 8th av....Bern-
heimer & S. (R) 1,250
Engelke, Julius. 1861 Columbus av....Bern-
heimer & S. (R) 1,500
Eliesh, C. 229 E 3d....India Wharf B Co.
Clock. 15
Feldhaus, Anton. 507 E 5th....Schmitt & S.
Formato & Marinaccio. 65 Mulberry....Bud-
weiser B Co. 800
Friedrich, Amelia. 1st av and 103d st....J
Ruppert. (R) 1,500
Frey, Frederick. 2689 8th av....Bernheimer
& S. Pool Table. (R) 160
Fulopp, William. 176 Stanton....F Frank.
Restaurant Fixtures. 85
Flight, Robert. 495 West....D Mayer B
Co. (R) 1,000
Flynn, Katie. 121 E 90th....Bernheimer &
S. (R) 1,000
Frankel, Neuman. 236 Division....M Seitz.
(R) 1,200
Girardi, Stefano. 428 E 13th....M Seitz. 600
Goier, Andrew. 154 Ludlow....Schmitt & S. 700
Grunner, J D. 1501 Lexington av....G
Ehret. 1,400
Gerstle, August. 1642 3d av....J Ruppert. 3,400

Gerbig, Jacob. 400 E 122d....Bernheimer
& S. (R) 1,100
Hellenschmidt, J G. 11 Crosby....J Ruppert. 1,500
Hodes, Pearl. 390 and 392 9th av....J
Everard. 1,700
Hyland, W H. 291 E 10th....M Eckstein B
Co. (R) 1,580
Hausen, Jacob. 1502 Lexington av....Bern-
heimer & S. (R) 2,150
Holeroff & Fay. 746 2d av....Bernheimer &
S. (R) 2,400
Hussla, Philip. 393 2d av....J C G Hupfel
B Co. 1,500
Jehle, Adolph. 139 W 25th....G Ehret. (R) 1,000
Jones & Duffy. 22 8th av....J Ruppert. (R) 2,000
Jacobson, Bennie. 94 Henry....D Jacobson.
Restaurant Fixtures, &c. 200
Jenkins, J T. 326 Av A....Bernheimer & S.
(R) 1,500
Kiepe, Fritz. 325 E 10th....G Ehret. 1,100
Kruze & Muller. 575 Amsterdam av....T J
Shea. 500
Kempf, Frank. 36 Delancey....Bernheimer
& S. Pool Table. (R) 140
Klein, William. 114 Cannon....G Ehret. 1,500
Kliinker, T H, Jr. 748 10th av....D Mayer B
Co. Pump. (R) 8
Kraill, William. 114 1st av....H Kraill. Bar-
ber and Pool Fixtures. 800
Kuszy, John. 541 1st av....Schmitt & S. 500
Kurtz & Knight. 414 6th....G Ehret. 3,000
Lynch, Mary. 189 Park row....Bernheimer
& S. (R) 3,500
Lynch, Mary. 725 8th av....Bernheimer &
S. (R) 3,750
Lynch, James. 66 Broome....P Doelger. 6,500
Same. 253 Rivington....same. 6,500
Lane, Henry. 441 Amsterdam av....Bern-
heimer & S. (R) 6,000
Lesser, Isaac. 104 Allen....India Wharf B
Co. (R) 769
Mallenda, Theodore. 1561 2d av....J Rup-
pert. (R) 4,500
Mathews, Martin. 263 7th av....Bavarian
Star B Co. (R) 3,000
Miller, Charles. 253 W 29th....M Groh's
Son. 750
Maling, Philip. 250 W 125th....Bernheimer
& S. (R) 10,000
Mathieu & Journet. Storage....P Stone.
Restaurant Fixtures. (R) 860
May, Fred. 1543 Broadway....Bernheimer
& S. (R) 2,200
McArdle, Ed. 42d st and 11th av....P Doel-
ger. 5,000
Same....Albany B Co. 900
McDermott, Charles. 75 West....J H Gould. 500
Meyer, C F. 259 W 30th....G Ehret. (R) 4,500
Mettet, A L. 38 and 40 Howard....Anchor
B Co. 500
O'Connell, Michael. 1968 2d av....Bern-
heimer & S. (R) 2,000
Same. 212 Railroad av....same. (R) 1,000
O'Brien, Ed. 337 E 74th....D Mayer. (R) 534
O'Brien, J H. 700 Washington....Bern-
heimer & S. (R) 300
Olsen, Andrew. 175 Broadway....Beadle-
ston & W. 1,123
Pandolfi, Gaetano. 314 E 107th....Bern-
heimer & S. Pool Table. (R) 140
Pundt, Henry. 27 Thompson....J Eichler B
Co. (R) 500
Parnolo, Carlo. 315 E 111th....Bernheimer
& S. (R) 900
Pirkington, Catherine. 149th st and South-
ern Boulevard....Bernheimer & S. (R) 1,000
Reda, Santo. 2190 1st av....F A Lisiewski. 700
Romig, George. 171 Essex....Bernheimer
& S. (R) 500
Reask, Gustave. 1214 and 1216 9th av....
Bernheimer & S. (R) 4,000
Runk, Abby. 1859 Washington av....A
Hupfel's Sons. 2,950
Rusch & Hanje. 164 Alexander av....W H
Griffith Co. Pool Table. 288
Saulino, Vincenzo. 149 Elizabeth....Bern-
heimer & S. Pool Table. (R) 200
Schuster, Henry. 436 E 17th....India Wharf
B Co. Saloon Pump. 36
Schnur, P and H. 938 E 165th....A Hupfel's
Sons. 2,000
Schougrut & Kops. 24 Clinton....W H Frank
B Co. 650
Shea & McCauley. 2 Centre....J Eichler B
Co. (R) 6,000
Sparrow, James. 57 Macdougall....H Elias B
Co. 190
Spinnr, Anton. 122 E 4th....J Eichler B
Co. (R) 500
Stahl, Fritz. 535 E 6th....J Eichler B Co. (R) 500
Stairman, Julius. 50 Eldridge....D Mayer B
Co. 800
Stapf, R & C. 537 W 54th....G Ehret. (R) 1,500
Stadlinger, John. 1564 3d av....G Ringler
& Co. (R) 775
Staubes & Buckholz. 47 Little West 12th....
Bernheimer & S. 1,500
Stroh, Ann C. 1974 Amsterdam av....Bern-
heimer & S. Pool Table. (R) 140
Sherer, O L & Co. 150 W 34th....R Roth-
schild's Sons Co. 1,160
Singer, Albert. 323 W 41st....C Stein. (R) 1,000
Spiess, August. 2 and 4 Church....Bern-
heimer & S. (R) 2,500
Seifriz, Elizabeth. 25 Clinton pl....H Leder-
man. Restaurant Fixtures. 200
Shady, John. 2329 8th av....Tracy & Rus-
sell. (R) 5,000
Smith & Alexander. 692 6th av....H Vogel. 2,000
Tremptow, Hermann. 342 E 21st....Burger
B Co. 800
Taylor, Georgiana. 103 W 14th....F Meyer.
(R) 500
Trostel, Ferd. 254 7th av....D G Yuengling,
Jr. B Co. 1,000
Vetterman, Charles. 906 8th av....M Groh's
Sons. 3,000
Weniger, Louis. Arthur and Tremont avs....
J Kress B Co. 750
Wollman, Sarah. 505 Canal....Paterson
Consolidated B Co. 400
Weissler, Peter. 1707 9th av....Bernheimer
& S. (R) 1,500
Wildfeuer, Lina. 616 E 5th....J Hoffmann B
Co. 800
Williams, D R. 2290 8th av....Bernheimer
& S. (R) 3,500
Wuelfrast, P L. 56 Av D....Obermeyer & L. 1,000

HOUSEHOLD FURNITURE.

Arguedes, J B. 452 W 23d....F G Smith.
Piano. 185

Auge, Philomene. 270 W 43d....O'Farrell
& Co. 1,012
Abraham, Sara. 5 1st av....Garvey Bros. 119
Bock, Louisa. 30 Delancey....H S Eisler. 166
Bout, M M. 68 W 19th....J B Ohnstead. 3,500
Saug, M W 19th....F B Lyman. 3,000
Budd, W A. 331 E 41st....O'Farrell & Co. 125
Bassi, Giovanni. 153 Wooster....J Moriarty. 179
Becker, R and C. 22 King.... 130
Benson, Mary. 341 E 30th....Jordan, M &
Co. 130
Berg, Karen. 13 W 40th....L Baumann. 325
Bliss, Susan M. 309 W 82d....Steele & C. 1,734
Bolas, R A and E. 288 W 16th....C H Hins-
dale. 139
Brady, Lizzie M. 348 W 48th....O'Farrell &
Co. 123
Braman, Mary J. 446 W 55th....L Bau-
mann. 152
Brown, Clara. 39 E 106th....L Baumann. 326
Bryant, H W. 228 E 50th....J Wood. 293
Cass, F G. 1164 Broadway....S Knapp & Co. 356
Cavanaugh, Nellie. 46 Amsterdam av....
O'Farrell & Co. 151
Cohn, Gustav. 343 E 86th....J Baumann. 126
Comiskey, Kate A. West Farms....S Matth-
ews. 250
Corey, Jane C. 207 E 21st....N M Corey. 400
Cunningham, Thomas. 320 W 125th....Jor-
dan, M & Co. 627
Cleary, R J. 126 W 83d....J Gregg & Co. 137
Conly, A. 78 Oliver....J Rubenstein. 270
Cordner, Cora M. 9 W 63d....J Baumann. 207
Christman, Kate L. 40 W 20th....E & G Les-
lie. 1,000
Denniston, A G & E L. 7 Greenwich av....E
H Van Neman. 150
Dollivar, Catharine. 8 3d....R M Walters.
Piano. 115
Daly, Mammie. 405 W 48th....J Baumann. 207
Di Trani, Frank. 123 W 106th....J Baumann. 239
Demerest, Jenny. 325 E 42d....L Baumann. 131
Depew, Bridget. 133 E 45th....Harlem Loan
Co. 150
Dickerson, Mammie. 311 W 21st....O'Farrell
& Co. 346
Dobson, D F. 116 King....R M Walters.
Piano. 225
Early, Eliz J. 318 West 11th....F G Smith.
Piano. 450
Ellen M. 363 W 116th....F G Smith. Piano. 300
Emelin, E J. 53 Stanton....Estey & Saxe.
Piano. 235
Ehrgott, Levena. 10 E 47th....Le Boutillier
Bros. 146
Fenelon, John. 536 E 89th....Jordan & M. 250
Fitzgerald, M F. 50 E 10th....H A Spencer.
&c. (R) 100
Froyler, Louis. 882 11th av....H S Eisler. 106
Feehan, Ellen. 40 Horatio....G Beck. 212
Faulkner, Mary. 164 E 68th. J Moriarty. 159
Felmon, Mary. 231 W 63d....L Baumann. 120
Finerman, Bridget. 350 E 87th....Jordan,
M & Co. 125
Foster, J L. 433 W 27th....L Baumann. 145
Frazier, A B. 141 W 98th....L Baumann. 157
Goldsmith, Nellie. 103 E 88th....O'Farrell
& Co. 120
Gardner, Emily. 104 W 31st....W H Wright. 538
Githan, Nellie. 135 W 60th....J Baumann. 135
Goldstene, Pauline. 234 E 123d....J Bau-
mann. 116
Goodwin, Annie S. 28 E 49th....J Seligs-
berg. (R) 2,500
Haydn, Emma. 316 W 34th....J Gregg &
Co. 1,050
Hitcheock, Ella B. 216 W 44th....J Gregg &
Co. 120
Holzerson, John. 522 W 52d....H B Kellner. 172
Hanus, Rena. 402 W 58th....O'Farrell & Co. 362
Hinkle, Julia. 252 W 36th....J Baumann. 110
Hochfelder, David. 431 E 86th....J Ruben-
stein. 320
Hornblow, Arthur. 1207 Columbus av....A
Lambert. 350
Hubbard, C J. 434 W 48th....L Baumann. 166
Jacobs, C D. 334 E 77th....S Baumann. 135
Jones, Mrs O. 235 W 47th....O'Farrell & Co. 193
Keath, A S. 241 Madison av....L Baumann. 121
Kelly, Annie. 559 Greenwich....Jordan &
M. 117
Kenney, M O. 37 Grove....F G Smith. Pi-
ano. 200
Kernas, Annie. 695 E 145th....L Baumann. 170
Lampson, E D. 164 E 56th....Harlem Loan
Co. 100
Lee, Lily W. 429 W 18th....McClain, S &
Co. 162
Loomis, Edith. 108 E 28th....A S Hyatt. 100
Lowenberg, Rose. 253 W 55th....McClain,
S & Co. 136
Kanes, Annie. 153 E 104th....O'Farrell &
Co. 197
Kaye, E T. 46 W 64th....W R Bradshaw.
(R) 175
Lauterbach, E and A F. 2 E 78th....F R
Miroth. (R) 1,800
Lehne, Mary. 557 W 150th....J Gregg & Co. 120
Kottheiser, Asta. 562 Lexington av....J
Moriarty. 485
Legendre, Marie R. 7 E 41st....W H Moore. 1,800
Lehlick, L. 229 E 10th....H B Kellner. 125
Lewis, R B. 172 W 105th....American Guar
Assoc. 100
Lipner, Rosie. 1583 1st av....Kraukauer
Bros. Piano. 240
Morrill, Mary C. 117 W 95th....W B Ewing.
(R) 200
Mintzer, Julia F. 321 W 33d....G H Bell. 300
Moore, Hudson. Storage....J C Moore exr of.
McIntosh, Mary. 406 W 25th....O'Farrell &
Co. 108
McCillot, Mrs N. 328 W 48th....T Kelly. 180
Mills, F P. 95 5th av....F G Smith. Piano. 425
Miller, Lena. 22 1st....H Israel & Sons. 1,116
Mitchell, Joseph. 228 W 25th....O'Farrell &
Co. 176
Monterrosa, P and M. 215 E 57th....S I
Herschmann. 297
Morrell, Mary O. 2073 7th av....Jordan, M &
Co. 130
Morse, Mary A. 134 W 83d....O'Farrell &
Co. 213
Moses, F J. 124 W 36th....C E Moses. 300
Moser, Fredk. 146 E 55th....J Moriarty. 359
Mullen, Helen. 327 W 21st....R M Walters.
Piano. 200
Myers & Savage. 32 W 23d....O'Farrell & Co. 176
Nouman, Ida. 240 W 26th....Jordan & M. 175
Nussbaum, M E. 1680 Park av....Jordan,
M & Co. 150
O'Kelly, P J. 208 2d av....H B Kellner. 503

O'Donnell, John. 27 Charles....Estey & Saxe. Organ. 105
 Penney, W. A. 72 E 115th....H B Kellner. 155
 Perers, Jaquin. 1775 3d av....McClain, S & Co. 138
 Pitts, Mahala. 182 W 82d....C Dales. 135
 Pottberg, Nellie. 211 W 53d....Cowperthwait Co. 233
 Rice, Susan. 125 W 123d....H S Graves. 980
 Riotta, Henrietta. 711 Amsterdam av....O'Farrell & Co. 114
 Rosen & Pollack. 116 Willett....L Cohen. 112
 Russell, J. T. 446 E 79th....S Heyman & Co. 121
 Renfow, Maggie. 83 King....J Baumann. 114
 Reilly, Thomas. 207 and 209 E 46th....American Guarantee Assoc. 100
 Rooney, Jennie. 187 Chrystie....H S Eisler. 153
 Schwartz, John. 244 W 52d....H Waldron. 550
 Scott, W. S. 135 Perry....Estey & Saxe. Organ. 95
 Sherman, Martha. 134 W 53d....Garvey Bros. 708
 Smoot, L & A. B. Broadway and 55th st....C N Chadwick. 250
 Stiefel, Theresa. 1379 Lexington av....B W Stiefel. 500
 Sullivan, Anna S. 154 W 123d....M B Hines. 1,000
 Sylvester, Nellie. 144 E 14th....H B Kellner. 148
 Salomon, Alfred. 138 W 66th....J Baumann. 130
 Stephan, Johannes. 229 Columbus av....J C Hegeman. 100
 St Clair, C rrie. 858 10th av....O'Farrell & Co. 190
 Seely, Adele. 119 W 56th....A Naylor. 130
 Simons, Sadie. 155 E 81st....H Israel & Sons. 253
 Stevenson, Oscar. 304 E 43d....McClain, S & Co. 285
 Thorne, Ellen J. 119 W 63d....J S Forgotston. 300
 Tobias, Philip. 131 Allen....Jordan & M. 141
 Taintor, F. B. 9 W 63d....J Baumann. 246
 Timme, Marie. 222 E 12th....J J Eisel. (R) 300
 Tuamme, Hilda. 169 Forsyth....H S Eisler. 108
 Turner, Jennie. 10th av and 34th st....J Moriarty. 101
 Van Derburgh, Carrie. 367 W 23d....L Baumann. 226
 Willard, Mary J. 324 W 37th....F G Smith. Piano. 400
 Walsh, Katie C. 23 Leroy....J Gregg & Co. 135
 Wertheim, Kalman. 679 Lexington av....L Ash. 374
 Williamson, Sarah M. 304 W 14th....H P Wittenberg. 500
 Yourell, Rossell. 446 W 49th....H S Eisler. 152
 Young, Arthur. 567 Amsterdam av....L Baumann. 243

MISCELLANEOUS.

A Ruel Hotel Co. 402 6th av, &c....H M Haar. Hotel Fixtures, &c. (R) 30,000
 Abrams, Simon. 2015 2d av....S & A Levine. Cigar Fixtures, &c. 100
 Abruscato, Salvatore. 499 Hudson and 132 Christopher....Traina & Buttacaroli. Barber Fixtures. 355
 Austin & Babcock. 246 and 248 W 39th....Hincks & J. Coehes, &c. (R) 1,000
 Beck, John. 528 E 14th....G H Sussmann. Machinery. 200
 Bliss, R P. 120 Broadway....M A Bliss. Office Fixtures. 31
 Brooklyn and New York Ferry Co....G Law et al. Boats, &c. (R) 1,000,000
 Binder, Nathan. 242 Grand....F Binder. Machines. 500
 Buckley, P. J. 391 6th av and 133 W 24th st....M E Buckley. Horses and Wagon. 1,500
 Braslawsky & Liuden. 67 Ludlow....Liberty Machine Works. Press. 800
 Clarke, J W and W H. 115 W 37th....B Murphy. Horses, Trucks, Office Furniture. 400
 Charles, Emma. 117 W 32d....Duparquet, H & M Co. Range Rest. 485
 Cimaruta, G. 439 E 59th....H Cimaruta. Barber Fixtures. (R) 300
 Collins, J. M. 466 Hudson....Lehn & Fink. Drug Fixtures. 375
 Carlstedt, Oscar. 1716 2d av....J Kaufmann. Drug Fixtures. 3,500
 Cheroumy Printing and Publishing Co. 17-27 Vandewater....E B F Cheroumy. Presses, &c. (R) 7,055
 Cohn, Lena. 1373 3d av....I Cohn. Grocery Fixtures. 254
 Combs, Thomas. 1119 1st av....Wolff Bros. Horses. (R) 442
 Coniglio, Parlo. 312 W 145th....F Messina. Shoe Store Fixtures. 125
 Dagnan, John. 256 Fulton....P Stroebel & Sons. Saloon Chairs, &c. 107
 Duffy, Hugh. 115th st, bet 4th and Madison av....Schmitt & S. Bottler Fixtures. (R) 100
 Duffy, Patrick....India Wharf B Co. Saloon Fixtures. (R) 6,000
 Duls, J & Co. 46 and 48 Water....H Meyer. Machinery. 2,000
 Dempsey & Cherry. 59 Ann....T W Henderson. Plating Fixtures. 200
 Esser, Anton. 2439 8th av....J Handwerk. Paint Store Fixtures. 1,000
 Epstein, B. K. 17 Ludlow....Diamond & Schindler. Butcher Fixtures. 70
 Eggert & Co. 245 Pearl....Weil & Co. Tobacco Fixtures. 9,486
 Empire City Hotel Co. Coleman [House, Broadway, bet 27th and 28th sts....Lamprecht Bros Co. Hotel Fixtures. 50,000
 Equinian Binding and Mailing Co. 11 Frankfort....T W & C B Sheridan. Cutter. 560
 Finkeldey, Lizzie. 65 Spring....K Elsperman. Bakery Fixtures. 150
 Freeman, Reuben & Bro. 45-51 Rose....Babcock P P Co. Press. (R) 550
 Fendler, E. L. 42d st and Broadway....E Fendler. Drug Fixtures. 5,000
 Froehlich, Nathan. 235 2d....G Froehlich. Horse and Wagon. 100
 Flanagan, Ed....M Armstrong & Co. Coach. (R) 104
 Garduhn, Mary. 825 Westchester av....E Marscheider. Butcher Fixtures. 186
 Guarini, Ginesepe. 177 Worth....G Lordi. Barber Fixtures. 42
 Giliberti & Ivone. 415 E 115th....Wright, Gillie & Bros. Undertaker Fixtures. 227
 Gildersleeve Press. 17-27 Vandewater....T W & C B Sheridan. Cutter. 535
 Goldberg, S. 58 Suffolk....R Rainforth. Barber Fixtures. 81

Goldstein, William. 1649 1st av....J Weiss. Barber Fixtures. 50
 Gotz, John. 50 Leroy....M Kahn. Butcher Fixtures. 50
 Grosman, Michael. 276 Grand....H Grosman. Drug Fixtures. 475
 Gross, Isidor....New York Straw Board Co. Machines. 365
 Heyman, Blume. 24 Division....M Zimmerman. Store Fixtures. (R) 650
 Holmes, Joseph. 63 and 65 Murray....J Metz. Press, &c. 230
 Huebsch, Jacob. 96 Cannon....A Flaster. Machines. 100
 Horton, Lizzie. 126 and 128 E 126th....D J Rothschild. Horse and Wagon. 55
 James, C. A. 136th st and Madison av....J W Rein. Coal yard, Fixtures, &c. 1,800
 Jordan, Solomon. 262 E 4th....M Becker. Grocery Fixtures. 110
 Kaufman, A. 38 Delancey....I Goldberg. Grocery Fixtures. 125
 Kerrigan, John. 507 W 30th....R Duly & Co. Horses, Trucks, &c. (R) 579
 Same....T F Kerrigan. Horses, Trucks, &c. (R) 1,000
 Same....L Littlefield. Horses, Trucks, &c. (R) 625
 Krapst, B. 89 Clinton....M Krapst. Bakery Fixtures. 100
 Klein, Herman. 8 and 10 Manhattan....J Klein. Machines. 200
 Koehler, Hy. 13 E 3d....R Hafermalz. Grocery Fixtures. 250
 Kadlec, Joseph. 1411 Av A....C Rathousky. Machinery. 300
 Kent, J. E. 480 Pearl....L Wanke. Office Fixtures, Machines, &c. (R) 300
 Leland, Sarah C. 56 W 34th and 135 W 41st....H Hoyt. Paintings. 1,500
 Lopez, Jose. 110 E 25th st and 1811 Park av....American Guarantee Assoc. Photo Fixtures and Furniture. 175
 Love, James. Foot of Catharine st....F Bohnet. Butcher Fixtures. 350
 Lucas, Mathilda. 1294 3d av and 243 E 75th st....F E Keppler. Undertaker Fixtures, Robes, &c. 750
 Lange, C E. 2 and 4 Spring and 188 Bowery....W T Immes. Press, &c. (R) 1,137
 Linders, Arthur. 2461 8th av....B Gray. Horse, Truck, &c. 50
 Liebhoff, Abraham. 136 Stanton....A Ebin. Drug Fixtures. 1,000
 Lazarowitz, Y & Son. 26 Eldridge....A Horn. Machines. 1,500
 Lewandusky, D. 243 Delancey....R Rainforth. Barber Fixtures. 140
 Liebler & Maass. Grand and Centre sts....R F Emmerich. Press, &c. 9,375
 Samp....Peter Adams & Co. Presses, &c. 15,690
 Lohman, J & G. 276 Cherry....Commercial Credit Co. Milk Fixtures. 500
 Lubinsky, Max. 196 Clinton....R O Sprague. Bakery Fixtures. 450
 Lyon, Amelia. 2383 3d av....J Everard. Saloon Fixtures. (R) 5,075
 Mayer, E. A. 512 E 137th....J Cunningham, Son & Co. Coach. (R) 300
 McBride, R. C. 49 and 51 W 35th....A B Hsley. Silver Knives, Forks, &c. 197
 McConnell, J. J. 648 Water....J Moran. Machinery, &c. (R) 850
 McEvoy, Patrick. 602 W 30th....H W Hendricks. Horses and Trucks. (R) 1,300
 Milone, F. 421 E 112th....M Kaplan. Bakery Fixtures. 86
 McGuier, Matthew. 339 Madison....J Gottselben. Coach. 250
 Metzger, Joseph. 344 E 22d....J Rosenthal. Butcher Fixtures. 245
 Mintz & Winnitzky. 85 Norfolk....J Widrewitz. Drug Fixtures. 600
 Mintz, G and M. 120 Canal....A Mintz. News Paper Jewish Recorder. 700
 Myers, William, Jr. 727 and 729 Washington....W H Bennett. Horses, &c. 2,300
 Nitsche, Frank. 568 Columbus av....J M & P Scanlan. Butcher Fixtures. 134
 Nakers, J. F. Crosby and Bleeker sts....American Guarantee Assoc. Horses and Truck. 300
 Norman, Jacob. 183 Clinton....S Rines. Butcher Fixtures. 34
 Overin, H. C. 42d st and 7th av....J Cunningham Son & Co. Coaches, &c. 2,700
 Owl Club. 448 W 51st....J Brown, Jr. Club Fixtures. (R) 863
 O'Sullivan, Michael....M Armstrong & Co. Coach. (R) 142
 Owl Club. 448 W 51st....P J Doolan, &c. trustees. Club Fixtures. (R) 1,770
 Philipp, Samuel. 676 11th av....B Loesner. Cigar Fixtures. 340
 Pascoello, Michael. 95 6th av....Archer Mfg Co. Barber Fixtures. 1,475
 Polonbo, Antonio. 99th st, 1st and 2d avs....C O Callaghan. Horse, &c. 110
 Peterson & Jork. Morris av and 144th st....H C Peterson. Blacksmith Fixtures. 275
 Plofkin, Morris. 116 Broome....H Oppenheim. Drug Fixtures. 535
 Quinlan, Ed. 350 1/2 W 24th....J McCarthy. Horse, &c. 311
 Quinlan, Edward. 323 W 25th....Julia Quinlan. Horse and Cab. 300
 Reiner, Louis. 2 Montgomery....M Reiner. House Furnishing Fixtures. 300
 Ritador, Samuel. 352 E 54th....R Rainforth. Barber Fixtures. 57
 Reade, H. G. 170 E 78th....Manhattan Type Co. Press. 500
 Rutgers Female College. 54 and 56 W 55th....G W Samson. School Fixtures. 2,500
 Rebbner, William. 580 Park av....Clemins & Garing. Wagon. 150
 Rogers & Rosenbaum. 63 Bleeker....Manhattan Type Co. Type Fixtures. 57
 Schroeder, Herman. 112th st and 10th av....L Heilbrunn. Garden Fixtures. 185
 Serino, Nicola. 5 Chrystie....P Sarno. Barber Fixtures. 360
 Stein, Herman. 418 E 72d....H Kubie. Butcher Fixtures. 250
 Savage, Alexander....M Armstrong & Co. Coach. (R) 245
 Snyder, Lena C. 105 Barrow, 492 and 457 Hudson....A Weber. Horse, Furniture Store Fixtures. 250
 Saalfield, R. A....Campbell P P Co. Press. (R) 219
 Schenck, G. A. 510 E 19th....A Schenck. Horses, Trucks, &c. 2,500

Senning, William. 100 E 111th....F Kriete. Grocery Fixtures. 300
 Senior, E. M....Nat Casket Co. Undertaker Wagon. 1,907
 Sessa, V. 346 W 42d....R Rainforth. Barber Fixtures. 250
 Stafford, M P. 40 Wall....H H Howard. Office Fixtures. 1,470
 Stanfield, D M guard of. Victoria Hotel....American Surety Co. Hotel Fixtures. (R) 30,000
 Swain, Fremont. 120 E 86th....R Swain. Electrical Fixtures. 300
 Tuttle, C P. 550 and 552 W 25th....S A Price. Horses, Trucks, &c. 400
 Thomas, W W. 143 Chambers....Campbell P P Co. Press. 1,200
 Tuttle, C P. 550 and 552 W 25th....S A Price. Horses, Trucks, &c. 300
 U S Book Co....Manhattan Trust Co. Plates, &c. (R) 1,000,000
 Virnigzo, P. Hotel Vendome....R Rainforth. Barber Fixtures. (R) 249
 Westerpau, Fred. Jerome av, 176th and 177th sts....S Jacobs. Garden Fixtures. 835
 Willer, L. B. 825 Columbus av....L Jordan. Cigar Fixtures. 111
 Weidmann & Co. 162 Bowery....J Raichle. Stationery Fixtures. 1,000
 Williams, R H....M Armstrong. Coach. (R) 200
 Wood, Susan A....M Armstrong & Co. Coach. (R) 600
 Waldron, C....H Mauder. Horse. 135
 Weiner, Henry, Jr. 315 E 22d....R Bausch. Machinery. 1,000
 Werner, Charles. 2899 3d av....A Werner. Roofing Fixtures, &c. 1,200
 Wessell Silver Co....Farrell Foundry and Machine Co. Machinery. 7,085
 Wilson & Laux....D O'Meara exr of. Horses, Trucks, &c. 300
 Zilg, Peter. 2335 2d av....E Marscheider. Butcher Fixtures. 116
 Zimmer, William. 455 4th av....S S Brown. Store Fixtures. 100

BILLS OF SALE.

Ash, Frank. 133 3d av....A Bensinger. 1/2 int. 375
 Ahlers, Herman. 574 Chambers....H Koehl. Lodging Fixtures. 120
 Brodbeck, George. 112 Av D....H Romer. Saloon Fixtures. 1
 Benz, J. W. 38 East Houston....C Horn & Co. Dry Goods Fixtures, &c. 1
 Bauer, Valentine. 60 E 4th....M Schuster. Instruments, Music, &c. 500
 Cammeyer, Jeremiah. 789 Amsterdam av....C Fiedler. Butter and Egg Fixtures. 50
 Crawford, Worley & Andrews. 2123 3d av....W B Andrews. Crockery Fixtures. 1
 Cronly, Mary E. 147 W 81st....K Wood. Furniture. 2,000
 Cumiskey Mfg Co. 230 E 37th....J & N Cumiskey. Machinery. 1,000
 Denniston, Emma J....A G Denniston. Furniture. 20
 Dailey, O F. 2262 3d av....P J Sherry. Hat Store Fixtures. 1,400
 Esser, William. 2439 8th av....Ida Esser. Paint Store Fixtures, &c. 1
 Esser, Ida. 2439 8th av....A Esser. Paint Store Fixtures. 2,500
 Ettinger, Frank. 270 1st av....H Lefavour. Boot and Shoe Store Fixtures. 500
 Enders, Joseph. Melrose av and 150th st....J Enders. Horses, Trucks, &c. 350
 Frankel & Wuchtel. 337 E 14th....Rottmann & Ramsauer. Laundry Fixtures. 325
 Friedman, Moritz. 1592 1st av....E Friedman. Tailor Fixtures. 1
 Gantzer, Irene C. 231 E 42d....Anna Gantzer. Presses, &c. 1/2 int. 1,400
 Gelb, Jacob. 212 E 2d....G Gelb. Junk Fixtures. 300
 Garbade, E C C. 306 2d....W D Garbade. Restaurant Fixtures. 100
 Gestefeld, U N. 125 E 23d....H Gestefeld. Office Fixtures, &c. 1
 Heffern, Michael. 199 Worth....F Clark. Saloon Fixtures. 2,500
 Horvitz, Louis. 42 E 11th....E P Kaesebier. Barber Fixtures. 500
 Kaufman, Samuel. 80 Attorney....A Perles. Bakery Fixtures. 300
 Kohn, Bernhard. 1442 1st av....E H Schwartz. Dry Goods Fixtures. 2,500
 Lamprecht Bros Co....Empire City Hotel Co. Hotel Fixtures. 85,000
 Lederer, Charles. 1609 2d av....C Leven. Glass Store Fixtures. 500
 Lehman, Hermine. 242 Av A....Loeb & Marks. Butcher Fixtures. 300
 Levy, Louis auctioneer. 183 Duane....A Siegfried. Saloon Fixtures. 1,950
 Lucas, August. 1294 3d av....M Lucas. Undertaker Fixtures. 750
 Massey, Jacob. 128 Cannon....Rosa Massey. Grocery Fixtures. 425
 Maguire, Stephen. 559 9th av....Anny Maguire. Saloon Fixtures. 8,000
 Martin, James. 225 W 66th....E Moran. Grocery Fixtures. 1
 Mayars, J. 130 Essex....I Moses. Egg and Butter Store Fixtures. 80
 Neinke, Frederick. 340 W 145th....M Wolman. Grocery Fixtures. 800
 Pizzi, Amabile. 218 Mulberry....Barcia, Di Chiara & Dichara. Butcher Fixtures. 185
 Pohn, Joseph. 478 Grand....A Pohn. Jewelry Fixtures. 1,850
 Rampp, John. 1566 Av A....F Rampp. Dry-Goods, &c. 1,000
 Schottky, Frederick. 213 Centre....C Ferret. Machinery. 45
 Schwab, Leo....W Sauney. Machines. 450
 Stockwell, L R....F W Sanger. Scenery of "Maine and Georgia." 1
 Strauss, Joseph. 477 7th av....S Strauss. Butcher Fixtures. 500
 Sturman, Henry. 1526 2d av....J Malino. Tailor Fixtures. 300
 Shaw, M W. 149 Cedar....L S Wright. Horse, Wagons, &c. 268
 Slator, Thomas. 3 Park row....St George Kempson. Press, &c. 13,000
 Seltzer, Harris. 45 Henry....Morris Sebedig. Saloon Fixtures. 1,700
 Van Cleve Andrews Pub Co....C Clucas. Plates, &c. 2,524
 Zahnleiter & Tremel....K Zahnleiter. Builder Fixtures, &c. 150

ASSIGNMENTS OF CHATTEL MORTS.

Table listing assignments of chattel mortgages with names like Fendler, Emanuel to C Fendler and amounts.

Westchester County Conveyances.

DECEMBER 26 TO 30—INCLUSIVE.

CORTLANDT.

Table listing conveyances in Cortlandt county, e.g., Cassell, Clara J to Clara M Shay.

EASTCHESTER.

Table listing conveyances in Eastchester, e.g., Frederick, Charles to Arthur Blue.

GREENBURGH.

Table listing conveyances in Greenburgh, e.g., Brown, Henry to Patk H Brown.

HARRISON.

Table listing conveyances in Harrison, e.g., Gainsborg, Saml H to Guiseppe Flamo.

MAMARONECK.

Table listing conveyances in Mamaroneck, e.g., Disbrow, Wm H to Chas H Murray.

MOUNT PLEASANT.

Table listing conveyances in Mount Pleasant, e.g., Campbell, Thomas to Patk H Cahill.

NEW CASTLE.

Table listing conveyances in New Castle, e.g., Moore, Boltis to Mary K Swackhamer.

NEW ROCHELLE.

Table listing conveyances in New Rochelle, e.g., Downing, William to Sarah Downing.

OSSING.

Table listing conveyances in Ossing, e.g., McCaskie, Edwd F et al, Smith Lent ref.

PELHAM.

Table listing conveyances in Pelham, e.g., Godfrey, Augustus to John H Young.

RYE.

Table listing conveyances in Rye, e.g., Ryan, William to Kristian Kristiansen.

WESTCHESTER.

Table listing conveyances in Westchester, e.g., Daily, James et al guard of, to Wm E McNulty.

WHITE PLAINS.

Table listing conveyances in White Plains, e.g., Abrahall, Frank A to Frances H Abrahall.

YONKERS.

Table listing conveyances in Yonkers, e.g., Holden, John G P et al, WP Fiero ref. to Cath L Vail.

YORKTOWN.

Table listing conveyances in Yorktown, e.g., Dudley, Mary F to Mary E Tompkins.

NEW JERSEY.

Note.—The arrangement of the Conveyances, Mortgages and Judgments in these lists is as follows: the first name in the Conveyances is the Grantor; in Mortgages, the Mortgagor; in Judgments, the Judgment debtor.

ESSEX COUNTY.

CONVEYANCES.

Table listing conveyances in Essex County, e.g., Adams, Frederic—S S Sargeant, n w cor Bank and Camden sts.

Table listing conveyances in Essex County, e.g., Jerolaman, Henry—J Caffrey, Newark Meadows.

MORTGAGES.

Table listing mortgages in Essex County, e.g., Abbott, S S—J A Wilmore, South Orange.

Table listing names and addresses such as Meeker, Alfred-M Haley guard, Orange, 700; Pain, A J-E Freeman, East Orange, 2,200; Parsons, E W-H Parsons, Wakeman av, 2,000.

CHATTEL MORTGAGES.

SALOON AND RESTAURANT FIXTURES.

Table listing names and addresses such as Hudson, H L-E Dunlop, 800; O'Neill, Frank-Essex Co Brewing Co, 450.

HOUSEHOLD FURNITURE.

Table listing names and addresses such as Brandley, Charles-Sherman Outfitting Co, 198; Burey, Kate-A H Van Horn (Lim), 102; Carbin, W L-A H Van Horn (Lim), 119.

MISCELLANEOUS.

Table listing names and addresses such as Bachman, Louis-W Fisher, crockery, 800; Bartosch, C A-A F Bartosch, butcher fixtures, 423; Cochovety, John-A D Puffer & Sons, soda apparatus, 107.

JUDGMENTS.

Table listing names and addresses such as Adams, Ambrose exr-Josephine Wilde, 100; Baker, I R-Albert Stradling admr, 160; D'Alessio, Filomena-Murphy & Hardy Lumber Co, 297.

HUDSON COUNTY.

CONVEYANCES.

Table listing names and addresses such as Bonn, J H, by exrs-The Hoboken Ld and Impt Co, Weehawken, \$10,575; Brauer, Hermine C and Lulu C Rudloff-Johanna Jurick, Hoboken, 2,300.

Table listing names and addresses such as Brittin, Virginia F-W Byron, 19,000; Bumsted, D T by exrs-Flora D Watson, 600; Bulky, Mary J-Mary E Phelps, 400.

MORTGAGES.

Table listing names and addresses such as Ahlfeld, Anna K-J Murphy, Jr, Bayonne, 1 year, 533; Allen, Abbie E-G Marsland, Kearney, 2 years, 625; Bellezza, Pietro-Francesco Arnone, Hoboken, 1 year, 500.

Table listing names and addresses such as Same-F J Matthews, 5 years, 2,840; Sulk, C H-Exrs Christiana Van Wagenen, 3 years, 1,200; Wrege, Fred-The Paterson Consolidated Brewing Co, 1 year, 500.

CHATTEL MORTGAGES.

SALOON AND RESTAURANT FIXTURES.

Table listing names and addresses such as Blois, Hiram-G E Darcy, 1,000; Borning, John, Hoboken-Bernheimer & Schmid, 1,100; Hartmann, Henry, Hoboken-Rubsam & Horrmann Brewing Co, saloon and lease, 750.

HOUSEHOLD FURNITURE.

Table listing names and addresses such as Black, Kate-L Baumann, 139; Broa, Horace-John Mullins & Co, 155; Christie, S E-G Dompierre, 89; Conlin, J J-H L Mackey, 184.

MISCELLANEOUS.

Table listing names and addresses such as Ammermann, Frederick, Hoboken-J Schluter, grocery business, 100; Arnold, Geo-Caroline F Days, barber shop, 60; Bell, H L-O L Caldwell, carriages and livery stable business, 700.

BILLS OF SALE.

Table listing names and addresses such as Fleckenstein, Adalbert, Hoboken-W Hochstetter, delicatessen business, 800; Guddorf, Bernhard, Hoboken-W Vonder Lieth, saloon, 40; Korbach, Frederick and Eugene Gardixer, Hoboken-J Lambour, clothing and furniture store, 1,000.

JUDGMENTS.

Table listing names and addresses such as Block, Peter-A Morris, 588; Same-S Levy, 386; Same-N Block, 963; Drummond, Angus-D M Koeller, 626.

MECHANICS' LIENS.

Table listing names and addresses such as Locher, Christian and Mary Locher, owners; C Locher, contractor; W Sturm, claimant, Guttentberg, 303; The Board of Health and Vital Statistics and the Board of Chosen Freeholders, owners; M Brennan, contractor; H Z Niblett, claimant, North Bergen, 1,459.

REVIEW AND RECORD.

BROOKLYN, JANUARY 6, 1894.

The New Administration and Taxes.

MAYOR SCHIEREN entered upon the performance of his executive duties on New Year's Day with ceremonies of the most auspicious character. The substantial citizenship of Brooklyn availed of the opportunity by thousands to wish him, and in him themselves and the city, happiness and prosperity for the new year. It was a demonstration of confidence and support of most unusual character, and shows how complete was the revolution of public sentiment effected at the November election.

It is a pity that the revolution did not compass the overturning of all the municipal departments. So far as the people were able to do this by their votes, they did it in the most emphatic and satisfactory manner; and having given Mayor Schieren all the power they could, there will be a strong disposition to hold him more strictly accountable for all administrative laches than they have hitherto held any man in his position. But Mayor Schieren has found, right upon the threshold of his administration, obstacles to the working out of his policy of complete reformation, which it will take time and the assistance of the Legislature to overcome. Of these he will doubtless speak in his message, which will be read to the Board of Aldermen on Monday.

To one of them, however, because it most directly affects real estate interests, we desire to call special attention at this time. The tax department of the City of Brooklyn has for years manifestly been used as a means of solidifying and extending the corrupt political ring that brought the city to its present straits. If the figures on the assessors' books could speak they would doubtless tell of instances of downright blackmail, of extortion, of political "assessments" and of favoritism sufficient to insure the conviction and imprisonment of most of the Board. While nearly all the large corporations and most of the favorites of the municipal ring escaped their just measure of taxation through these methods, the house-owners and the enemies of the ring were compelled to pay double portions.

It is generally understood that the average rate of assessment of property for purposes of taxation in Brooklyn is somewhere between 60 and 70 per cent of the market value. If this was the universal rate no one would have special cause for complaint. But in this average there are extremes that can be accounted for only by inconceivable ignorance on the part of the assessors, or what is more likely, their corruption and dishonesty. Instances may be gathered from every tax book of property that is assessed at but from 15 to 25 per cent of its value—these mostly large corporation properties, and of others where the assessed value is as high as 90 per cent of its market value.

The evil effects of this sort of corruption can hardly be overestimated. It is like a canker eating its way into the very vitals of the political system. It relieves of their rightful share of the burden of government those who are best able to pay and imposes a double portion upon people who are least able to bear it and who receive the least benefit from the government. It has produced its natural effect upon real estate values in Brooklyn. It struck hardest upon the small property-holders and led many of them to sell their property in disgust and leave the town. It alarmed the money-lenders and they refused to lend money on Brooklyn property. The influx of population was arrested, building was suspended and property ceased to sell.

Mayor Schieren, as we are informed, is fully awake to the situation. He realizes that greater care is necessary in the selection of a head of the tax department—the President of the Board of Assessors—than in the choice of any other member of his cabinet. Common every-day honesty and an average measure of executive capacity are sufficient to qualify a man for almost any other department headship, but for this position the emergency demands something more. The incumbent must be fearless and firm, just and true, and must have a general knowledge of the value of properties and of systems of taxation. Upon him will devolve the task of assessing the property of all corporations for taxation purposes, of fixing personal property taxes and of adjudicating disputes over tax assessments. He will also have supervisory powers over the nine assessors who with him constitute the Board. Great pressure has already been brought to bear upon the Mayor to appoint to this position men who will do no violence to the present order of things. But Mr. Schieren has already rejected twelve such names and is using every endeavor to find a man who will overturn and revolutionize the department. He is hampered by the fact that the salary of the position is only \$4,000—(made so doubtless because of the opportunities for

blackmail afforded by the position)—a sum insufficient to retain a man of responsibility and fitness for the office—except at a personal sacrifice.

But when he shall have found a man to fit well the requirements of this position, he will have only begun upon the reform demanded in this department. The nine assessors are almost to a man absolutely unfit for their positions and should be turned out forthwith. The majority of them are creatures of the ring that has just been driven out of power. Many of them are of so low an order of intelligence that they are unfit for any position in which the ability to write and cipher are required—one of them, at least, so ignorant that he blunders constantly over simple notation. Most of them are accessories, both before and after the fact, if they are not even principals, to the crimes against property-owners that have been committed in their department. They ought not to be retained in their positions any longer than it would take to secure competent men for their places. But as the law is to-day they are secure. All of them can hang on until September when the terms of only two of them will expire, and two go out in each succeeding year.

It would seem as if this were a case calling for exigent legislative action. Why not call upon the Legislature for a reorganization of this department? Bad cases call for heroic remedies—remedies that can never become general, because their cases are exceptional. The full effect and spirit of the reform ordered by the people at the polls will not be accomplished until the tax department is completely revolutionized and ridded of the last taint of corruption that now attaches to it.

BROOKLYN real estate may well be said to be at bed-rock. Houses and lots ought certainly to go no lower in market value than they are now quoted. Investors acting under the advice and direction of competent brokers need have no hesitation in making purchases of any kind of realty now. Brooklyn has passed the worst of her municipal illness and is on the high road to a rapid recovery of her lost prestige. The abuses that brought her name so low and that made her real estate a drug in the market, are being corrected as rapidly as the orderly course of law and executive opportunity will allow them. The future looks bright. Nothing is expected that will not tend to advance values. Consolidation is no longer resisted by the municipal authorities. It is almost beyond doubt that the Legislature will permit the people to vote on the subject next fall. That is one bright prospect. Another is that the city has been wrested from the hands of its marauders and is now in the hands of men whose personal and pecuniary interest it is to build up her name and credit as rapidly and securely as they can. True, they are only beginning to find how near to the verge of bankruptcy the thieves of the former administrations had driven the city. But the changes of government came in ample time to avert all serious trouble, and with the economies which Mayor Schieren can and will enforce, and the use of resources that have, through corruption and favoritism, hitherto availed nothing, Brooklyn will not only pull through her financial troubles in comfort, but will gradually add to her surplus.

OWING to the liberal and unpartisan view Mayor Schieren has taken of the question, the probabilities now point very favorably to a reform of the building law, or rather the introduction of a building law for the City of Brooklyn, that city at present having none such worthy of the name, before the close of the session of the Legislature which is now beginning business at Albany. The bill drawn last year and submitted to the Legislature too late for final action before adjournment will be submitted to the consideration of the same commission that sat upon it last year, and will of course have the careful attention of the present Building Commissioner, Col. Rutan, who prepared it originally, as well as of his selected successor Mr. Bush, who, though he does not take office until the first proximo, is in hearty sympathy with the movement to give Brooklyn a building law suitable to its extent and certain prospective growth. The ground having been gone over so carefully last year and so much attention having been given to the matter with the view of amending details since the bill failed of passage last spring, it ought not to be difficult to obtain prompt action on the part of the Commission and the City Hall officials, so that a new bill may be introduced into the Legislature without delay. The measure introduced last year was not by any means perfect, but it was a good beginning and, while the more complete the measure the better for the interests of the Brooklyn public, the question of time should not be lost sight of. It

would be unwise by insisting on changes in the provisions of the bill to run the danger of repeating the failure of last year. As the scattered building regulations are now so bad and so inadequate to the requirements of the city, it will be better to accept the measure even as drawn last year than to run any risk of further delay in giving Brooklyn a building law somewhat on the plane of other cities of the same standing, size and importance. The revisory commission and the city officials are, we are sure, so alive to the importance of this consideration that it may be confidently predicted that the submission of the bill to the Legislature will be as prompt as the circumstances will permit, and that as it will have the support of both parties and the indorsement of the City Hall its passage is assured.

Brooklyn Real Estate Market.

DORMANT UNDER THE WINTER INFLUENCE—PRICES AT BED-ROCK, WITH PROSPECTS OF A RISE WHEN ACTIVITY IS RESUMED IN THE SPRING—A FIELD FOR REIMPROVEMENT WITH GOOD PROFIT—THE CITY READY FOR CONSOLIDATION.

One of the facts which testify to the intimate natural relation of Brooklyn to New York is the universal disposition to compare the condition and achievements of the one with the other—to estimate Brooklyn's real estate values and market activity by the New York standard. While treating of the two cities as separate communities, as if they were sundered by miles of unbridgable water, the same standards of judgment that are applied to one are applied to the other also; men seek to account for the mutual depression of their markets by the same causes, and look to the same improving agencies to revive them and bring them renewed activity.

There is, however, this difference: The Brooklyn expert believes that values of Brooklyn realty are bobbing around on bed-rock, and that New York values are still somewhat in the clouds. He believes, therefore, that there are better speculative opportunities in Brooklyn than there are in New York, because, if the country ever again resumes its growth and the cities their normal prosperity, Brooklyn values must advance all along the line and the operator will hazard no chance of loss; while in New York there must be a further and substantial decline in values before a bed-rock foundation for renewed activity and prosperity will be reached. The depression in real estate struck Brooklyn fully two months earlier than it did New York. Loaning institutions began to decline loans on Brooklyn realty over a year ago, but money did not cease to be obtainable for building operations until along in April and May of this year. Then, however, it ceased almost completely, and since then building has been entirely suspended and trading has been flat—as in New York—mostlly shifting around to secure more comfortable financial conditions.

But Brooklyn is fairly cheerful through all her business domain over the pronounced and emphatic manner in which on election day she overcame the worst of her evils and destroyed the cause of much of her recent financial and business distress. A better illustration of the fact that municipal prosperity is dependent on an honest and economical administration of the municipal government was never had by any community than Brooklyn has experienced in the last two years. From the time the aldermanic gang of political thieves began to vote street railroad franchises to themselves and their pals, to waste the city's revenues in useless parks and water towers, to twist every municipal necessity into a means of stealing the city's money, and to turn the municipal departments into asylums and barracks for bands of political free-booters, real estate began to decline. Then the influx of population ran down to the lowest it had reached in years, taxes mounted higher than ever before known, and self-respecting people began to put their properties on the market, intending to sell out and leave the city to its marauders.

All this was changed on election day in a manner and with an emphasis so surprising that it has already put an altogether different face upon the city's affairs. Confidence in the city's ability to correct its own evils has been restored; the new administration will be the opposite in all essential particulars to the last, and the leaks in the public treasury will be repaired and a period of economy will ensue. Under these conditions it is not surprising if Brooklyn real estate owners and operators and Brooklyn builders look with some confidence to a revival of interest in that city in the spring. This hopeful feeling is accentuated considerably by the expectation that an opportunity will be given for a popular vote on annexation in the fall. It is useless to deny the fact—Brooklyn's solid citizens view with cordiality the prospect of the merging of her municipal existence with that of New York, and will do all that could be reasonably expected of them to promote the union.

For the present the real estate market is, as in New York, an investors' market. The general business depression, consequent upon the panic and contingent now upon the tinkering of the tariff, has forced more property on the market than there are buyers for, even at the prevailing low prices. Some brokers say the city has been overbuilt and that the best thing that could happen would be to suspend building operations for another year. Others declare, however, that there has already been a sufficient suspension of building and that a general resumption of business activity will soon consume all the houses and buildings there are now in stock. All are agreed that values are down to bed-rock and that buyers who will take the advice of an experienced and reliable broker cannot go amiss in buying between now and February.

E. D. Bushnell, Treasurer and Secretary of the D. & M. Chauncey Co., said: "There is precious little to say about the present state of the market—it is flat as can be; but we never expect anything else at this period of the year. This is our dull season, and there are no indications that it is any duller than usual. But prices are still flat

—just where they were left by the panic and the politicians. No, we do not look for any real activity or advance until along in February or March. If by that time Congress shall have settled the tariff question and business shall have resumed its normal activity Brooklyn real estate will doubtless have its share in the benefits. No, just now there would be no advantage in building in Brooklyn. The city is overbuilt now and the best thing that could happen would be for builders to suspend for a whole year. Yes, there is an exception; people who would buy the old frame houses that are so numerous within walking distance of the bridge and improve the property with a good quality of flats—perhaps in some localities with cold water flats, would be sure of excellent incomes. That class of property pays best now—oh, from 8 to 15 per cent net—pays best of anything in Brooklyn, and because it is easy and cheap of access to the business districts of New York it is constantly growing in demand. Brooklyn realty would benefit largely by the annexation of the city to New York. There is a wide difference in values between the two cities—wider than the relative advantages seem to justify, and I feel certain that much of it is purely sentimental. There is but one New York, you know, and people have always been willing to pay vastly more in New York than they would for the same accommodations in Brooklyn. *Why* they do it I do not understand—a matter of individual preference I suppose. But Brooklyn is growing—and will continue to grow as long as New York grows, and when New York is prosperous Brooklyn will also prosper."

Mr. Edward H. Quantin, of the firm of Leonard Moody, said: "Our real estate market is depressed, it is true, and prices are down to bed-rock; but you know we never have a real estate market here in the winter—spring and autumn are our busiest seasons, and we have always been able to do something through the summer. But our trading is mostly in residence property, and after snow flies residence property lies practically dormant until the grass appears again. Our best paying property is the tenement and apartment house property that is within walking distance of Brooklyn Bridge, and in that direction there is even now a fair opportunity for investment and improvement. At present prices there is considerable property in this vicinity that could be bought for but little more than the bare value of the lots—the old frame dwellings counting for little or nothing. If a buyer were to put up good apartment houses in their places he could rely on a good income from the investment. Factory property down about the river front is also good paying property, and so is business property in the immediate vicinity of the new dry-goods centre, though most of that property is out of the market, owned by the occupants. Brooklyn has undoubtedly suffered much from its politicians in the past, but as you know they have been placed in the background for the two coming years and we have a chance now to recuperate our political losses. Too much must not be expected from the new administration at once, however, for the old gang have left it a great burden of debt and extravagant appropriations that it will take a year or more to overcome. Real estate cannot fail to realize considerable benefit from the changed condition, and when spring comes with its general business revival I believe real estate will resume its normal market activity. No, I do not think we are at all overbuilt. Building has already been practically suspended for a year and there will be no more new houses or business buildings on hand than the market will need when business revives in the spring. How would the city vote on the consolidation question? I do not think there is a particle of doubt but what the vote would be very largely in favor of it."

Mr. Coykendall, of the firm of C. N. Moody & Co., took a generally less hopeful view of the situation than his colleagues above quoted. He did not think there would be any further decline in values, but he thought it was very doubtful whether there would be much activity for some time to come. There had, in his opinion, been too much speculative building and the best thing that could happen would be for builders to suspend further building for a year or so. Real estate activity was very largely dependent on the prosperity of general business, and there would, in his opinion, have to be a more emphatic and complete resumption of manufactures and internal commerce than was now in prospect before there could be much resumption of real estate activity. He thought the tariff agitation in Congress was the great and insurmountable drawback to a resumption of business, and it was too much to hope that it would be settled in time to avoid the loss of another full season's activity. Mr. Coykendall thought, with reference to the districts around the bridge entrance and ferry landings, that property in those localities was the best paying in Brooklyn, and that it was entering upon a period of reimprovement which would not end until the older buildings had all been removed and new buildings—tenements chiefly, and factories with some improved apartment houses, were erected in their places. This species of operation he thought would pay well, but later on—not just yet. In common with all other good citizens he hoped much from the Schieren reform administration, but he believed the burden which the old political gang had put upon the city was so onerous that the benefits of the Schieren administration would hardly become apparent for a year or more.

The Building Material Exhibition.

No one who has ever visited the Building Material Exhibition, conducted by THE RECORD AND GUIDE, at Nos. 276 to 282 Washington street, Brooklyn, could have failed to be impressed with the extent, variety and beauty of the goods there exhibited. In the blending of the general display a glance through the great hall reveals a highly attractive and picturesque interior. Obviously, to the architect and builder, as well as to the individual contemplating building, a per-

manent exhibition of this practical character offers positive and manifold advantages. Parties seeking information concerning constructive interior finishing and equipment goods will be well repaid by a visit to the exhibition. There are many interesting novelties on view, some of them but lately added; and others will soon be in position. In fact the exhibition presents a carefully-selected material market of large proportions, spread out in a large, well-lighted and handsome hall, central of location and easy of access. The exhibition is permanent, open all day and free to everybody.

A Brooklyn Boomer on Consolidation.

HE THINKS BROOKLYN WOULD BRING MORE REAL CAPITAL TO THE NEW METROPOLIS THAN NEW YORK WOULD—SOME PERTINENT QUESTIONS.

To the Editor of THE RECORD AND GUIDE:

The marriage of the cities begins to assume the aspect of a serious probability when THE RECORD AND GUIDE, in behalf of New York, raises the question as to the bride's dowry. Father Knickerbocker is accustomed to make commerce of even his most sacred things, so this forehanded prudence was perhaps to have been expected of him. He has it, doubtless, by inheritance from his Dutch ancestry. He was a well-grown boy when Brooklyn come into being, and has all through the years and until recently lorded it like a bully over his little next-door neighbor. Now that the advantages of an alliance with Brooklyn begin to be apparent to him—is really indispensable if he is to retain his supremacy among the cities of the western world—he wants to know how the transaction will affect his pocket!

Well, Brooklyn would not be natural if she did not respond in some measure to New York's overtures, and her sponsors feel that if the question of dowry is the only one in the way, the marriage will doubtless take place—"in the autumn."

You say: "During the last campaign it was clearly shown in the *New York Times* that taxes in Brooklyn are much heavier than in New York, and are based upon a much higher valuation of property. Some part of this is undoubtedly due to political dishonesty and inefficiency, but it seems to us no economy, consistent with efficient government, could ever bring taxes in Brooklyn as low as they are in New York. As a consequence, it seems to us 'consolidation' cannot but mean higher taxes for New York and, if it does mean this, we do not think the New Yorker will be very enthusiastically in favor of it."

Your apprehension would most likely be overcome by an agreement that Brooklyn should continue to find herself in millinery and gowas, and should pay her proportion of the expenses of the dual establishment, which, it is generally supposed, would be somewhat less than the combined cost of the two separate establishments. But, setting aside for the present this perfectly practicable solution of the question, it is maintained on the part of Brooklyn that she would bring a larger measure of intrinsic and prospective wealth to the joint establishment than New York would or could. When the proper time comes for it I shall be glad to give you demonstration of this claim. For the present I wish only to answer your specific charge.

Doubtless, from the point of view you and the *New York Times* have heretofore taken of the subject, you are substantially correct. But the conclusions that have heretofore been deduced from the manifest fact are altogether wrong. The wide disparity in the market values of New York and Brooklyn realty are irreconcilable, inconsistent and irrational. By all the laws that govern cost of production, use, increase, maintenance and availability, the market value of New York realty is altogether too high and of Brooklyn realty altogether too low. Take, for example, two pieces of property of the same general description, within forty-five minutes' travel by the most popular means of conveyance from a common centre, the one in New York and the other in Brooklyn. In order to be perfectly fair to New York, let the New York City Hall be taken as the central point. At forty-five minutes' distance from this central point in New York City you are in the vicinity of the 93d or 104th street station on the West Side elevated railroads, and of the 99th street station on the East Side lines. Here lots range in value about the \$12,000 figure. You have water, gas, sewers, police and fire protection and public school facilities supplied by the municipality, and for which you are taxed the actual cost. You have such pavements as you pay for by special assessment.

At the same time distance from the New York City Hall in Brooklyn, you could, by the 5th avenue elevated railroad line reach Bay Ridge; by the Fulton avenue line reach East New York; by the Lexington avenue line reach Ralph avenue, and by the Myrtle avenue line and connections reach Ridgewood or Williamsburg. In fact, within the time limit mentioned the suburbs of Brooklyn could be reached at four different places. Every one of these lines traverses some section of the city that is quite as handsomely improved as any section of New York City along the lines of its elevated railroads. We have water, gas, sewers, fire and police protection, and public school service, supplied by the municipality, at cost. We have such pavements as we pay for. Some of them are quite as good as New York's best pavements.

Brooklyn has this advantage over New York in the matter of transit facilities, her elevated railroads afford seats to all passengers at nearly all times, and at even the busiest hours one can secure a seat by waiting for the next train. There is none of the brutal crowding that makes a daily spectacle and public outrage on your elevated railroads. Then, too, Brooklyn has dispensed forever with the antiquated, poky horse car system of street travel and has now the best system that modern science affords—the trolley system—in all her principal streets. It may not be as expensive as your cable roads, but neither is it so unreliable.

In what respect, then, has New York any advantage over Brooklyn?

Why should the market valuations of New York City real estate be from five to ten times higher than those of Brooklyn for the same general class? A lot on the West Side—the residence section of the well-to-do business people of New York, near the 93d street station, costs at present market value about \$12,000. It takes you 45 minutes to reach it by the ordinary means of travel. It is assessed for taxation at about \$3,000, and you pay about \$60 actual annual tax upon it. At equal time distance, by a more comfortable route, from the New York City Hall into any part of Brooklyn, you can buy lots of the same size at from \$600 to \$1,200, which are assessed at from \$180 to \$360, and upon which the actual tax is from \$5 to \$11 per year.

Why should there be this disparity between the market values of the two properties? True, your acres are more densely thronged, and you have more shops and markets and theatres, and things that generally conduce to more extravagant modes of life; but does that make your city any more desirable as a place of residence? Not to my taste, most assuredly. I can get at least five times as much of all that makes intrinsic value in a home, in Brooklyn, for my money than I can in New York, and be within equally easy access of my place of business. We are far ahead of you in natural advantages. New York City, as I well know, has been greatly endowed by nature. The views along the Harlem upper reaches, and from Washington Heights towards the Palisades, and from the Riverside Park and about Hunt's Point are beautiful. No other city in the Union, save Brooklyn, has anything to equal them. But they are less easy of access even to most New Yorkers, and are fragmentary and insignificant in comparison with the sublime panorama of nature and human arts that is spread out before the dweller on the hills of Brooklyn.

From one point within 500 feet of my house I have within the range of natural vision the Atlantic Ocean, Jamaica Bay, Rockaway and Coney Island beaches, the Atlantic and Navesink Highlands, Sandy Hook, Gravesend Bay and the Lower Bay, with a broad expanse of farm lands, orchards and villages in the foreground in view on one side, and on the other side Staten Island with its hills dotted with glistening villages, the Upper Bay with a constantly changing marine panorama, reflecting on its bosom the ever-varying moods of the winds and skies, the distant New Jersey shore with its string of cities and villages and the Orange hills beyond, the many-peopled cities of Brooklyn and New York, with some of their recent buildings aspiring and yet not able to shut out the view of the Palisades beyond them, the shipping of the Brooklyn docks, the towers and skeleton-like spans of the Brooklyn Bridge, and nearer by the green sylvan slopes of Prospect Park and Greenwood. Few New Yorkers are acquainted with the sublime land and marine views that are obtainable from the crest of Sunset Hill, in the West End of Brooklyn, or of the equally grand views to be had from Prospect and Ridgewood Heights—else there had been no such disparity in the relative market values of New York and Brooklyn realty.

It seems to me that New York realty is blown and puffed and boomed preposterously out of all reasonable relation to other values—and that THE RECORD AND GUIDE, more than any other New York newspaper, is responsible for it. On the other hand, Brooklyn's innate modesty has deprived her of a just and equitable appreciation of her real merits. Time will rectify—is already rectifying this. Brooklyn is growing at a faster rate than New York, and having better advantages in that direction will continue to grow when New York shall have reached the limit of her possibility (for lack of rapid transit). Manufactures are rapidly increasing, and must continue to increase, because Brooklyn has a more liberal and available water front, with easier and cheaper transportation than New York, and, what is of more importance still, cheaper land. Brooklyn's prospects are illimitable, whereas New York is already chafing against her natural bounds.

But, after all, it is a mistake to treat of these cities as two separate and independent communities. They are to all practical intents and purposes one community—have been so from the beginning, New York began to overflow and spread out and grow over Long Island in a perfectly natural and usual way when the Long Island lands became a little less difficult of access than the suburbs of the upper part of the island. As the means of communication between them have been provided, the tendency to grow toward Long Island has increased. Nothing can now stop it. People have found that there is profit in providing New York business men and women with means of transportation to their homes in Brooklyn, and that will lead to greater facilities than we have now. The bridge was a great practical boon to both cities—another and larger and better bridge will do even more to hasten the inevitable union of the cities. But transportation will not be what it should be until the resident of Brooklyn can take his seat in a car—above ground or underground, I don't care which—and be transported without change to any part of New York City.

No, Mr. Editor, New York does not stand to lose a single denier by a union with Brooklyn. We pay no more for public improvements, supplies and protection than you do. We have been a long time patient, with a bad gang of political parasites; but, as you know, have recently gotten rid of them. We believe that all the conditions are favorable to an early and extensive advance in the market values of Brooklyn realty—which will place us more nearly on a par with New York in this respect. We believe a union with New York will be more in accordance with the natural evolution and growth of the metropolis, than was the adoption into New York City of the 23d and 24th Wards. Did not the same objection hold against the assimilation of that group of scattered villages with the metropolis, that you now raise against the inclusion of Brooklyn? And has New York suffered any in purse or prestige by that act? And, as to politics, wouldn't you like to change your Gilroy administration for our Schieren administration?

Don't you think the police supervision would be better if it was extended over the whole metropolitan district—and cheaper too? Wouldn't a better general government result from a consolidation of the two establishments? Wouldn't you think, too, that your much-voiced rapid transit question would trouble you less if you could view with equal complacency the development of the city—the greater New York City—toward the ocean as well as toward the mainland? Brooklyn would unquestionably gain by the interest which the real estate and building promoters of New York would then take in the new "annexed district," and if the rivalry of separate interests were extinguished in this union, the "Greater New York" would be by even so much the greater.

SUNSET HILL.

Notes Gathered Here and There.

Seth Keeney has commenced work on the foundations for the extension of the Kings County Elevated Railroad. It will extend from Montauk avenue, the present terminus, along the Eastern Parkway to Market street, to Liberty avenue, to the city line. The stations will be located at Chestnut street, Crescent street, Grant avenue and Enfield street. The Phoenix Bridge Co. have the contract for the iron-work.

Gossip—Brooklyn.

George E. Lovett & Co. have sold the three-story and basement brick dwelling, 22x40x88.6, No. 19 Cheever place, for Adele Van Brunt to Kirsch Bros. on private terms.

The German-American Improvement Co. have sold the two-story frame dwelling, lot 20x100, on the west side of Fountain avenue, 157.4 feet south of Glenmore avenue, to Mary Louise Appleton for \$2,000; also the two-story frame dwelling, lot 20x100, on the west side of Fountain avenue, 57.4 south of Glenmore avenue, to William S. Skidmore for \$2,000.

F. C. Sauter has exchanged, in conjunction with W. J. Ward, for Paul Ayres, the five-story brownstone flat and store property, No. 217 5th avenue, 20x65x100 feet, valued at \$19,000, with C. W. Meyer, for the three-story private dwelling, 4. x40 feet, on plot 60x250 feet, on the Ocean Parkway, near Avenue E, Flatbush, valued at \$12,500.

Corwith Bros. have sold the three-story frame dwelling, 22x36, on lot 25x100, No. 90 Olney street, for Isabella Handwerk to B. H. Tienken for \$3,200, and the lot, 16x85, north side Nassau avenue, 44 feet east of North Henry street, for F. Schmelzle to Thomas Haslam for \$1,300.

CONVEYANCES.

1892-93.		1893-94.	
Dec. 29 to Jan. 4, inc.		Dec. 29 to Jan. 4, inc.	
Number	302	Number	273
Amount involved.....	\$1,278,069	Amount involved.....	\$799,222
Number nominal.....	109	Number nominal.....	134

MORTGAGES.

1892-93.		1893-94.	
Dec. 29 to Jan. 4, inc.		Dec. 23 to Jan. 3, inc.	
Number	235	Number	221
Amount involved.....	\$915,563	Amount involved.....	\$663,624
Number at 5 per cent. or less.....	127	Number at 5 per cent. or less.....	99
Amount involved.....	\$580,183	Amount involved.....	\$372,001

PROJECTED BUILDINGS.

1892-93.		1893-94.	
Dec. 30 to Jan. 5, inc.		Dec. 30 to Jan. 5, inc.	
Number of buildings.....	78	Number of buildings.....	51
Estimated cost.....	\$350,800	Estimated cost.....	\$124,730

Trade Notes.

John Davies, who for thirty years was superintendent for Messrs. Howell & Saxton, iron founders, of Brooklyn, who retired from business in June, 1892, has been located since then at 2d avenue and 11th street, Brooklyn, in his own establishment. Much credit is due Mr. Davies for his many inventions in the art of moulding, and the excellent work done by Messrs. Howell & Saxton, under his direction, in former years should guarantee the public that their confidence is not misplaced.

* * * *

Out Among the Builders—Brooklyn.

C. Infanger has plans for a three-story frame hotel, 65x30 feet in size, to be erected on East New York avenue, 71 feet west of West avenue, for E. Spice & Bro. The interior will be partly finished in hardwood and contain all improvements, and steam heat; cost, \$6,000.

Daniel Ryan will erect a four-story brick flat with stores, 35x65 feet, on the east side of 3d avenue, 25 feet north of 53d street, to cost \$5,000.

Th. Engelhardt is preparing plans for a four-story brick, Nova Scotia stone and terra cotta building, 50x100, on the northwest corner of Graham avenue and Debevoise street, for The German Branch of the Young Men's Christian Association. The basement will be fitted up for bowling alleys and bathing, the first floor for stores and

gymnasium, the second floor for billiard, reading and reception-rooms, on the third floor the auditorium will be located and the fourth will be arranged for furnished rooms and janitor's apartments. Cost, \$30,000.

From plans prepared by the same architect J. D. Bennett will remodel the first floor of the lately-burned building at the southwest corner of Fulton and Alabama avenues, and add two stories thereto. The cost will be \$7,500.

Long Island.

Bath Beach.—Mrs Frederick Pfluger will erect several two-story and attic frame Queen Anne cottages on Bath avenue and Bay 16th street. The interiors will be finished in hard woods, and contain all improvements. Some will be heated by steam, and others by furnace. They will cost from \$5,000 to \$7,000 each. W. E. Parfitt, of Brooklyn, will prepare the plans.

Bensonhurst.—A two-story and attic frame cottage is in course of erection on 22d street and Bath avenue for Edward Lohman. It will be finished in hardwood, with open fireplaces, and contain all improvements; cost, \$15,000.

Richmond Hill.—H. L. Haugaard is the architect and builder for a two-story and attic frame and shingle-finished cottage, 30x36 feet, to be erected on Central avenue, for J. T. Haugaard. The interior will be finished in oak and whitewood and contain all improvements and steam heat; cost, \$4,000. Mr. Haugaard has also plans for a two-story and attic frame and shingle-finished cottage, 25x34 feet, to be erected on Myrtle avenue. It will contain all improvements and furnace heat and cost \$3,500.

Sheepshead Bay.—A two-story frame cottage, 30x30 feet, is in course of erection on Emmons avenue for James Celery. It will contain all improvements and furnace heat; cost, \$6,000. C. Battersby has the contract.

Rockaway Beach.—A two-story frame hotel, 66x80 feet in size, is in course of erection on Seaside avenue for E. E. Datz. It will contain all improvements.

Valley Stream.—Six two-story and attic frame cottages are to be erected on the Wallendorf property, at this place, at a cost of \$10,800.

Freeport.—Plans and specifications for a system of water works are being prepared for this village, the works for which will cost \$40,000.

Jamaica.—The work of excavating the cellar and basement for the extension to the school-house on Johnson avenue has been commenced.

Canarsie.—Work on the new church for the Methodist Episcopal Society has commenced. The building will be constructed of frame, in the Gothic style of architecture, 40x50 feet in size, with a corner tower 70 feet high, and will cost \$7,000. A. J. Warren, of Brooklyn, is the architect.

Bayside.—A two-story and attic frame cottage has been commenced on the corner of Stratton and Bell avenues, for John Roomlich.

Bath Beach.—Fred K. Pfluger is having plans prepared for a three-story livery stable, to be erected on Bay 19th street, between Cropsey and Bath avenues.

Woodhaven.—A site for the new school-house on the South road has been purchased from John B. Hopkins.

Southampton.—A two-story and attic frame cottage is in course of erection on Elm street, for W. C. Gray.

Freeport.—Work on the foundation for a two-story and attic frame cottage has been started on Ocean avenue, for Henry Ellison.—A two-story and attic frame and shingle cottage is in course of erection on Bergen avenue, for William Forman.—David B. Raynor is at work on a two-story and attic frame cottage on Archer street.

Whitestone.—Frederick Ebeling, of New York, has plans for rebuilding the hotel, a frame carriage house and stable, all of which were destroyed by fire; also for a two-story dancing pavilion and dining-room, 99 x 110 feet, a boiler house, shooting gallery, bowling alleys and a number of cottages, for John Stimmel, No. 9 2d avenue, New York.

SALE OF INFANTS' REAL ESTATE.

To the Editor of THE RECORD AND GUIDE:

Kindly answer me the following question: My father died some time ago, without a will, leaving ten houses and seventeen vacant lots. He also left a wife and seven children, two of whom are under eighteen years of age. The income of the houses is about \$2,000 gross and about \$800 net. My mother feeling that this sum is insufficient to keep her, and the carrying of seventeen lots for eight years until my brother is twenty-one is unnecessary, would like to be advised what steps of procedure she should adopt to dispose of some of the estate?

Answer.—Upon petition she can apply to the Supreme Court for leave to sell the real estate. As the procedure is very technical it will be necessary to employ a lawyer.—LAW EDITOR.

RECENT AUCTION SALES.

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

FOR WEEK ENDING JANUARY 4.

T. A. KERRIGAN.

*Hancock st, No 517, n s, 137.6 e Lewis av, 18.9x100, 3-sty brk dwell'g. Benj B Barnes.....	\$6,000
*Van Brunt st, No 76, w s, 115 n Sackett	

st, 20x100, 3-sty brk dwell'g. Reuben Riley.....	3,000
*Evergreen av, No 95, n e s, 75 s w George st, 25x100, 3-sty brk dwell'g and 2-sty frame dwell'g on rear. Richard Mott....	3,705
*6th st, No 438, s s, 228.10 1/2 e 6th av, 17x 100, 3-sty and basement brk dwell'g. Metropolitan Life Ins Co.....	6,500
*Bayard st, No 136, s s, 174.4 2/3 w Graham av, 19.6 2/3 x 100, 3-sty brk dwell'g. Henry Becker.....	1,350

Linden st, No 106, e s, 175.11 n Evergreen av, 20x100, 2-sty frame dwell'g. Elias O Doremus.....	1,200
Hegeman av, n w cor Hendrix st, 89.6x120 x 86.4x120, vacant. J G Grauer.....	1,496

W. COLE.

*Arlington av, No 300, s s, 108.4 w Essex st, 16.8x90, 2-sty frame dwell'g. Bernhard H Bulling.....	2,300
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J. COLE.

*Pacific st, No 2230A, s s, 150 e Rockaway
 av, 16.8x107.2¹/₂, 2-sty frame dwell'g.
 Emily Wheeler. 1,500
 *Decatur st, No 55, n s, 175 w Throop av,
 18x100, 3-sty brk dwell'g. Mary E Mof-
 fatt. 7,500
 *Linden st, No 116, es, 275.11 n Evergreen
 av, 20x100, 2-sty frame dwell'g. Wm O
 Embury. 1,975
 *Linden st, No 122, e s, 335.11 n Evergreen
 av, 20x100, 2-sty frame dwell'g. Helen
 Embury. 2,000

REFEREE'S SALES AT COUNTY COURT HOUSE.

Bay 16th st, w s, 600 s 86th st, 100x193.4
 to 17th av, x100x193.4, New Utrecht,
 frame dwell'g on plot. Emma C Bloss... 5,500
 Total..... \$44,026
 Corresponding week 1892..... \$247,085

Kings County Records.

CONVEYANCES.

Wherever the letters Q. C. and C. a. G. occur, pre-
 ceded 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.

DECEMBER 29, 30, JANUARY 2, 3, 4.

Adelphi st, e s, 111.7 s Willoughby av, runs e
 s 4.6 x s 0.6 x e 20 x s 20.6 x w 104.6 to
 st, x n 21. Charles Paulstick to David
 Reinhard, New York. \$8,000
 Ainslie st, s s, 125 e 10th st, 25x100. Andw
 S Wheeler to John A Manning, New York.
 Q C. 1887. nom
 Same property. Chas E Tracy and ano exrs
 J Angus Manning and Huldah Manning
 to Alfred Gaskell. 1,500
 Ashford st, e s, 245 s Stanley av, 40x100.
 Henry Hemstadt to Maria wife of said
 Henry Hemstadt. 300
 Bambridge st, n s, 195 w Stuyvesant av,
 100x100. Robt A Pearson to Walter F
 Clayton. Mt. \$40,000. nom
 Same property. Walter F Clayton to Robt
 A Pearson. Mt. \$4,000. nom
 Bergen st, n s, 140.6 e Hoyt st, 20x100, h
 & l. 1
 Fulton st, n s, 69.2 e Saratoga av, runs n
 34.2 x n 34.1 to Hull st, x e 27.7 x s 73.6
 to Fulton st, x w 19.5.
 Lida Hall to Ida Finch. 5,500
 Bergen st, n s, 252.9 w Ralph av, 51x107.2.
 Foreclos. John Courtney to Orson W
 Sheldon and Paul W Ledoux. Mt. \$3,-
 600. 500
 Bergen st, n s, 325 w Vanderbilt av, 50x
 110. Catherine, Annie and Fanny Mc-
 Carter widow and heirs John McCarter to
 Margt E Dennington. 4,500
 Bergen st, s s, 165.5 w Nevins st, 19.11x100
 x 19.10x100, h & l. Annie wife of James
 McArdle to Amelia Phelps. Mt. \$4,500.
 6,000
 Boerum st, n s, 347.9 e Bushwick av, 25x
 68.2x25.1x69.11, h & l. John Guenzler
 to Leopold Michel. Mt. \$1,300. See Park
 av. exch
 Bleeker st, n w s, 338 n e Irving av, 18x
 100. Mary J Pillon to Anne C Craig.
 Sub to mortg. 4,400
 Bleeker st, n w s, 338 n e Irving av, 18x
 100, h & l. Joseph Cannella to Mary J
 Pillon. Mt. \$2,315 and tax 1893. 4,400
 Broadway, n cor Halsey st, 25x95, h & l.
 Louis Beer and Michael Schaffner to J
 Herman Rohrs. See Lafayette av. exch
 Broadway, s w s, 36.4 s e Sumpter st, 25x
 91.10x27.1x102.3, h & l. Geo R Brown
 to Lawrence J Donnelly. 18,000
 Broadway, s w s, 36.4 s e Sumpter st, 50x
 81.5x54.2x102.3. Lawrence J Donnelly
 to Geo R Brown. nom
 Broadway, n e s, 75 s e Weirfield st, 25x95,
 h & l. Louis Beer and Michael Schaffner
 to Rudolph C Landwehr. nom
 Boerum st, n s, 449.4 w White st, 25x55.11
 x25x54.2, h & l. Franz Beck to Eva
 Beck his wife. nom
 Butler st, s s, 385 e Franklin av, 20x131, h
 & l. John Costelloe to Rachel Costelloe.
 1,800
 Butler st, s s, 275 w Clason av, 25x131.
 Gertrude A wife of John Mann to Edwd
 D Dwyer, New York. Q C. 5
 Same property. Foreclos. John Courtney to
 Edwd D Dwyer, of New York. 790
 Cambridge pl, e s, 289.6 n Gates av, 14x
 100, h & l. Rebecca Leggett, of New
 York, to Marshall C Lefert's. Mt. \$3,500.
 4,500
 Chestnut st, w s, 140 s Eastern Parkway,
 20x100, h & l.
 Chestnut st, w s, 160 s Eastern Parkway,
 7.9x100.
 Ann McCannick to Annie Gross, New
 York. Mt. \$2,200. 3,150

Chestnut st, e s, 115 s Glenmore av, 30x
 79.4. Release mortg. German-American
 Impt Co to Michl F Walsh. 400
 Carroll st, s s, 22.3 w Bond st, 22.3x62.6x
 22.2x62.6. Foreclos. John Courtney to
 Caroline Strauss. 1,000
 Clay st, s s, 125 e Manhattan av, 25x100, h
 & l. Isabella Handwerk widow, Corona,
 L I, to Barthold H Trenken. 3,200
 Clinton st, s w cor Union st, runs w 98.4 x
 s 100 x w 16.8 x n 100 to Union st, x w
 50 x s 100 x east 50 x s 100 to President
 st, x east 115 to Clinton st, x n 133 x w
 81.8 x n 16.8 x e 81.8 to Clinton st, x n
 50.4, 17 hs and ls. Mayer Kahn, Marcus
 Kohner, Benj F Einstein to Frederick
 Alexander. Mt. \$98,500. See 90th st,
 New York Conveys. exch
 Clifton pl, n s, 325 e Grand av, 25x100, h &
 l. Chas G Martin to Catherine Forster.
 Mt. \$9,420. 16,000
 Clifton pl, n s, 300 e Grand av, 25x100, h &
 l. Same to same. Mt. \$9,420. 16,000
 Clinton st, w s, 75 s Sackett st, 25x90.
 Schuyler Van Vechten to Howard C Pyle.
 Mt. \$6,750. 7,100
 Columbia st, e s, 40 n President st, 20x80.
 Emmett D Page to Joseph H Layden. Mt.
 \$3,000. nom
 Columbia st, e s, 40 n President st, 20x80,
 h & l. Annie L wife of Wm J Dix to Em-
 met D Page. Mt. \$3,000. 10,000
 Cooper st, n s, 78.5 e Evergreen av, 19.6x
 100. Release mortg. Henry C Bauer and
 Moses P Prout to Adolphus Gload. 900
 Cooper st, n s, 98 e Evergreen av, 19.6x100.
 Release mortg. Same to same. 900
 Cooper st, n w s, 78.5 n e Evergreen av, 19.6
 x100. Adolphus Gload to Carl H Arwe.
 Mt. \$2,500. nom
 Crystal st, e s, 95 s Eastern Parkway, 5x
 100. Susanna A wife of Peter Locke, L I
 City, to Bessie J Ollivier. 200
 Dean st, s s, 100 w Saratoga av, 50x107.2¹/₂.
 Joseph Hunning to Elizabeth wife of
 Michl Koch. nom
 Decatur st, s s, 98.11 w Broadway, 18x100.
 Chas M Ruggles to Maria T Ruggles his
 wife. ¹/₂ part. nom
 Decatur st, s s, 575 w Ralph av, 35.4x100.
 Matilda Kohler, New York, to Blanche A
 Odiorne, Bloomfield, N J. exch
 Decatur st, s s, 575 w Ralph av, 35.4x100.
 Fredk H Post to Matilda Kohler. nom
 Delmonico pl, n e s, 46.10 s w Ellery st,
 runs n e 50.5 x s 23.8 x s w 38.4 to pl, x n
 w 20.3, h & l. Jacob Blank to August F
 Mertens. Mt. \$1,500. nom
 Diamond st, w s, 200 s Nassau av, 25x100,
 h & l. James O'Neil to Richard Newell.
 Mt. \$1,000. 3,050
 Dikeman st, s w s, 350 n w Richards st, 25x
 100. Sarah McHale widow to Andrew
 Nelson. 1,900
 Douglass st, s s, 118.9 e Hoyt st, 18.9x70.
 Thos A Walsh to Gustaf A Anderson and
 Christine his wife. Mt. \$1,800. 2,700
 Downing st, w s, 88.1 n Gates av, 20x101.6.
 Partition. Robert Merchant to John H
 Kucks. Correction deed. 4,600
 Eastern Parkway, s e cor Georgia av, 100x
 100. Henry C Bauer and Learnora Agri-
 cola to Herman M Orton. See Patchen av.
 exch
 Ewen st, e s, 75 n Scholes st, 25x100. Otto
 Huber to Ernest Ochs. nom
 Fennimore st, n s, 245 e Rogers av, 20x100.
 Flatbush. Geo H Meserole to Geo W
 Spellman, Albany, N Y. 500
 Ferris st, s e s, 109 n e Coffey st, 21x100, h
 & l. Peter Von Dollen to Carstan
 Wiecken. 3,700
 Franklin st, No 107, w s, 48.5 s Greenpoint
 av, 23.5x74.6, h & l. Annie E P Abbott
 widow, Waterbury, Conn, to Emil Faeh-
 aber and Elizabetha his wife. Mt. \$4,000.
 6,700
 Front st, s s, 250 w Kingsland av, 50x100,
 hs & ls. Tim J Meagher, New York, to
 Henrietta C Fitzgerald widow. Mt. \$3,-
 000. 5,500
 Frost st, s s, 250 w Kingsland av, 50x100,
 h & l. Timothy J Meagher to Henrietta
 C Fitzgerald widow. Mt. \$3,000. 5,500
 Fulton st, s e cor Warwick st, 25.6x85.9x
 25x80.7. Edwd F Linton to Kath R Von
 Elm. 2,500
 Fulton st, n s, 91.6 w Sackman st, 34.6x
 54.9x34.6x50.11, hs & ls. Max Klein to
 Esther Lebovitch. Mt. \$10,000 and taxes
 1893. nom
 Fulton st, s s, 25.6 e Elton st, runs s 95.4 x
 w 25 to Elton st, x s 25 x e 100 x n 25 x w
 50 x n 100.6 to av, x w 25.6. Release
 mort. Wm O Moore et al exrs Abrm Un-
 derhill to Charles Voeltzel. 100
 Fulton st, s s, 320.4 e Clason av, 22x117, h
 & l. Isaac Selover to Jessie F wife of
 Seneca H Tiffany. Mt. \$7,000. nom
 Garfield pl, n s, 127.9 w 5th av, 16x77.11x
 16x78.8, h & l. Gertrude wife of David
 Marling, of Hackensack, N J, to Sarah M
 Bussing, of New York. Mt. \$3,000. nom
 Gold st, w s, 120 s Concord st, runs w 70
 x n 20 x w 34.10 x s 50 x e 104.6 to st,
 x n 30.
 Duffield st, e s, 154.4 s Concord st, 20.10
 x100.
 Duffield st, e s, 100.2 s Concord st, 33.4x
 100.
 37th st, s s, 200 w 4th av, 60x200.4 to
 38th st.
 Fredk W Duntton to Cath C Butler trust-
 ee, &c. nom
 Garden st, n e s, 248.10 s e Flushing av, 40
 x94x40.6x100.6. William Greenfeld to

Meyer, Samuel and Jacob Greenfeld. Q.
 C. nom
 Same property. Meyer, Samuel and Jacob
 Greenfeld to Amalie Jacobi, Basking
 Ridge, N J. Mt. \$6,750. 13,750
 Grand st, s w s, 125 w 9th st, 25x77.
 Grand st, s s, 250 e 8th st, 93s77.
 Fulton st, No 57, h & l.
 Diamond st, s s, 115 e Schenectady av, 25x
 190, Flatbush.
 Newtown road, at n w cor land late Wm
 N Betts, Bushwick, 67.8x109x92, gore.
 Mary S Sickles widow Roma M Meade
 and Perie A Quinn devisees Geo G Sickles
 to Edward Bassett, New York. nom
 Same property. Edward Bassett to Frank
 B Colton. nom
 Same property. Frank B Colton to Danl E
 Sickles exr and trustee Mary S Sickles,
 Roma M Meade and Alta H Denham.
 Grove st, s e cor Van Voorhis av, 50x100.
 Julia B Kane to Isaac Halstead, Ruther-
 ford, N J. Q C. nom
 Hall st, w s, 360 n Myrtle av, 16x100.
 Federal Co-operative Building and Loan
 Assoc to Philip E Brown, Babylon, L I.
 3,600
 Halsey st, s s, 375 e Sumner av, 20x100, h
 & l. James G Lynd to Delancey W Ward.
 Mt. \$4,000. nom
 Halsey st, s e s, 380 n e Central av, 20x100.
 Geo W and Chas H Francisco to Justus
 Cantus. nom
 Halsey st, s e s, 226 n e Central av, 18x
 100, h & l. John C Austin and Geo
 Mohrmann to Mary A Clark. Mt. \$2,750.
 4,200
 Halsey st, No 1184. Release mortg. Will-
 iam Duryea to Chas H and Geo H Fran-
 cisco. 2,500
 Halsey st, s e s, 231.8 n e Broadway, 18x
 100. Clement Moore, of New York, to
 David S Yeoman. Mt. \$2,200. 3,800
 Hancock st, s s, 185 e Sumner av, 20x100, h
 & l. Foreclos. John Courtney to Sophia
 M Young, of New York. 8,000
 Hancock st, s s, 205 e Sumner av, 20x100, h
 & l. Foreclos. Same to same. 8,000
 Hendrix st, e s, 150 n Blake av, 25x100, h
 & l. Mary H Magie, Kansas City, to
 Henry M Brown. Mt. \$1,850. nom
 Herkimer st, s s, 125 w Albany av, 25x
 100.
 Jefferson av, s s, 440 w Nostrand av, 20x
 100.
 John A Wallace to Wm H Warde. Mt.
 \$11,500. 6,500
 Same property. Wm H Warde to Maude L
 Mason. Mt. \$11,500. 2,500
 Herkimer st, n s, 100 w Kingston av, 20x
 100, h & l. Julia B F wife of John D
 Fish to Edith B Fish. Mt. \$3,500. nom
 Hewes st, n s, 286.4 e Lee av, 22x100, h & l.
 Mary wife of John F Ryan to Caroline
 Doscher. nom
 Hicks st, n w s, 208 n e State st, 20x100.
 Charles and William Schoenfeld to Ma-
 tilda Keen, New York, and Julia Bers,
 Bay Ridge, L I. ¹/₂ part. 3,000
 Hicks st, n w s, 208 n e State st, 20x100, h
 & l. Charles and William Schoenfeld to
 Matilda Keen, New York, and Julia Berz,
 Bayside, L I. ¹/₂ part. 3,000
 High st, No 116, s s, 125 e Jay st, 25x100. ?
 High st, No 118, s s, 150 e Jay st, 24x100. ?
 John Adamson to Cornelius E Donnellon.
 9,000
 Hopkins st, s s, 225 w Throop av, 25x100.
 Jacques Flotat to Peter Meickel. Re-
 forming deed. decree
 Ivy st, s s, 275 w Cypress av, 104.2x100.
 Wm A Douglass to Elizabeth Douglass,
 Jersey City. All title. 200
 Jay st, e s, extends from Plymouth st to
 John st, 190x150, h & l. Joseph Le
 Compte to Joseph Le Compte Mfg Co,
 New York. 180,000
 Joralemon st, No 84, s s, 65.5 w Garden pl
 or st, 20.2x55.10x20x53. Foreclos. Rob-
 ert Merchant to John L Young exr Isaac
 H Young. 10,000
 Junius st, w s, 130 s Dumont av, 100x100.
 Thos W, Chas E and David J Cummings
 to Fredk L Magaw. nom
 Kosciusko st, s s, 100 w Stuyvesant av, 25x
 100, h & l. Leopold Mich l and Gustav
 A Kopf to Margaretha Bachmann. 15,000
 Lynch st, n s, 120.8 e Lee av, 16.3x100, h
 & l. Maria wife of Wm R Young to Ernst
 Wuster. Mt. \$2,000. 2,700
 Macon st, n s, 272.10 e Ralph av, 18x100.
 Walter J Klots, of New York, to Marg-
 aretha wife of Otto Singer. Mt. \$4,000. nom
 Madison st, s s, 21.10 w Broadway, runs s 4
 x n e 49.5 to Broadway, x 18.11 to Mad-
 ison st, x w 21.11. Chas F Lott, James H
 Watson and James H Pittinger to Henry
 Roth. Mt. \$12,500. exch
 Marion st, n s, 20 e Hopkinson av, 20x60,
 h & l. James P Philip to Rachel A Van
 Kirk. nom
 Marion st, s s, 193.9 w Hopkinson av, 18.9x
 100, h & l. Levi Kaufmann to Richard
 Agricola. Mt. \$5,000. exch
 McDonough st, n s, 140 e Marcy av, 20x
 100, h & l. Wm O Wyckoff to Frances V
 Wyckoff. nom
 McDonough st, s w cor Throop av, 22.6x
 100. Christina Behlmer to Chas L Zen-
 der, Dunellen, N J. Mt. \$18,500. exch
 Middleton st, n w s, 105 e Lee av, 25x100, h
 & l. Israel Horowitz to Franz Frauz. Mt.
 \$4,500. See Throop av. exch
 Minna st, s s, 175 e Chester av, 25x100, lot
 123 map George Martense heirs, Flatbush.
 Archibald Fraser to John Randel. nom

Milford st, e s, 150 s Liberty av, 20x100. Stephen W Stoothoff to Caroline Lowerre. *Mt.* \$1,500. nom

Moffat st, s s, 250 e Central av, 100x100. Clara H Rodgers to Charles Mulligan. *Mt.* \$2,200. nom

Moffat st, n s, 260 w Hamburg av, 20x100, h & l. Mary E Gentleman to William Quayle. *Mt.* \$2,300. nom

Monroe st, s s, 60 e Clason av, 19.6x60. Chas P Durando to Albert W Keating. 6,000

Montgomery pl, n s, 405.5 e 8th av, 17.6x85.9x17.6x86.7, h & l. Ernest W Ford to Frances S Ford. All liens. nom

Pacific st, s s, 200 e Howard av, 76.8x92.2x78.1x106.11. Nettie Bedell to Joseph F Kentana. *Mt.* \$2,100. nom

Pacific st, n s, 97.1 e Washington av, 19.11x100, h & l. Robt H George to Anna M Leinfelder. 7,000

Pacific st, s s, 397.3 e Rochester av, 33.5x107.2. nom

Rochester av, e s, 53.3 s Pacific st, 16.8x80. nom

Richardson st, s s, 500 w Kingsland av, 50x75. nom

Jules and Edmund Wolff to Nathan Meyer, New York. *Mt.* \$4,900. nom

Pacific st, s s, 200 e Howard av, 76.8x92.2x78.1x106.11. Nettie Bedell to Joseph F Kentana. *Mt.* \$2,100. nom

Pacific st, s s, 375 w Grand av, 25x110. Henry Lindenberg to Augusta Reilly. 5,000

Pacific st, n s, 100 e Kingston av, 20x100. Walter C Beloe to Celia S Beloe his wife. nom

Palmetto st, s s, 250 n e Broadway, 20x100, h & l. Emma wife of and Edward Fry to Peter J Hiltman. *Mt.* \$4,500. nom

consid omitted

Park pl, n s, 153.6 w Washington av, 27.4x115.8x31.4x100.5. nom

Park pl, n s, 109.3 w Washington av, runs n 109.8 x s 100.5 to Park pl, x e 44.2. nom

John Adamson to Cornelius E Donnellon and Ezra D Bushnell. 1,000

Park pl, n s, 425 w Vanderbilt av, 20.10x131, h & l. Geo G Jackson to Alice K wife of and Wm B Driscoll. *Mt.* \$5,500. exch

Poplar pl formerly st, n e s, 51.5 s e Bucksbees ally, 25.6x81.7x28.11x95.6 Joseph J Zimmermann to Maurice J Burstein and Leon A Liebeskind, New York. *Mt.* \$13,000. See Houston st, N Y Conveys. exch

Powers st, n s, 230.6 e Union av, 25x75. } Hope st late North 1st st, s s, 80 w Union av, 25x190 to Grand st. }

Cath J wife of Joseph McGrade, Francis A and Thos C O'Brien to Margaret O'Brien widow. 9,000

Powers st, n s, 97 e Union av, 23.6x100x19.9x100. David S Yeoman to Charles McCarten. nom

Prescott pl, e s, 98 s Herkimer st, 69x90, h & l. Foreclos. John C Kinkel to Adolph Sussman. *Mt.* \$11,500. 2,600

President st, s s, 141.8 e Hicks st, 16.8x100, h & l. Jane E Howe to Andrew E Almy formerly Ahlstrom. 5,000

President st, n s, 500.2 e 4th av, 16.8x90, h & l. Charles Newbourg to Maggie B Newbourg his wife. *Mt.* \$2,100. nom

President st, s s, 297.6 w 5th av, 17x81.7, h & l. Julia N French widow, Montclair, N J, to Nannie W Stewart. 5,000

Prospect pl, s s, 223 e Franklin av, 18x131. Susan F Vail to John H and Wm R Doherty. *Mt.* \$4,000. exch and 500

Prospect pl, n s, 323.1 w Schenectady av, 20.3x155.7. Mary L Valentine, New York, to John F Maillie. 705

Quincy st, s s, 60 w Patchen av, 20x100. Elizabeth Decker to Ella Umstadter. 9,000

Quincy st, n s, 100 e Lewis av, 100x100. Margareth Bachmann extrx John A Bachmann and individ to Leopold Michel and Gustav H Kopf. *Mt.* \$4,500. 8,500

Richardson st, n s, 225 e Union av, 25x100. Robert Given to Michele Citera. 2,600

Rush st, s s, 150 w Wythe av, 20x100, h & l. Leopold B Rosenberg to Simon Ganz & s parts, and Mary Friedman, of New York, 1/2 part. 11,750

Sackett st, s s, 180 w Columbia st, 20x95. Frank Salvatore to Mary Salvatore his wife. nom

Schenck st, No 89, e s, 365 s Park av, 25x17. Michael Lane to Mary Lane. *Mt.* \$600. nom

Schenck st, e s, 152.6 n Park av, 100x100. Star Tallow Co to Herbert J Carr, New York. nom

Same property. Herbert J Carr to Wilbur Huntington, Montclair, N J. nom

Scholes st, n s, 100 w Leonard st, 25x100, h & l. John Thomae to Stephen Burkard. *Mt.* \$3,500. See Myrtle av. exch

Seeley st, s s, 25 w 19th st, 25x100, Flatbush. Elizabeth wife of John Coleman to John E Murphy extr Thomas Murphy. nom

St Andrews pl, w s, 64.6 n Atlantic av, 34.6x60. Walter and Fredk J Ashfield, Matilda and Mary A McFarland and Emily A Goodwin to Walter and Fredk J Ashfield trustees. nom

State st, s w s, 117.6 s e Henry st, 25x100, h & l. James Gilfeather, New York, to Honora O'Keefe. *Mt.* \$4,000. nom

State st, n w cor Nevins st, 44.10x100. Partition. Tennis Williamson to Alice M Cordier. 15,000

Stockholm st, s e s, 175 s w Kniekerbocker av, 25x100. Frank, Ellen and John

Clement to Edward Gnter and Elizabeth his wife. *Mt.* \$3,000. nom

Sutton st, w s, 101.6 n Driggs av, 17x100. Release mort. Seventeenth Ward Bank to Owen W Humphrey and Lilla M his wife. 200

Tillary st, n s, 164.9 w Jackson st, 20x62.5x25.2x78. Eliza Owens to Wm J Northridge. *Mt.* \$300. 1,700

Union st, No 310, s s, 276 w Smith st, 22x100, h & l. Robert Gill extr Chas R Gill to Dennis Rock. 6,000

Van Brunt st, s e s, 20 n e Vandyke st, 20x90. Chas A Westberg to James O Westberg. 300

Warren st, s s, 92.10 w Clinton st, 23.9x100x29.7x99.10, h & l. Julia M Schenck devisee Wm W Pettit to George Humphreys. 6,500

Warren st, n s, 407.2 e 4th av, 20x100. J Wm Greenwood to Richd S and Geo N Williams trustees Mary J Williams. *Mt.* \$1,000. 4,100

Weirfield st, n s, 241.4 e Evergreen av, 17.8x100, h & l. Paul E Jones referee to John S Lee. 2,996

Woodbine st, n w s, 225 n e Bushwick av, 25x100. Paul Hermann to Anna Hermann his wife, joint tenants. 1/2 part. nom

Woodbine st, No 256. Margaretha Trebing and Katie Baumann with Emil and Ferdinand H Wiederhold. Contract property. 4,600

South 1st st, n e s, 65 n w Bedford av, 20x64, h & l. Jean L Leritz to Jane Bunce. 4,000

5th st, s s, 187.10 w 9th av, 20x100. Release mort. Peter J Youngs to James D Rankin and James Ross. 1,000

Same property. James D Rankin and James Ross to Cornelius J Winant. *Mt.* \$8,500. nom

West 6th st, e s, 100 n Av W, 300x100. Av W, n w cor West 6th st, runs n 260 x w 200 to West 7th st, x s 148 to 86th st, x s e 153 to Av W, x e 94, Gravesend. Irving Fish, New York, to Frank A Green. nom

8th st, s s, 433 e 5th av, 17x90. Grace C Halstead to Martha J Pope. *Mt.* \$3,000. 4,750

10th st, n s, 266.4 w 9th av, 19.6x92.6. Elizabeth Brophy to Alex P Henderson. 11,350

North 11th st, n e s, 100 n w Roebing st, 25x85x26.11x75. Michael Cullen and John W Fraser. Contract property. 1,025

Same property. Same to same. *Mt.* \$600. nom

13th st, s s, 85 w 8th av, 18x100, h & l. Samuel Phillips, of New York, to Joseph W Smith. 1/2 part. *Mt.* \$3,000, taxes 1892. nom

13th st, s s, 289.6 e 5th av, 16.8x100. Wm E Kay to Mary R Erwin. 3,500

15th st, s w s, 225 n w 6th av, 14.3x100, h & l. Harlow A Harris to James Rolfs. *Mt.* \$10,000. nom

17th st, s s, 187.6 e 8th av, 12.6x100, h & l. Foreclos. John Courtney to Richard Conklin. 1,600

17th st, s s, 117.6 e 8th av, 12.6x100. Foreclos. John Courtney to Richard Conklin. 1,600

18th st, n s, 400 e 10th av, 20x100.2. Catharine wife of and John Evers to Hiram G Bedell. *Mt.* \$1,548. 1,800

19th st, s w s, 300 n w 7th av, 15x100. Sale under foreclos by advertisement. Edwd F Taber, auctioneer, certifies to purchase of above property to Wm A Northridge. Sub to mortg \$2,100. other consid and 100

20th st, n s, 105 e 5th av, 20x100. Raphael Kurzkro to Jacob Brown. *Mt.* \$5,750. 700

21st st, n s, 245 e 4th av, runs n e 100 x s e 20 x s w 60 x n w 0.8 x s w 40 to 21st st, x n w 19.4. James J Mooney to Hannah Mooney. B & S. nom

33d st, s s, 320 e 3d av, 20x100. Nels E Nelson to John Lans. *Mt.* 1/2 \$1,995. nom

33d st, s s, 300 e 3d av, 40x100. Frank D Creamer to Nels E Nelson. *Mt.* \$784.2,000

33d st, s s, 250 w 5th av, 50x102.2. Jacob Springer to B Harold Kalleberg. 1,825

44th st, s s, 200 e 4th av, 20x100.2, h & l. Judson C Palmer to Robert Wingham, Jr. *Mt.* \$4,100. nom

52d st, n s, 300 w 5th av, 20x100.2, h & l. Stephen Martin to Chas A Mathisen. *Mt.* \$2,500. 4,400

55th st, s w s, 100 n w 3d av, 25x100. Francis J Pierret to John Barnes. *Mt.* \$2,600. nom

57th st, n s, 140 e 3d av, 20x100.2. William Harsten widower and Isaac H Harsten son of Emelia Harsten to Peter Buhl. *Mt.* \$3,200. 4,650

59th st, n s, 120 w 4th av, 20x100.2. Chas A Mathisen to Stephen Martin. 1,100

60th st, s s, 580 e 13th av. 20x100. New Utrecht. Lizzie wife of Leon Samuels to Albert and Henry Lachman and Leo Metzger composing firm S Lachman & Co, New York. *Mt.* \$200. nom

65th st, s s, 160 e 13th av, 20x100, New Utrecht. Edingham H Nichols to Mary Kirk. 250

66th st, s s, 340 e 12th av, 40x100, New Utrecht. John A Swanson to Elmer Lund. 525

Av L, e cor 95th st, 50x100, Canarsie. Jacob Nagel to John Schriefer. 525

Albany av, w s, 136.2 e Prospect pl, 16.7x100, h & l. Edward Krumpton to John Hickey. *Mt.* \$2,000. 4,000

Albany av, e s, 87.9 s Dauglass st, 93.10x105.3x61.1x100. Sarah M Wilcox, Middletown, N Y, to Horatio R Wilcox. 9,000

Atlantic av, s s, 61.2 w Williams av, 40.8 } x97.2x104.11x40x97.2. }

Hemlock st, e s, 100 s Eastern Parkway, 60x100. Kate McGue to John T Allan. nom

Atlantic av, s s, 250 e Howard av, 50x100, h & l. Dean Fish, Denver, Col, to Helvetia B Dutcher. *Mt.* \$7,400. nom

Atlantic av, n s, 283.4 e Utica av, 83.4x99.1, h & l. Thos P Mulligan to Sadie E Rice. exch

Atlantic av, n s, 150 e Utica av, 116.8x99.1. Same to same. See Bushwick and Putnam avs. exch

Belmont av, s s, 75 w Powell st, 25x100, h & l. Jacob Axelrod and Isaac Levingson to Bernard Blumberg, New York. *Mt.* \$5,500. 8,000

Bushwick av, s w s, 100 s e Aberdeen st, runs s w 70 x s e 100 to Hull st, x n e 56.9 to Manhattan Beach Railroad Co, x n 28 to av, x n w 75. Ellen Cohalen to Anton Timmermann. *Mt.* \$5,000. 500

Bushwick av, s w s, 40 s e Aberdeen st, 20x70, h & l. Sadie E Rice to Thos P Mulligan. See Atlantic av. exch

Carlton av, w s, 237.3 s Park av, 25x100. Mary McGuire widow to John J Donnelly, New York. nom

Central av, n cor Van Voorhis st, 100x100. Andreas H Gourard to Constance C Trust. Q C. nom

Central av, s w s, 60 n w Gates av, 20.11x100.3x13.8x100. J H Still to Henry Magness. 1,550

Clason av, w s, 311.4 s Gates av, 20x100. Wallace H Hubbard to Jacob E Wakefield. *Mt.* \$4,500. nom

Clason av, w s, 311.4 s Gates av, 20x100. Wallace H Hubbard to Julia E Wakefield. *Mt.* \$4,500. nom

Clinton av, w s, 70.4 s Park av, runs w 100 x n 12.6 x n e 12.3 x e 98 to av, x s 24. Margaret Here to John J Curley. *Mt.* \$3,000. 5,500

Coney Island av, 60.2 n Hinckley pl, 16x106.10 x 16 x 105.5, Flatbush. Michael Kelley to John Maher. nom

Same property. Release mort. Maria J Livingston to Michael Kelley and Margaret his wife. nom

East New York av, s w cor Rockaway av, lots 193-200 inclusive map Saml A Suydams 262 lots, hs & ls. Foreclos. John Courtney to Wm B M Jordan. 4,691

Evergreen av, No 604, s w s, 25 s e Jefferson av, 25x80. Geo D Meyran to George Enser. *Mt.* \$3,500. 7,850

Flatbush av, e s, 87.1 s Diamond st, 20x102x20x103, Flatbush. Henry B Davenport and John Reis to Chas W Klein. *Mt.* \$4,000. 7,000

Flushing av, s s, 236.4 e Throop av, 24.1x100. Mary L wife of Wm H Pink nee Stagg and Lizzie Stagg to George Schneider. Q C. 50

Same property. George Schneider to Henry Schneider. Q C. nom

Same property. Henry Schneider to George Schneider and Katharine his wife. Q C. nom

Flushing av, s s, 350 w Tompkins av, 25x100, h & l. Frank Krashes, of New York, to Charles Buckman. *Mt.* \$9,650. 11,000

Franklin av, e s, 150 s Willoughby av, 25x100. Wm F Wright devisee Adelia Wright to Jane A Goodwin. *Mt.* \$1,000. nom

Gates av, s e cor St James pl, 20x90, h & l. Wm H Dingley, Montgomery, Ala, to Daniel Simon and Amasa J Dingley. Distributive share. 2,500

Gates av, n w s, 175 s w St Nicholas av, 25x100, Brooklyn and Newtown. Brooklyn City R R Co to Sydney H Carr, New York. Q C. nom

Georgia av, e s, 100 s Liberty av, 75x200 to Sheffield st. Gottfried, Michael and Wilhelm Piel certify that each one owns 1/3 of above property.

Graham av, No 204, e s, 25 n Scholes st, 25x100, h & l. Israel Cohen to Samuel Sberdelman. All title. 800

Grand av, w s, 89 n Dean st, 21x100. Thomas Murray, Albany, N Y, an heir John Murray to James Murray. All title astenant in common. 400

Glennmore av, s e cor Bradford st, 25x100. Bridget Ronan to Eliza Ronan. *Mt.* \$1,150. 1,000

Harrison av, n e s, 58 n w Middleton st, 24x79.11. Henry Horr to Maximillian Horr. See St Nicholas av. exch and 1,100

Irving av, e s, 25 s Harman st, 25x100, h & l. Christian F Koch to William Buss. *Mt.* \$5,400. 7,500

Irving av, n e s, 50 s e Harman st, 25x100. Anna Schuetzer to Paul Hermann and Anna his wife, joint tenants. *Mt.* \$3,250. nom

Jefferson av, n s, 42 e Tompkins av, 19x80.3. Jacob G Dettmer to Rachel A Van Kirk. *Mt.* \$4,500. See Kingston av. exch

Jefferson av, s s, 193.8 e Lewis av, 18.8x100. Thos B Saddington to Chas E Wheeler. nom

Jefferson av, No 111, n w s, 220 n e Bushwick av, 20x100, h & l. George Knappmann to Wm M Woods. nom

Same property. Wm M Woods to George Knappmann and Elizabeth J his wife. nom

Jefferson av, n s, 42 s Tompkins av, 19x80.3. Jacob G Dettmer to Rachael A Van Kirk. *Mt.* \$4,500. See Kingston av. exch

Jefferson av, n s, 90 w Bedford av, 20x100. Danl F Fernald to Walt S Jarvis. 6,000

Johnson av, n e cor Varick av, 175x188.5 to Randolph st, x— to Varick st, x—, Charles Erthal to Anton F Erthal. 1/2 part. 2,250

Johnson av, s s, 200 e Humboldt st, 25x100. Nathan and Hyman Greenberg to Simon Apter. 13,000

Johnson av, n s, 50 e Humboldt st, 25x100. John Pelster, New York, to Julia Pelster. nom

Kent av, n e cor Myrtle av, runs n 100 x e 13 x s 12. x w 68 x s 12.6 x w 42 x s 75 to Myrtle av, x w 20. James M Hanley to Mary F Hanley. Mt. \$11,000. nom

Kingston av, n w cor Degraw st, runs n 127.9 x w 100 x n 112.9 to Douglass st, x west 100 x s 112.9 x e 25 x s 113 x s to Degraw st, x e 173.5. Rachel A Van Kirk to Jacob G Dettmer. See Jefferson av. exch

Kingston av, n w cor Degraw st, runs n 127.9 x w 100 x n 112.9 to Douglass st, x w 100 x s 112.9 x s 25 x s 113 x s to Degraw st, x e 173.5. Rachel A Van Kirk to Jacob G Dettmer. See Jefferson av. exch and 25

Knickerbocker av, n e s, 100 n w Putnam av, 40x90. Geo W and Chas H Francisco to Paulus Tromel. nom

Knickerbocker av, n cor Schaeffer st, 100x100. Katie Baumann to Margaretha Trebing widow. 4,000

Lafayette av, n s, 260 e Stuyvesant av, 20x100. J Herman Rohrs to Louis Beer and Michael Schaffner. Mt. \$4,500. See Broadway. exch

Livonia av, n e cor Watkins st, 25x100, h & l. Davis B Phillips and Fannie Harris to Benedict A Klein. Mt. \$6,000. 12,000

Marcy av, w s, 27.8 n Willoughby av, 22.3x80. Marvin Robbins to Maria H Smith widow. 4,250

Myrtle av, n e cor Steuben st, 22x100, h & l. Henry W Hoffmann to Harry L Maxson, of New York. Mt. \$15,000. nom

Myrtle av, n s, abt 274.7 w Central av, 60x71.10x39.6, gore, h & l, lot 80, Stockholm farm. Minna Fox to Jacob Blank. Mt. \$3,500. nom

Myrtle av, n s, 125 w Lewis av, 25x100. Rosina Stern trustee for her children to Nathan Stern. Mt. \$11,000, taxes, &c. nom

Same property. Carrie Marks, Rose and Jennie Michel, Henrietta Valkenburgh and Ely Stern children Rosina Stern and Beckie wife of Ely Stern to Nathan Stern. nom

Myrtle av, n e cor Steuben st, 22x100, h & l. Harry L Maxson to Edward Tinney. Mt. \$15,000. nom

Myrtle av, n e cor Kent av, runs n 100 x e 131 x s 12.6 x w 68 x s 12.6 x w 42 x s 75 to av, x w 24. James M Hanly to Mary F Hanly. Mt. \$11,000. nom

Myrtle av, n s, 250 e Sumner av, 25x100, h & l. Stephen Burkard to John Thoma. Mt. \$9,300. See Scholes st. exch

Nassau av, n s, 44 e North Henry st, 16x85. Frederick Schmelze to Thomas Haslam. 1,300

Nostrand av, w s, 33 n De Kalb av, runs n 178.8 x w 100 x s 3.8 x w 20 x s 50 x e 20 x s 105 x e 0.4 x s 20 x e 99.8, h & l, Fredk J Buchenberger to Theo A, Henry O and Chas F Havemeyer, of Havemeyers & Elder. Mt. \$4,000. 29,000

Park av, n s, 49 w Walworth st, runs w 25.1 x n 100 x e 25 x s 42.7 x e 0.2 x s 57.5, h & l. William Benne to Annie Bennie. 4,000

Park av, s s, 280 w Marcy av, 25x100, h & l. Leopold Michel to John Guenzler. Mt. \$4,000. See Boerum st. 7,000

Patchen av, No 121, e s, 60 n Madison st, 20x80, h & l. John N Forshay to Mary A Rowan widow. 3,500

Patchen av, w s, 81.9 n Greene av, runs n 38.3 x w 58 x s 20 x w 34 x s 18.3 x e 54 x s 0.9 x e 18 x n 0.9 x e 20. Herman M Orton to Henry C Bauer and Learnore Agricola. Mt. \$8,000. See Eastern Parkway. exch

Putnam av, n s, 450 w Nostrand av, 25x100. Louisa R Snyder to Edwd O Wenig. Mt. \$3,000. 3,000

Putnam av, n s, 250 w Patchen av, 20x100, h & l. Sadie E Rice to Thos P Mulligan. See Atlantic av. exch

Schenectady av, n e cor Earl st, runs w 72.5 x n to Broadway, x n 50 x e to Schenectady av, x s to Broadway, x s to Schenectady av, Flatbush. Patk F King, Boston, Mass., to Andrew Derby, of Flatbush. 1,000

Schenck av, e s, 283 n Arlington av, 26x100. Wm F Gallagher, Jr, to Dennis J McCarthy. All liens. All right, title, &c. nom

Schenck av, e s, 309 n Arlington av, 22x100. Dennis J McCarthy to Wm F Gallagher, Jr. All liens. All right, title, &c. nom

St Nicholas av, s e cor Harman st, 80x90. Maximillian Horr to Mary Horr and Minnie his wife. Mt. \$1,500. See Harrison av. exch

St Marks av, s s, 270 e Vanderbilt av, 21.6x131, h & l. Erick Soderstrom to Mary McTammany. Mt. \$4,500. 7,100

Stone av, s e cor Glenmore av, 290x100. Foreclos. John Courtney to Wm B M Jordan, New York. 2,450

Stone av, w s, 125 n Belmont av, 25x100. Mt. \$325. }

Stone av, w s, 100 n Belmont av, 25x100. } Rosa wife of Abraham Silverman, Louis Friedman, Bernard Silberstein and Israel Cohen to Annie wife of Harris Silverman. nom

Stone av, w s, 75 n Belmont av, 25x100. Rosa wife of Abraham Silverman, Louis Friedman, Bernard Silberstein and Annie wife of Harris Silverman to Israel Cohen. nom

Sumner av, s e cor Kosciusko st, runs e 125 x s 100 x w 25 x n 25 x w 100 to av, x n 75, h & l. Fred J Buchenberger to Theo A, Henry O and Chas F Havemeyer, of Havemeyers & Elder. 15,000

Thatford av, e s, 100 n Glenmore av, 32x100. Release mort. Foreseagean J Ledoux to John F H Von Lange. nom

Thatford av, e s, 100 n Glenmore av, 48x100. John F H Von Lange to John W Nutt. Mt. \$4,500. nom

Throop av, e s, 81 n Hancock st, 19x81, h & l. Annetta M wife of Nelson L Tuck to Matilda Kohler, New York. Mt. \$8,500 and tax 1893. exch

Throop av, e s, 81 n Hancock st, 19x81, h & l. Matilda Kohler, New York, to Blanche A Odiorne, Bloomfield, N J. Mt. \$8,500 and tax 1893. exch

Throop av, e s, 20 n Vernon av, 20x80, h & l. Franz Franz to Israel Horowitz. Mt. \$3,500. See Middleton st. exch

Tompkins av, e s, 75 n Lexington av, 25x100, h & l. John L Gruschard to Emily Gruschard. Mt. \$4,000. nom

Tompkins av, No 131, n e cor Vernon av, 24x80. Josephine wife of Geo M Tietjen to Mary L wife of Wm K Aston. nom

Same property. Geo M Tietjen to Mary L wife of Wm K Aston, New York. nom

Troy av, centre line, indef, runs n along Troy av to centre Garrison av on old map, x e along same to s line Rensen farm, x w— to beginning, 24th Ward. Sarah M Wilcox, Middletown, N Y, to Horatio R Wilcox, same place. 4,000

Troy av, e s, 340 s Av E, 40x121.6x—x 122.7, Flatbush. Germania Real Estate and Improvement Co to John U Haller. 360

Washington av, e s, 120.3 s Fulton st, runs e 100 x s 25 x e 17.8 x s 25 x w 117.8 to av, x n 50. }

Broadway, w s, 36.4 s Sumpter st, 50x81.5x54.2x102.3. }

Herkimer st, s s, 660 w Nostrand av, 20x92.9. }

Geo R Brown to Geo B Ellis. Mt. \$67,800. 12,200

Willoughby av, n s, 20 e Hall st, 18.6x100, h & l. Saml A Morrow to Chas L Heatley. 3,500

Same property. Release dower. Mary L Morrow to same. 400

Webster av, s e cor 3d st, 96x112.7, Flatbush. Hiland H Hervey to Anna M C Dewes. Mt. \$1,000. 2,400

3d av, w s, 29.11 n 13th st, 29.11x70. Foreclos. John Courtney to Mary McKinney. Mt. \$7,000. 2,000

4th av, w s, 120 n 9th st, original line, 30x60. J Herbert Watson to Henrietta K Van Wicklen. Mt. \$9,000. nom

6th av, n w cor Pacific st, runs n 100 x w 100 x n 6.5 x w along centre old road to point 122 from w s 6th av, x s 11.7 x w 50 x n 0.9 to centre said old road, x w along same to n s Old Flatbush pike, x w 34.2 to centre said road, x n w 88.6 x w 5 x s 100 to Pacific st, x e 325. Laura L wife of Wm I Preston to Annie Fish. Mt. \$39,500. nom

6th av, w s, 19 n Union st, 17x92. Wm H H Childs to Mary A Smith. 7,000

7th av, w s, Jefferson st or Parrott pl, e s, lots 1, 2 and 22 Jacob Bros map Fort Hamilton. }

Gubner st, w s, lots 23 and 24 same map. }

Lizzie Jacobs to Charles Jacobs. nom

6th av, w s, 45 n Lincoln pl, 20x100, h & l. Abraham Knox to Wm H Fuller. 9,500

7th av, n w cor 21st st, 20x80. Joseph S Iverson to Bridget F Creighton. 1,000

7th av, s e s, 70 s w 8th st, 20x90.10. Melvin Smith to Mary J Garland. Mt. \$13,500. nom

7th av, 8th av, 15th st and 16th st, all land owned by grantor within above bounds. Aaron P Ransom, New York, to Ganney Ransom, New York. nom

17th av, w cor 60th st, 60x100, New Utrecht. Release mort. Wm A Copp exr Mary M Warner to Hans C Pfalzgraf. 625

Big Fishkill Marsh, Jamaica Bay. People State New York to Wanhope Lynn. Letters patent.

Old Square Marsh, Jamaica Bay. People State New York to Wanhope Lynn. Letters patent.

Sails Point Hassock, Jamaica Bay. People State New York to Wanhope Lynn. Letters patent.

Interior lot, at point in the middle of the block, bounded by Broadway, Madison, Bushwick and Putnam avs, 100 n e Broadway, runs n w 10 x n e 350 x s e 10 x s w 350. Bernhard B Christ to Emma G G Christ. All title, &c. nom

General release, especially from pending suit in City Court. Danenberg & Coles to Frederick Ehrthal. 130

Land formerly G Wyckoff and land formerly — Monroe, intersection thereof, runs n e to land Brooklyn & Rockaway Beach R R, x s e to land E Holmes, x s e to land Garret Wyckoff, x n w to beginning. }

Av K, s e s, 100 n e East 94th st, 25x100, Flatlands. }

Jennie wife of Chas W Smith to Sarah L McDonald. nom

Lots 79, 95-102, 263, 268 and 269 map 430 lots Worth & Strawson, Wm C Courtney to Josephine C Courtney. Sub to mort. 1/2 part. 1,000

Lots 198-204 inclus block 10 map 971 lots E H Nichols, Kensington Heights. Effingham I Nichols to John J Monks, New York. 1,500

Lots 72-78 and 90, 91 block 7 same map. Same to Chas P Burke. 2,250

Lot 123 map G Martens heirs. Flatbush. Archibald Fraser to John Randel. nom

Lots 484 and 485 block 9 map 937 lots of grantor, New Utrecht. The new Utrecht Impt Co to Francis A Hartmann. nom

Road running s w from bay, s e s, 125 n e of road running n w from bay, 26x69x53 and 26x100, Canarsie. Christopher Davis to Chas E Curtiss. 450

Same road, s e s, 100 n e of road above mentioned, 25x100 to bay, Canarsie. Same to same. 300

Same road, s e s, 75 n e of said road, 25x100 to Bay, Canarsie. Same to same and Walter S Curtiss. 300

Interior lot, 100 n Ross st and 109 w Wythe av, runs n 9 x s e 50 x n e 9.2 x s e 12.6 x s w 18.2 x n x e 60.4. }

Ross st, n w s, 90.10 s e Wythe av, 18.6 x 39.8 x 18.6 x 38.8. }

N E Thill to H F McCarthy. Mt. \$3,000, nom

MORTGAGES.

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

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

DECEMBER 28, 29, 30, JANUARY 2, 3.

Adams, Mahlon B to Geo F Simpson trustee Thomas Simpson. Decatur st, n w cor Patchen av, 25x100. Dec 28, due Dec 29, 1896, 5%. gold, \$14,000

Almy, Andw E formerly Ahlstrom to Jane E Howe. President st. P. M. Dec 29, 3 years, 5%. 3,000

Acret, Geo W to Daniel O'Connell. Bay 29th st, s e s, 207.6 s w Bath av, 60x96.8. Dec 15, 3 years. 5,000

Alexander, Frederick to Mayer Kah, Marcus Kohner and Benj F Einstein. Clinton st and Union st. P. M. Dec 12, due Dec 15, 1894, 5%. 7,000

Ashman, Amelia to Solomon Furst. Smith st, w s, 60 n Sackett st, 20x75. Jan 2, 3 years. 800

Allan, John T to Joseph Herrmann. Hemlock st, e s, 140 s Eastern Parkway, 20x100. Sub to mort \$1,800. Dec 27, 2 years. 600

Anderson, Gustaf A to Thos A Walsh. Douglass st, s s, 118.9 e Hoyt st, 18x70. Jan 2, 2 years, 5%. 200

Arwe, Carl H to Adolphus Gloard. Cooper st. P. M. Jan 3, 2 years, 5%. 875

Banks, Maria T widow to United States Trust Co, New York. Nassau st, n w cor Adams st, 26x75; Jay st, s w cor Prospect st, 20.4x50.10. Jan 2, due Jan 1, 1899, 5%. 16,000

Barton, James C to Elizabeth Penny. Norman av, n w cor Eckford st, 25x95. Jan 1, 1 year, 5%. 1,800

Bedell, Hiram G to Sarah F Mead. 18th st, n s, 400 e 10th av, 20x100.2. Dec 11, 2 years. 351

Berlinger, William to Theresa Ganter widow. Bleecker st, n w s, 220 n e Hamburg av, 25x100. Jan 1, 2 years, 5%. 2,500

Brown, Philip E to Federal Co-operative Building and Loan Assoc. Hall st. P. M. Jan 2, installs. 2,000

Brown, Isabella wife of William to Geo F and John M Halstead. 8th av, e s, 100 s 10th st, 19.3x89.5. Dec 30, due Jan 1, 1895. 2,000

Buss, William to Christian F Koch. Ellery st, s s, 175 w Marcy av, 25x100. Jan 2, 1 year, 5%. 1,000

Bedell, Nettie to Alfred Ogden. Pacific st, s s, 100 w Saratoga av, 100x107.2; Pacific st, s s, 333.4 w Saratoga av, 90x92.2x91.9 x74.10. Sub to mort \$11,500. Dec 30, demand. 4,000

Beer, Louis and Michael Schaffner to Title Guarantee and Trust Co. Broadway, n e s, 50 s e Weirfield st, 25x95. Jan 2, 3 years, 5%. 10,000

Betz, William to The Kings County Savings Inst. Greene av, n s, 330 w St Nicholas av, 20x100. Dec 30, 1 year, 5%. 1,200

Bliss, Mary A to James G Snow. Java st, n s, 100 e West st, 50x100. Dec 27, due Jan 1, 1897, 5%. 2,000

Boettcher, Carl to Jacob Roller. Vermont av, n e cor Glenmore av, 25x100. Dec 28, 1 year. 475

Bull, Lara A to Lysander M Weeks. Chauncey st, n s, 225 e Reid av, 25x99.2x25.5x104. Dec 28, 1 year. 650

Bedell, Nettie to William Kerby. Pacific st, s s, 100 w Saratoga av, 100x107.2. Dec 28, 1 year. 1,500

Bentley, Emilie M wife of Norman S to Marie E Jacobson. Hicks st, s e s, 19.11 s w Joralemon st, 24x90x23.9x90. Dec 28, due Jan 1, 1895. 1,000

Bennett, Michael to National City Bank, Brooklyn. Degraw st, n s, 260 w Franklin av, 160x114.6x—x95.6. Dec 21, due Dec 26, 1898, 5%. 2,500

Blancke, Chas F to Abraham Seligsberg and Theodore Hellmann, New York. South 2d st, s s, 150 w Marcy av, 25x100. Nov 28, demand. 3,000

Blumberg, Bernard to Jacob Axelrod and Isaac Levingson. Belmont av. P.M. Dec 28, installs. 550

Cahill, Thomas to Ellen L Van Name. Columbia st, w s, 18 n Irving st, 30.9x80. Dec 28, 1 year. 1,500

Cluff, Nannie Y wife of and Edward to The South Brooklyn Savings Inst. Park pl, s s, 345.5 w 6th av, 20x100. Dec 30, 1 year, 5%. 3,500

Cottier, John to Henry J Davison, Jr, guard Ella H Davison. Benson av, e cor Bay 32d st, 96.8x100, New Utrecht. Dec 28, 3 years, 5%. 3,000

Craig, Geo W and John L to Wm H Winchester guard Eliz F Thomas. 48th st, n s, 180 w 5th av, 40x100.2. Dec 29, due Aug 1, 1895. 500

Cronheim, William to Schmitt & Schwane-fluegel, a corporation. Sheepshead Bay road, adj w s of Coney Island Gas Co's property, 43x90. Lease. Dec 23, demand. 300

Cruttenden, Ellen R to Herbert L James, Rockville, Conn. Jefferson av, n s, 190 w Marcy av, 20x100. Nov 1, 6 months. 1,047

Cantus, Justus to Title Guarantee and Trust Co. Halsey st. P. M. Jan 2, due Dec 30, 1896, 5%. 2,500

Clark, Mary A to John C Austin and George Mohrmann. Halsey st, s e s, 226 n e Central av, 18x100. Jan 2, installs. 950

Citere, Michele to Robert Given. Richardson st. P.M. Dec 30, 5 years. 2,000

Carman, Charlotte to Eugene Burt exr Eleanor Burt. Elliott pl. P.M. Jan 3, 5 years, 5%. 6,000

Clarke, John to The Brooklyn Savings Bank. Myrtle av, n w cor Sandford st, runs n 100 x w 50 x s 29.3 x e 27.7 x s 70.9 to av, x e 22.5. Jan 2, 1 year, 5%. 5,000

Same to same. Myrtle av, n s, 255 e Nstrand av, 42x100. Jan 3, 1 yr, 5%. 6,000

Same to same. De Kalb av, n s, 20 e Marcy av, 20x95. Jan 3, 1 year, 5%. 5,000

Cloyes, Wm O to Alonzo K Lynch. Quincy st, n s, 425 w Ralph av, 17x100. Jan 2, due Jan 1, 1899, 5%. 2,500

Creighton, Bridget F to Frank E Grace. 7th av, n w cor 21st st, 20x80. Dec 28, 6 years, 5%. 1,000

Donnelly, Lawrence J to Henry H Ormstead. Broadway. P.M. Jan 3, 3 years. 10,500

Driscoll, Alice K wife of and Wm B to Geo G Jackson. Park pl. P.M. Dec 30, 1 year, 5%. 500

Dunlap, Leonida C wife of and Arthur C to Marshall W Tebbutt. Decatur st, s s, 321.4 w Reid av, 17.9x100. Jan 1, 5 years, 5%. 500

De Witt, Chas F to The American Surety Co, New York. Newport st, n w cor Hinsdale st, 175x100, Brooklyn; Lots 527 and 528 block 16 map 1,197 lots of W Ziegler property, Flatbush and New Utrecht; Vienna av, n w cor Cleveland st, 40x85; South 3d st, n s, 80 w Havemeyer st, 20x100. Dec 22, surety on contract

De Zavala, Henry to Austin & Mohrmann. Quincy st, s s, 91 w Clason av, 17x90. Sub to mort \$26,000. Dec 14, 1 year. 668

Dwyer, Edwd D to Jane Hill, Hempstead, L.I. Butler st, s s, 275 w Clason av, 25x131. Dec 27, 1 year. 850

Essman, Frederick to Anna R Hurlburt. 48th st, n w s, 80 s w 4th av, 26x100.2. Dec 28, 3 years. 2,000

Elmer, Susanne L to Charles Burge. 4th av, No 125, e s, 59.6 n Butler st, 28x98.4. Jan 3, due Jan 1, 1896. 1,500

English, James to Wm M Hull. Oakland st, w s, 400 s Meserole av, 25x100. Jan 1, 3 years, 5 1/2%. 2,700

Engs, Anna B widow to Chas T Geyer trustee. St James pl, e s, 140 s Gates av, 24.8 x100. Dec 28, 3 years. gold, 1,000

Enners, Anna mortgagee with Annie McArdle mortgagor. Extension of mort. Nov 15. nom

Ensign, Andrew J to Jesse Oakley trustee Mary B Oakley. 5th av, n w s, 20 n e 5th st, 20x95. Feb 7, 1890. Collateral to return of bonds and shares of value of 3,350

Ernst, Mary M formerly Mary M Searing to Henry H Adams. Van Sielen av, e s, 225 s Arlington av, 25x100. Dec 28, due Dec 31, 1894, 5%. 2,000

Fettel, Henry to Ferdinand Munch Brewery. Flatbush av, No 64. Saloon fixtures. Dec 7, demand. 1,675

Feeley, James to Sarah A Abbott. Kent av, w s, 896.10 s Flushing av, 25x100. Jan 3, 3 years, 5%. 1,400

Firth, Robt W to The Bond and Mortgage Guarantee Co. 57th st, n s, 300 w 5th av, 100x100.2. Jan 2, demand. 12,500

Flynn, Ellen wife of John to Hermann Lehrenkrauss. 48th st, n e s, 75 n w 5th av, 25x50.2. Dec 30, due Jan 1, 1897. 1,000

Ford, Anne C to John E Tousey. Cambridge

pl, w s, 266.8 n Gates av, 16.8x100. Dec 26, 1 year. 2,000

Folk, Deborah C wife of Jesse E to Title Guarantee and Trust Co. Nassau av, s s, 53.6 e Duffield st, 14x86.6. Dec 29, 3 years, 5 1/2%. 2,000

Fuller, Wm H to Abraham Knox. 6th av. P.M. Dec 29, 3 years, 5%. 3,000

Gaskell, Alfred to Sarah Atkinson. Ainslie st, s s, 125 e Keap st, 25x100. Dec 29, due Dec 1, 1898, 5%. 1,600

Gibson, Wm M to Emily M Lockwood and Mary E Aderton. Putnam av, w cor Knickerbocker av, 24.6x100. Dec 26, 3 years, 5%. 4,000

Goldstein, Harris to Mary J McMillan. Cook st. P.M. Dec 15, due Dec 1 1898, 5%. 2,900

Grauer, John G to Jacob Walter. Bleeker st, n w s, 90 s w St Nicholas av, 40x100. Dec 26, due July 1, 1894. 1,500

Green, Frank A to Irving Fish. Av W, n w cor West 6th st. P.M. Nov 1, 2 years, 5%. 4,200

Same to same. West 6th st, e s, 100 n Av W. P.M. Nov 1, 2 years, 5%. 2,640

Gross, Annie, New York, to Ann McCormick. Chestnut st, w s, 140 s Eastern Parkway. P.M. Dec 29, 1 year. 200

Gemble, Mary to The South Brooklyn Co-operative Building and Loan Assoc. 16th st, n e s, 350.6 s e 7th av, 17.5x100. Jan 2, installs. 3,000

Graham, James to Benj P Davis exr, &c, Benj W Davis. Chauncey st, s e s, 295 s w Evergreen av, 20x100. Dec 30, 3 years, 5%. 6,000

Ganz, Simon and Mary Friedman to Leopold B Rosenberg. Rush st. P.M. Dec 27, due Dec 29, 1896. 750

Gimmler, Mathias to Henry Liebmann, New York. Floyd st, s s, 460 w Marcy av, 25x100. Dec 29, due Feb 1, 1894, 5%. 300

Havld, Matilda to Geo W Pearsall. 57th st, s s, 280 e 5th av, 20x100.2. Dec 30, 3 years. 500

Hodapp, Bernhard to Mathias Kaicher. Boerum st, n s, 300 w Lorimer st, 25x100. Dec 28, due Jan 1, 1899, 5%. 3,000

Holzenthaler, Rosa wife of and Roman to Theodore Fischer. Covert st, s s, 412 w Evergreen av, 19x100. Dec 30, 3 years, 5%. 2,400

Same to Theodore Fischer. Covert st, s s, 394 w Evergreen av, 18x100. Dec 30, 5 years, 5%. 2,400

Hooker, Thomas to Duane S Everson. Ocean Parkway, n w cor Elmwood av, runs w 150 x n — x e — to Parkway, x s —; Elmwood av, s s, 200 w Ocean Parkway, runs s 100 x e 50 x s 25 x w 100 to East 5th st, x n 125 to av, x e 50, New Utrecht. Dec 29, 1 year, 5%. 2,000

Hack, Charles to Diedrich Ficken exr Casper Ficken. 14th st, n s, 302.10 e 3d av, 20x100. Jan 1, 6 months, 5%. gold, 1,000

Haslam, Thomas to Mary Schmelzle. Nassau av, n s, 44 e North Henry st, 18.8x85. Jan 2, due Dec 1, 1896, 5%. 2,500

Henderson, Alex P to Elizabeth Brophy. 10th st, n s, 266.4 w 9th av, 19.6x92.6. Dec 5, due Nov 1, 1896, 5%. 3,000

Herrmann, Otto E to Jacob Petri. Jackson st, n s, 75 w Humboldt st, 25x100. Dec 30, due Jan 1, 1895, 5%. 400

Hanley, Geo W to William Wharton. 7th av, n cor 65th st, runs n e 120 x n w 80 x s w 7.7 x s e 63 x s w 118.6 to 65th st, x s e 12.8. Dec 27, 3 years, 5%. 400

Heatley, Chas L to John R McDonald. Wiloughby av. P.M. Dec 29, due Jan 1, 1896. 2,500

Isbill, Charles to Ellen G Bergen. Greene av, s s, 465.9 e Sumner av, 19.3x100. Dec 28, due Nov 1, 1896, 5%. 6,000

Jordan, Frank and Joseph to John Andrews, Jr. 4th av, No 275, e s, 20x80. Lease. Dec 23, demand. 150

Jacoby, Caroline to Peter A Davenport, Town Treasurer, Hempstead, Queens Co. Leonard st, e s, 50 n Seigel st, 25x100. Jan 2, 3 years, 5%. 3,500

Jacobs, Nathan to Joseph E Heimerdinger. Jefferson st or Parrott pl, e s, lots 5, 6, 20, 21 and 25 map Jacob Bros, Fort Hamilton, 40x— to 7th av, x40x—, New Utrecht. Dec 29, notes. 4,037

Same to same. Jefferson st or Parrott pl, e s, 7th av and Gubner st, lots 1, 2, 22, 23 and 24 same map. Dec 28, notes. 4,037

Jacobs, John to Joseph E Heimerdinger, N.Y. 7th av, w s Jefferson st, e s Gubner st, w s, lots 7, 8, 19, 26 and 27 Jacobs Bros property, Fort Hamilton. Dec 29, notes. 4,037

Jacobs, Moses to Joseph E Heimerdinger. Lexington av, n e s, 303 s e Jefferson st, 172x165x164x187.6. Dec 29, notes. 4,037

Same to same. Jefferson st or Parrott pl, e s, lots 9, 10, 17, 18 and 28 map Jacobs Bros, Fort Hamilton, 40x— to 7th av, x 43 x—, New Utrecht. Dec 29, notes. 4,037

Julian, Harriete to J Randolph Quin. Lafayette av, s s, 216 w Bedford av, 18x100. Jan 2, 3 years, 5%. 1,500

Jacobi, Amalie wife of Carl, of Bernards, N.J. to Meyer, Samuel, Jacob and William Greenfeld. Garden st. P.M. Dec 29, 2 years. 1,500

Jaehne, Ernst G to Wm O Moore et al exrs Abraham Underhill. 49th st, n s, 100 e 3d av, 20x100.2. Dec 28, 3 years, 5%. 1,000

Jordan, Mary to Eugene B Franklin. Pop-

lar st, w s land map Richard Totten property, Flatbush, 25x100. Dec 27, 5 years, 500

Jordan, Wm B M to Susan J Norton, Glen Head, L.I. Stone or Glenmore av. P.M. Dec 29, 3 years, 5%. 2,000

Same to C Frank Colyer guard Eliz E and Clarence F Colyer, Jr. East New York av, s w cor Rockaway av. P.M. Dec 29, 3 years. 4,000

Johnson, Alice wife of and Francis to Lewis Hurst. Johnson pl, n e s, adj land Di-anah Ferguson, being s e 1/2 of plot 4 map Jeffery Johnson, Flatlands. Dec 29, 1 year. 150

Keen, Matilda and Julia Berz to Brooklyn Trust Co. Hicks st, n w s, 208 n e State st, 20x100. Dec 27, due Dec 29, 1896. 2,000

Kentana, Joseph F to Charles Frazier. Pacific st, s s, 200 e Howard av, 76.8x92.2x 78x106.11. Dec 13, 1 year. 1,500

Kissel, Emma M wife of and John to Charles Koehnken. Wallabout st, s s, 125 e Harrison av, 25x100. Dec 30, 1 year. 350

Klorman, Hyman to Emanuel Manheimer. Stone av, w s, 225 s Sutter av, 25x100. Nov 1, due July 1, 1895. 300

Koebel, Ludwig to John Fertig. Devoe st, n s, lot 139 map W Conseleyea, 25x100. Jan 4, 1875, demand. 1,800

Knurck, John to John Wenke. Covert st, s e s, 22 n e Evergreen av, 17x75. Dec 11, 2 years, 5%. 700

Kruse, Sophia J to Henry Waterman. Evergreen av, w s, 75 s Schaeffer st, 25x100. Dec 29, due Jan 1, 1895. 500

Kearney, James to Chas F Moelich exr and trustee Geo F Haring. 6th st, n s, 327.10 e 6th av, 18.6x100. Dec 28, due Jan 3, 1897. 5,000

Kelly, Sarah J to Thos E Ward. 18th st, s s, 150 w 5th av, 20x100. Jan 2, 2 years, 5%. 1,500

Kentana, Joseph F to Alfred Ogden. Pacific st, s s, 233.4 w Saratoga av, runs s 107.2 x w 91.8 x n 33.11 x s w 8.4 x n 74.10 to st, x e 100. Sub to mort \$17-300. Dec 30, demand. 2,000

Klein, Benedict A, New York, to Jonas Weil and Bernhard Mayer. Livonia av, n e cor Watkins st, 25x100. Dec 27, demand. 3,000

Landwehr, Rudolph C to Title Guarantee and Trust Co. Broadway. P.M. Jan 2, 3 years, 5%. 10,000

Same to Louis Beer and Michael Schaffner. Same property. 2d mort. Jan 2, 3 years. 3,500

Lucke, Mary J wife of and Hermann to Anna R Smits. 32d st, s s, 260 w 5th av, 20x100.2. Dec 20, 3 years. gold, 2,500

Lane, Geo B to Otto E Reimer. Hemlock st, e s, 140 s Eastern Parkway, 20x100. Dec 30, 1 year. 400

Same to same. Same property. Dec 30, 1 year. 750

Laumann, Louis to Martha Betz. Grand st, n e s, 264.11 s e Driggs av, 40x85.5x40.1 x88.9. Jan 1, 3 years, 5%. 6,000

Lewis, Lester A to Thos J Holt. St Marks av, n s, 294.7 e 5th av, 18.5x100. Jan 1, 3 years, 5%. 4,000

Same to same. St Marks av, n s, 313 e 5th av, 18.4x100. Jan 1, 3 years, 5%. 4,000

Same to same. St Marks av, n s, 331.4 e 5th av, 20x100. Jan 1, 3 years, 5%. 6,000

Luning, Christian and Christine to George Schwarz. Pacific st, s s, 25 e Stone av, 17.10x100; Pacific st, n e cor Stone av, 25x100. Jan 2, 3 years, 5%. 3,000

Larsen, Peter to John Morton. 1st st, n s, 61 w 6th av, 3 lots, each 19.9x100. 3 mortg, each \$7,500. Dec 27, due Dec 28, 1896, 5%. 22,500

Lee, John S to The Title Guarantee and Trust Co. Weirfield st. P.M. Dec 27, due Dec 28, 1896. 2,000

Linden, Charles formerly Laidenstruth to David Webster. Baltic st, n s, 170 e Howard av, 40x89.5x40.6x82.10. Dec 29, 3 years. 500

Locke, Susanna A wife of and Peter to The German-American Impt Co. Eastern Parkway, s e cor Crystal st. P.M. Sub to mort \$4,000. Dec 29, 2 years. 1,000

Same to same. Eastern Parkway, s s, 21 e Crystal st. P.M. Sub to mort \$2,000. Dec 29, demand. 900

Same to The Title Guarantee and Trust Co. Same property. Dec 29, demand. 2,000

Same to John Brommer et al exrs Frederick Ring. Eastern Parkway, s e cor Crystal st, 21x95. Dec 29, 3 years. 4,000

Lynch, James D with Henry J Davison, Jr, guard Ella H Davison. Agreement as to priority of mortg made by John Cottier. Dec 26. nom

Maher, John to Ella Lakeland. Coney Island av, n w cor Hinkley pl, runs w 111.2 x n 76 x e 105.5 to av, x s 76.2; Coney Island av, w s, 120.4 n Hinkley pl, runs w 102.6 x n 20 x e 101 to av, x s 20, Flatbush. Jan 2, 3 years, 5%. 4,000

Mason, Horace G to Anton Vigelius. Jefferson av, s s, 76.6 w Saratoga av, 24.6x100. Dec 30, 3 years. 1,500

Same to The German-American Real Estate Title Guarantee Co. Same property. Dec 30, 3 years, 5%. 5,000

Mayer, Christian to Thomas Morgan. 33d st, s s, 300 w 5th av, 25x100. Dec 30, due May 1, 1897. 2,000

McKay, Elizabeth to William Harkness. Rockwell pl, e s, 219.5 n Lafayette av, 20x100.6. Jan 2, due Nov 1, 1895, 5%. 1,500

McGrael, John to Wm H Dill. 43d st, s w s, 125 n w 4th av, 25x100.2. Jan 1, 1 year. 300	Trust Co. Adelphi st. P M. Jan 2, due Jan 3, 1897, 5½%. 5,000	Wingenfeld, Joseph to Margaret Kessel. Central av, s w s, 75 n w Ralph st, 25x100. Jan 2, 3 years, 5%. 2,500
McKenna, Rose and John F to Fanny P Brainerd. 39th st, n s, 175 w 6th av, 25x100.4. Dec 3, due March 28, 1894. 200	Roeder, Peter to Catharine Bellamy. Sackett st, n s, 319.8 e 4th av, runs n 70 x w 19.8 x n 30 x e 67.2 x s 100 to st, x w 47.6. Jan 2, 1 year. 500	Warren, Alfred A to Elizabetha Neger. Lawton st, n s, 275 e Broadway, 25x92.7. Jan 2, 3 years, 5%. 2,000
Mertens, August F to Jacob Blank. Delmonico pl. P M. Jan 2, 3 years, 5%. 800	Roche, Nora wife of and John to Title Guarantee and Trust Co. Livingston st, s s, 125 e Court st, 25x97x25x95.6. Jan 3, 3 years, 5½%. 5,500	Watson, James H and James H Pittinger to Title Guarantee and Trust Co. Carroll st, s w s, 591.9 n w 3d av, 26.3x100. Dec 30, 3 years, 4½%. 2,000
Mundy, Margaret to Augustus Sandbloom. North 4th st, n e s, 75 w Bedford av, 25x100. Jan 2, due Jan 1, 1897. 2,000	Rolls, James to Harlow A Harris. 15th st. P M. Jan 2, 5 years. 800	Yeoman, David S to The Title Guarantee and Trust Co. Halsey st, s s, 231.8 e Broadway, 18x100. P M. Dec 22, due Dec 28, 1896, 5%. 2,000
Marvin, Wm H, Jr, to Anna C Hull. 57th st. P M. Dec 23, due Nov 1, 1895, 5%. 525	Ryan, Margaret to Dora Eckstein. Lots 2413 and 2414 block 13 map E H Nichols. Lefferts Park. Jan 3, due Jan 1, 1897. 500	Zaubitz, Maria wife of and August to Mary Wenzel, Callicoon, N Y. Covert st, s e s, 357.9 s w Evergreen av, 18.3x100. Dec 30, 5 years, 5%. 2,400
Magness, Henry to J H Still. Central av, s w s, 60 n w Gates av, 20.11x100.3x13.8x100. Dec 28, 3 years, 5%. 950	Rock, Dennis to Geo B Forrester. Union st. P M. Jan 2, 3 years, 5%. 3,000	
McBride, Bernard J to Edw R Betts, York st, s s, 200 e Jay st, 25x75; Tallman st, n s, 200 e Jay st, 25x47. Dec 30, due Sept 1, 1894. 10,000	Same to Julia Kane. Same property. Jan 2, 3 years, 5%. 1,000	
McDonald, Sarah L and Samuel W to Joseph Mead. East 95th st, s s, 100 w Av K, 80.5x100; Av K, s e s, 100 n e East 94th st, 25x100, Canarsie. Dec 28, 1 year. 300	Reilly, Thomas to John Brommer and an exrs Magdalena Brommer. Doscher st, w s, 180 n Eastern Parkway, 40x79.4. Sub to mort \$500. Dec 28, 2 years. 150	
Modeste, Celia wife of Peter to Chas A Klots. Bergen st, s s, 20 w Howard av, 16x75. Dec 14, note. 415	Rickers, Henry to Emelyn Lange. 4th av, n e cor 57th st, 25.2x100. Dec 23, 5 years. 400	
Morrow, Louis to New York and Wakefield Co-operative Building and Loan Assoc. North 3d st, No 161, n s, 25x85. Dec 27, installs. 3,500	Rice, Geo H to Wm T Hudson. 3d av, s e cor Flatbush av, runs s e 83.2 to Schermerhorn st, x w 69.1 to 3d av, x n 46.6. Dec 30, installs. 2,000	
Magaw, Frederick L to Thos W Cummings et al, of R Cummings' Sons. Junius st. P M. Nov 9, 6 months. 440	Ryan, John F to The Brooklyn Life Ins Co. Dean st, s s, 22 w Nostrand av, 4 lots, together 78.6x95. 4 mortg, each \$9,000. Dec 28, 3 years, 5%. 36,000	
Meier, Carl H R to Geo H Roberts. Sterling st, n s, 220 w New York av, runs n 80 x e 20 x n 20 x w 70.6 to Canarsie av, x s 101.9 to Sterling st, x e 31.10, Flatbush. Dec 30, 1 year. 500	Rohrs, J Herman to Title Guarantee and Trust Co. Broadway, n cor Halsey st. P M. Dec 28, 3 years, 5%. 15,000	
Miller, Alexander to Sara E Dorlon. 55th st, s s, 40 e 2d av, 20x100. Dec 28, 3 years. 1,500	Same to S Liebmann's Sons. Same property. Dec 28, 1 year, 5%. 5,000	
Monahan, Thomas to Title Guarantee and Trust Co. Washington av, s e cor Butler st, 65.1x77.5 x s 28.7 x e 27.8 x n 45.9 to st, x w 122.6. Dec 30, due Jan 2, 1897, 5½%. 4,500	Schnebel, Nicholas to The East Brooklyn Savings Bank, Brooklyn. Throop av, n e cor Kosciusko st, 100x100. Dec 29, 1 year, 5%. 3,500	
Moore, Robt L to Miles Gearon. Madison st, Nos 924 and 926, s s, 100 e Howard av, 40x100. Dec 27, 1 year. 2,500	Schachne, David and Beril to Leije G wife of Beril Schachne, Graham av. P M. Dec 1, due June 1, 1894, 5%. 1,300	
Same to Artlissa V wife of Miles Gearon. Madison st, Nos 928 and 930, s s, 140 e Howard av, 40x100. Dec 27, 1 year. 2,500	Schoenberg, Ellen and Taklar Strobin to Morris Roth and Wm G Schmidt. Bogart st. P M. Dec 28, 7 years, 5%. 700	
Morris, Montrose W to Title Guarantee and Trust Co. Hancock st, s s, 18.6 e Marcy av, 21.6x100. Dec 30, 1 year, 5%. 12,000	Soehlike, Charles to John Oehler, New York. Greene av, n w s, 60 n e Knickerbocker av, 20x— to line of R Lane farm. Dec 28, due Jan 1, 1897, 5%. 2,000	
Nelson, Nels E to Frank D Creamer. 33d st, s s, 300 e 3d av, 40x100.2. Dec 27, 6 months, 5%. 1,211	Sinclair, James H to The Brevoort Savings Bank. Franklin av, e s, 60 s Putnam av, 20x80. Dec 27, 1 year, 5%. 3,500	
Nelson, Andrew to Eugenie Madigan. Dikeman st. P M. Jan 3, 3 years. 1,000	Simendinger, Susan wife of and Joseph to Richd M Wyckoff et al exrs John S Andrews. Hart st, s e s, 100 n e Hamburg av, 25x100. Dec 30, 5 years. 4,000	
Neuvine, Rosina to Mary M Webster. Greene av, s s, 100 w Styvesant av, 20x100. Dec 29, notes. 674	Smith, Julia R mortgagor with Lydia S Horn. Extension of mort. Dec 28, nom	
Nidope, John to Michael Volpe. Richardson st, s s, 125 w Lorimer st, 25x100. Dec 18, 6 years, 5%. 1,800	Swimm, Frank C to Peter J Young. Hancock st, s s, 100 w Ralph av, 159x100. Sub to mortg \$33,500. Dec 9, due Jan 1, 1894. 3,000	
Nutt, John W to Adam Schulz. Thatford av, e s, 100 n Glenmore av, 48x100. Dec 29, 1 year, 5%. 900	Swock or Schwock, John to Chas M Earle exr and trustee Melancthon Smith. Railroad av, e s, 175 s Adams av, 25x102. Dec 27, 3 years. 1,000	
Ohlsen, Henry D to Agnes H Davies. Cumberland st, e s, 452.3 s Park av, 16.8x100. Dec 28, 2 years. gold, 2,500	Schwezerl, Sophia widow and Henry to Ida C Fedden. Union av, e s, 100 n Ainslie st, 25x119x23x117.8; Union av, e s, 72 s Devoe st, 3x100x—x100. Jan 2, 5 years, 5%. 3,400	
Ollivier, Bessy J to Theodore Kiendl. Crystal st, e s, 95 s Eastern Parkway, 30x100. Dec 22, 6 months. 100	Shaw, Annie E wife of and Saml P to Read Gordon and an exrs Wm H Dilworth. Atlantic av, n s, 17 e Prescott pl, 17x89.6. Dec 30, 3 years. 2,076	
Pape, Hermann to Wm A Tiemann. Gates av, n s, 45 e Sumner av, 20x100. Dec 28, 2 years. 300	Shelley, Harry R to Harriet Isaacs. Duffield st, Nos 35 and 37, e s, 100.2 s Concord st, 33x100. Dec 23, 3 years. 3,000	
Peter, Henrietta to Frederick Behrens. Prospect av, s s, 275 e 9th av, 25x77x25.4x81. Dec 10, 5 years. 2,000	Smith, Maria H widow to The East Brooklyn Savings Bank. Marey av, w s, 27.8 n Willoughby av. P M. Dec 26, 1 year, 5%. 1,000	
Pederson, Claude to Kath H Taber exrtr Saml T Taber. 33d st, n s, 285.6 w 5th av, 17x100.2. Dec 22, due Dec 1, 1896, 5%. 2,100	Same to same. Marey av and Willoughby av. P M. Dec 26, 1 year, 5%. 2,000	
Peterson, Peter to Emma W Bahrenburg. 20th st, n e s, 60 s e 6th av, 20x100. Dec 28, due Jan 2, 1897. gold, 2,500	Steingotter, Philip to Margaretha Koerner. Bushwick av, s w s, 50 s e Pilling st, 25x90. Jan 1, 3 years, 5%. 4,000	
Same to Eberhard F H Risch. 6th av, s e s, 20 n e 6th av, 20x60. Dec 28, due Jan 2, 1897. gold, 1,500	Same to John M Otto. Bushwick av, s w s, 25 s e Pilling st, 25x90. Jan 1, 3 years, 5%. 4,500	
Pope, Martha J to Grace C wife of Stephen Halstead. 8th st, s s, 433 e 5th av, 17x90. Dec 21, due Dec 28, 1896, 5%. 500	Strauss, Caroline to Baldwin F Strauss. Carroll st, s s, 22.3 w Bond st, 22.3x62.6x22.2x62.6. Jan 2, 1 year, 5%. 600	
Prankard, William to Cath A Suydam, Oyster Bay, L I. 19th st, n e s, 100 n w 5th av, 25x100. Dec 28, 3 years, 5½%. 1,000	Schumacher, Catharine wife of and Fredrick to Michael and Dora Sommer. Stagg st, n s, 150 w Waterbury st, 25x100. Jan 2, due Jan 1, 1897, 5½%. 3,500	
Preston, Laura L, New York, to Fredk A Nast. Marcy av, s w cor Greene av, 50x100. Nov 1, 2 years. 1,000	Smith, Mary A to Wm H H Childs. 6th av. P M. Jan 2, 3 years, 5%. 5,000	
Same to same. 6th av, n w cor Pacific st, runs n 100 x w 100 x n 6.5 x w to point 122 from w s 6th av, x s 11.7 x w 50 x n 0.9 x w to n s Old Flatbush pike, x s w 34.2 to centre said old road, x n w along same 88.6 x w 5 x s 100 to Pacific st, x e 325. Dec 15, due May 1, 1895. 1,000	Steingotter, Philip to Frank Roszbach. Bushwick av, s w s, 75 s e Pilling st, 25x90. Jan 3, 3 years, 5%. 4,000	
Pearson, Robt A to Title Guarantee and Trust Co. Bainbridge st, n s, 195 w Styvesant av, 5 lots, each 20x100. 5 mortg, each \$8,000. Dec 30, 3 years, 5%. 40,000	Tiffany, Jessie F to Isaac Selover. Fulton st. P M. Jan 3, 1 year. 1,000	
Pupura, Domenico to Guiseppe Villari. Lots 247-255 inclusive, also lot 58 on map Anderson & Dowling, New Utrecht. Dec 29, 1 year. 1,150	Thomas, John to Charles Loffler. Scholes st, s s, 100 w Leonard st, 25x100. Jan 2, 2 years, 5%. 500	
Page, Emmett D to Annie L Dix. Columbia st. P M. Jan 2, 3 years, 5%. 3,500	Thiemann, Henriette to Chas H and Edwd A Thornton. Central av. P M. Dec 28, installs. 1,200	
Rickarby, William to Bernard Larzelere. 41st st, n e s, 144.4 n w Fort Hamilton av, 75x100.2; 41st st, s w s, 500 n w 12th av, 125x100.2, New Utrecht. Jan 2, 3 years. 700	Towt, Benj V B to Elizabeth Duryea, Orange, N J. Dean st. P M. Dec 28, 3 years, 5%. 3,000	
Reinhard, David to Title Guarantee and	Van Kirk, Rachel A to Jacob G Dettmer. Jefferson av. P M. Dec 29, due Jan 1, 1897, 5%. 2,000	
	Wehr, Chas A to Otto Lang. Evergreen av, n e s, 50 s e Van Voorhis st, 25x100. Jan 1, 3 years, 5%. 4,000	
	Wiecken, Carstan to Claus H Martens. Ferris st, s e s, 109 n e Partition st, 21x100. Jan 3, due Jan 1, 1897. 2,500	

MORTGAGES—ASSIGNMENTS.

DECEMBER 28 TO JANUARY 3—INCLUSIVE.

Adler, Simon and Henry S Herrman to Mary J Edwards. nom	Andrews, John to Benjamin Andrews. \$1,900	Aldrich, Eliz W to Alfred W Ogden, Keyport, N J. nom
Buckley, Signor A to Madelena Weil. 600	Burrell, William exr Joseph Levy to Mary H Burrell. 2,000	Bachmann, Margaretha individ and extrx John A Bachmann to Leopold Michel. 5,000
Same to Gustav H Kopf. 5,000	Beaudet, Homer J to Isaac C Mills. 500	Bies, Chas P and Elizabeth Schrott to Lazarus Weil. 3,500
Bush, Isabella, Jr, to Clinton S Harris et al trustees for Geo W Bush. Assigns 5 mortg. nom	Cobb, Clara E to Charlotte A and Phebe Hagner, Jamaica, L I. 650	Doyle, Harriet A to Winfield S Proskoy. 1,000
Dill, John, Jr, to Robert Ferguson. 1,000	Doyle, Nicholas guard Annie O'Brien to The People's Trust Co guard Annie O'Brien. nom	Fithian, David A to Geo W Pearsall trustee. nom
Fitzgerald, Maurice to Carrie Wills. 1,500	Franz, Franz to Israel Horowitz. 1,500	Forrester, Eliz R to Katharine Wurster. 2,000
Fosdick, Louis L et al exrs Morris Fosdick to Caroline B Gale, Jamaica, L I. nom	Forrester, Geo B to Calvin Haldeman. 1,000	Franz, Franz to Chas F Morsch. 300
Goldblatt, Jacob and Max Rapps to Jacob H Matfus, New York. 300	German Savings Bank to Frank Obermier. 8,000	German - American Real Estate Title Guarantee Co to Melissa M Walsh. 5,000
Gessmann, Christoph to Kundigunda Bohm. 1,000	Goldstein, Minnie to Samuel Unger. 2,500	Holle, Otto P to Anthony Reiser and Fred Orth. 621
Harris, Clinton S et al exrs and trustees Henry V Bush to Clinton S Harris and John H Corwin. 6,000	Same to Mary E Schenck, Mattewan, N Y. Assigns 12 mortg. nom	Same to Isabella J Bush, Mattewan, N J. Assigns 17 mortg. nom
Hennessey, Joanna M guard Mary, Joanna E, Cath F and Edmund D Hennessey to Title Guarantee and Trust Co. 3,500	Judge, James P to John F Clarke. 550	Kings County Fire Ins Co, Brooklyn, to Wm E Horwill. 2,000
Kings Co Trust Co to Adolph Sussman. 120	Levy, Isaac and Julius Dahlman, of J & I Levy & Co, to Abm M Levy and an exrs Jacob Levy. 2,500	Same to same. 700
Same to same. 7,000	Le Beau, Theo M to The Union Stove Works. 325	Levin, Bernard to Alfred Van Derwerken. nom
Meserole, Minnie D to Joseph Liebmann. 4,000	Morton, John to Albert Morton. 5,000	Moore, Robt L to The Twenty-Sixth Ward Bank of Brooklyn. 2,500
Muller, Elizabeth to John Dill, Jr. 400	Muller, Jacob to Abraham Levine. 2,000	McVine, Rosanna to Hubert D Glynn guard Sarah and Edward Morrissey. 350
Nagel, Barbara to Victor A Sicardi. 600	Obernier, Frank to Emilie Huber et al exrs Otto Huber. 3,037	Ochs, Ernst to Wolf Natelson. 2,800
O'Keefe, Thos A et al trustees Arthur McAvoy to Augusta wife of Henry B Heuson. 12,000	Pflugar, Annie to Kings Co Trust Co. 3,500	Pearsall, Geo W trustee to Margt M Cloke. 500
Reimer, Otto E to Chas B Johnson and John J Wilson. 400	Same to Chas F Murchie, New York. 750	Sanford, Emma L to Evelyn B Brown. 1,250
Schenck, Mary E to Clinton S Harris et al trustees for Geo W Bush. Assigns 5 mortg. nom	Stearns, John M to Clara E Cobb. 689	Smith, Geo P to Francis E Dana. nom
Simpson, Geo F trustee Maria Z Gillespy to Geo F Simpson trustee Thomas Simpson. 3,000		

Table listing judgments from Dec. and Jan. with names like Sicardi, Victor A to Antony Reiser and Fred Orth, and amounts.

JUDGMENTS.

In these lists of judgments the names alphabetically arranged, and which are first on each line, are those of the judgment debtor.

Table listing judgments from Dec. and Jan. with names like Andrews, Edwin - N A Chedsey, and amounts.

Table listing judgments from Dec. and Jan. with names like Lyons, Bernard - H A Wolf, and amounts.

SATISFACTION OF JUDGMENTS.

Table listing satisfaction of judgments from Dec. 28 to Jan. 4, including names like Cook, Mary E - L Hammond.

MECHANICS' LIENS.

Table listing mechanics' liens from Dec. 30 to Jan. 2, including names like 3d av, n e cor 58th st.

Table listing mechanics' liens from Jan. 4, including names like Clason av, w s, 139.11 s Myrtle av.

SATISFACTION OF MECH. LIENS.

Table listing satisfaction of mechanics' liens from Dec. 28 to Jan. 3, including names like East 34th st, w s, 200 s Av C.

Table listing mechanics' liens from Jan. 3, including names like Garfield pl, s s, 231 e 7th av.

Table listing mechanics' liens from Jan. 4, including names like North 11th st, n s, bet Bedford and Driggs.

*Discharged by deposit. :Discharged by order of Court.

NEW BUILDINGS.

The first name is that of the owner, ar't stands for architect, m'n for mason and b'r for builder.

Table listing new buildings with descriptions like Plan 1 e 42 - Bedford av, w s, 64 s Gates av.

1894.

Table listing new buildings for 1894 with descriptions like Plan 1 - East New York av, n e cor Williams av.

ALTERATIONS.

Table listing alterations with descriptions like Plan 1167 - Quincy st, s s, 25 e Downing st.

1168—Troutman st, No 116, base on roof for water tank; cost, \$250; Schloss & Sons, on premises; ar't, E L Thompson; b'r, F Nelson.

1894.

Plan 1—4th av, No 315, new store front; cost, \$100; ow'r and ar't, Thos F Martin, 321 4th av.

2—Dean st, No 2140, 2-sty frame extension, 3x13, tin roof; cost, \$150; E C Melville, 2140 Dean st; c'r, R B Melville.

3—Quincy st, s s, 400 w Ralph av, new store front; cost, \$200; James C Brower, 10 Ralph av.

4—Bushwick av, s w cor Madison st, add 1 sty of frame; cost, \$200; ow'r and b'r, P W Tunison, 984 Madison st.

5—Huron st, No 106, one 3-sty frame extension, 25x10, gravel roof and interior alterations; cost, \$2,000; James Hughes, on premises; ar't, Edwin Ahrens.

6—Bushwick av, w s, 20 n Covert st, one 1-sty frame extension, 19.6x20, tin roof; cost, \$400; R Weise, 1314 Bushwick av; c'r, N E Mulvihill.

7—Carroll st, No 154, repair damage by fire; cost, \$3,000; Louise Pressler, 105 60th st; ar't and b'r, F Widmann.

8—Schenck av, w s, 175 n Glenmore av, one 1-sty frame extension, 14x14, tin roof; cost, \$150; Christian Merz, Schenck av, near Glenmore av; ar't, Louis F Schillinger.

9—Degraw st, No 149, replace centre pier bet two front windows on first floor with iron columns; cost, \$300; J C Coit, 104 South Elliott pl; ar't, C Hendrickson.

GENERAL ASSIGNMENTS.

Jan.

- 2 Fisk, John A P to Geo A Minasian.
3 Stahlke, Anna to John W Cotter.
5 Gage, Edward, Jr, to John T Canavan.

COMING JUDICIAL SALES.

SALES TO BE HELD AT THE REAL ESTATE EXCHANGE 189 AND 191 MONTAGUE STREET, EXCEPT AS OTHERWISE STATED.

High st, Nos 128 and 130 } begins High st, s
Nassau st, No 149 } s, 275 e Jay st,
runs s 100 x w 10 x s 38 x e 25 x s 67 to
Nassau st, x e along st 25 x n 105 x w 9.3 x
n 100 to High st, x w along st 35.9 to be-
ginning, two 2 1/2-sty frame dwell'gs and 2-
sty brk carpenter shop.
South 4th st, No 404, s w s, 25 s e Hewes st,
25x85, 3-sty brk dwell'g; assessed value,
\$2,500; partition.
by T A Kerrigan, at 9 Willoughby st.
Covert st, No 202, s s, 449.7 e Central av, 18
x99.8x8.3x9.9x100, 2-sty and basement
frame dwell'g; assessed value, \$2,600.
Dean st, No 856, s s, 200 w Clason av, 25x
100, 3-sty frame tenem't; assessed value,
\$2,800.
Dean st, No 854, s s, 225 w Clason av, 25x
110, 2-sty frame dwell'g and 2-sty frame
stable on rear; assessed value, \$2,800.
Eldert st, No 102, s s, 113 w Evergreen av, 18x
100, 2-sty and basement frame dwell'g;
assessed value, \$2,500.
South 4th st, No 210, s s, 60 e Roebling st,
20x92, 3-sty brk dwell'g; assessed value,
\$4,000.
by T A Kerrigan, at 9 Willoughby st.
Lafayette av, No 850, s s, 275 e Sumner av,
20x100, 4-sty brk flat; assessed value,
\$8,000.
Lafayette av, No 852, s s, 295 e Sumner av,
20x100, 4-sty brk flat; assessed value,
\$8,000.
by W Cole, at 7 and 8 Court sq.
Utica av, No 75, e s, 33.4 s Pacific st, 16.8x
83.4, 3-sty brk dwell'g; assessed value, \$2,300.
Utica av, No 77, e s, 50 s Pacific st, 16.8x83.4,
3-sty brk dwell'g; assessed value, \$2,300.
Utica av, No 79, e s, 66.8 s Pacific st, 16.8x
83.4, 3-sty brk dwell'g; assessed value, \$2,300.
by Gerard M Stevens ref, at County Court
House.
Sherlock pl, No 13, e s, 148.7 n Atlantic av,
16.8x100, 2-sty frame dwell'g; assessed
value, \$1,600; by Wm P Rae Co.
Pacific st, Nos 1712-1746, s s, 75 w Utica av,
298.8x107.2 1/2, eighteen 2-sty and basement
frame dwell'gs, by T A Kerrigan.
De Kalb av, n s, 256.5 e Stuyvesant av, 19.6x
100, 3-sty brk carpenter shop; assessed
value, \$5,000.
Willoughby av, No 175, n s, 64 w Ryerson st,
19.6x100, frame dwell'g; partition.
by J Cole.
55th st, No 62, s w s, 325.5 n w 2d av, 24.7x
100.2, 2 sty and basement frame dwell'g;
assessed value, \$1,800.
55th st, No 60, s w s, 350 n w 2d av, 25x100,
vacant; assessed value, \$5,000.
by T A Kerrigan, at 9 Willoughby st.
Greenpoint av, No 255, n w cor Provost st, 25x
95, 2-sty frame tenem't with store; assessed
value, \$2,800; partition; by Eugene A Cur-
ran ref, at 142 Franklin st.
Albany av, No 246, w s, 55.7 n Butler st, 16.8
x85, 2-sty and basement brk dwell'g; as-
sessed value, \$2,800.
Albany av, No 244, w s, 72.3 n Butler st, 16.8
x85, 2-sty and basement brk dwell'g; as-
sessed value, \$2,800.
by I N Sievwright ref, at County Court
House.
Lincoln av, e s, 150 n Adams st, 80x100, vac-
ant; assessed value, \$200.
Lincoln av, e s, 270 n Adams st, 80x100, vac-
ant; assessed value, \$200.
by William P Rae Co.
Hart st, No 14, s s, 120 e Nostrand av, 20x100,
2-sty and basement brk dwell'g; assessed

value, \$5,200; by T A Kerrigan, at 9 Wil-
loughby st.
Macon st, No 703, n s, 58 w Ralph av, 18x100,
2-sty and basement brk dwell'g; assessed
value, \$4,200; by T A Kerrigan.
President st, No 908, s w s, 175 s e 8th av, 20x
100, 3-sty and basement brk and stone
dwell'g; assessed value, \$13,000; by W Cole,
at 7 and 8 Court sq.
Pacific st, n w cor Schenectady av, 150x114,
3-sty brk factory.
60th st, s s, 60 e 13th av, 40x100.
61st st, n s, 100 w 14th av, 20x100.
61st st, n s, 120 w 14th av, 20x100, New
Utrecht.
16th av, e s, 175 s Bath av, 93.10x217 to Bay
13th st, x78.11 1/2x216.8, New Utrecht, all
right, title and interest.
by T A Kerrigan, at 9 Willoughby st.

LIS PENDENS.

DECEMBER 29.

Kent av, w s, lot 35 map Moses & Thursby, 25x100.
Magdalene Cowenhoven admrx Garret Cowen-
hoven agt Bridget Breen; att'y, John A Lott, Jr.
Plot 15 map Daniel D Stillwell, Gravesend. James
R McNulty agt Frank McNulty; partition; same
att'y.
Huron st, n s, 325 e Manhattan av, 25x100. The
Greenpoint Savings Bank agt Katie Dunkhase;
att'ys, C & T Perry.
Hicks st, w s, 475 n Degraw st, 50x97.6. John
Muldoon agt Chas A Canavolo; foreclos me-
chanic's lien; att'y, Geo V Brower.

DECEMBER 30.

Butler st, s s, 300 w Clason av, 50x131. John L
Culver agt Julie B Winterwerb; att'ys, J C & H C
Smith & Koepke.
Cooper pl, w s, 98.7 n Atlantic av, 23x97. Herbert
C Smith agt Chas C Hyatt; action to remove
cloud on title; same att'ys.
Eastern Parkway, n s, 81.3 e Sackman st, 18.9x
100. Kate A Brennan agt Baruch Seerman;
att'y, Grant Squires.
Scholes st, s s, 100 e Union av, 25x100. Lucy F
Rouyon exrx Alphonse Rouyon agt Minna
Schawaroch; att'y, W Sackmann.

JANUARY 2.

Chauncey st, s s, 350 w Ralph av, 25x100. Isaac
W Rushmore trustee for Mary A Firth agt Nor-
man L Corsa; att'y, Wilson M Powell.
Chauncey st, s s, 375 w Ralph av, 25x100. Helen
E W Squier agt same; same att'y.
Skillman av, n s, 100 e Graham av, 50x100. Bush-
wick Co-operative Building and Loan Assoc agt
Thos R Sheffield; att'ys, Judge & Durack.
Jefferson av, s s, 230 e Bedford av, 80x100.
Charles Lewis agt Wm L Beers; att'y, R M
Bruno.
Montrose av, n s, 100 w Leonard st, 25x100.
Starr st, s s, 225 s w Hamburg av, 25x100.
Annie Sauer agt Louis Mehling; partition; att'ys,
Magner & Hughes.
Adelphi st, e s, 208 n Atlantic av, 50x100. Adolf
Suess admr Minnie Suess agt Francesco Teped-
ino; att'ys, Kudlich & Finck.
Fulton st, s s, 300 e Rockaway av, 40x100. Wm H
Scott agt Ellen Terahin; att'y, Bolton Hall.

JANUARY 3.

17th st, Nos 197 and 199. n s, 97.10 e 4th av, 50
x100.
4th av, No 650, w s, 25 n 19th st, 44x60.
Constantia A P Scott agt James Scott; action to
admeasure dower; att'ys, Wray & Pilsbury.
St Marks av, s w cor Albany av, 100x100. Richard
Goodwin agt Chas T Gregory; att'y, Frederick
Cobb.
Nassau st, n s, 180 e Gold st, 20x107.1. Kath A
Carl agt Mary A Conway; att'y, Joseph M
Greenwood.
Richmond st, w s, 894 s The Brooklyn and Jamaica
turnpike road, 25x150. Serena L Spader agt
Amelia E Duffin; att'y, Wm F Wyckoff.
Quincy st, s s, 91 w Clason av, runs w 34.4 x s 90
x e 40.4 x s 10 x e 85 to Clason av, x n 56.3 x w
74 x s 18.9 x w 17 x n 62.6. Francis E Dana
agt Rope & Co; att'y, Freeman Clarkson.
East 93d st, n e s, at intersection of line of Henry
L Schmeelk, 50x100, Flatlands. Joshua Staf-
ford agt Catharine Van Houten; att'y, John Z
Lott.
Hancock st, n s, 156.3 e Lewis av, 18.5x100.
Oliver B Van Beuren agt Matthias McDermott;
att'y, Booram & Co.
Scholes st, n s, 75 w Lorimer st, 25x100. Babette
H Hayman agt Magdalena Koll; att'ys, Hayman
& Rosenthal.
Rochester av, w s, 18 s Herkimer st, 18x74. Geo
A Simon and ano trustees Adam Simon agt Mary
Lawson; att'y, Thos C Ennever.

JANUARY 4.

McDougal st, w s, 166.8 e Hopkinson av, 16.8x
100.
McDougal st, n s, 183.4 e Hopkinson av, 16.8x
100.
McDougal st, n s, 150 e Hopkinson av, 16.8x
100.
Henry N Meeker agt Chas J Bough; att's, S M &
D E Meeker.
Quincy st, s s, 91 w Clason av, runs w 34.4 x s 90 x
e 40.4 x s 10 x e 85 to Clason av, x n 56.3 x w 74
x s 18.9 x w 17 x n 62.6. Francis E Dana agt
Rope & Co; att'y, Freeman Clarkson.
Scholes st, n s, 100 w Humboldt st, 25x100. Jo-
seph Leopold agt Emma Pinkus; att'y, Fernando
Solinger.
Lots 17 and 18 block A map Zabriskie homestead,
Flatbush. The Park pl Commercial Co agt Austin
S Inskip; att'y, H P K Peck.
Lots 251 and 252 block A same map. Same agt
same; same att'y.
Lots 25 and 26 block A same map. Same agt same;
same att'y.
Lots 21 and 22 block A same map. Same agt same;
same att'y.
Knickerbocker av, n e s, 100 n w Schaeffer st, 100
x100. Frederic W Grau agt Katie Baumann;
action for specific performance; att'y, Frederic
W Grau, in person.
9th st, n s, 125 e Court st, 15x100. Joseph L
Berg and ano exrs Emanuel Dormitzer agt Evert
Bergen; att'ys, Hirsch & Rasquin.

JANUARY 5.

Macon st, s s, 137 w Patchen av, 19x100. Peter
Donald agt Edith M J Atkinson; att'ys, Stitt &
Phillips.

Macon st, s s, 150 e Patchen av, 19x100. Same
agt same; same att'ys.
Rockaway av, e s, 94.6 n Dean st, 17.4x100. Rich'd
S Williams and ano trustees Mary J Williams agt
Angelo Cehlo; att'y, Joseph M Greenwood.
Pacific st, n s, 107.10 e Schenectady av, 18.6x100.
Phillip L Balz, Jr, agt Louis A Kruse; att'y, P L
Balz, Jr, in person.
Herkimer st, n e cor Hopkinson av, 30x100.
Charles Griffen et al trustees Samuel Willets agt
Edwin C Wilcox; att'y, Wilson M Powell.
Broadway, s w s, 46.11 s e Madison st, runs s w
55 x s w 33.1 x e 18.1 x s 4.9 x n e 80.4 to Broad-
way, x n w 28. Clarence M Nelson agt Robt L
Moore; att'y, John R Kuhn.
McDonough st, s s, 215 e Stuyvesant av, 60x100.
Same agt Luke Kenny; same att'y.
2d st, n s, 215 w 6th av, 18x100. Jacob Corlies
exr Eliza L Merritt agt Charles Hagedorn; att'y,
Wilson M Powell.

CHATELS.

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

DECEMBER 28 TO JANUARY 3—INCLUSIVE.

SALOON AND RESTAURANT FIXTURES.

Baker, P. 535 Flushing av...M Seitz. \$1,000
Baxter & Co. Court st, n w cor Sackett st...
Wiggins & Co. Billiard Tables. 1,500
Becker, A. 681 De Kalb av...H Elias, Jr. 500
Borgio, J. 484 Adelphi...India Wharf B Co. 350
Bullinger, F. 1087 Grand...J G Grauer. 2,000
Christner, C. 19 Bushwick av...Josephine
Christner. 700
Campbell, M. 407 Court...Long Island
Brewery. 400
Connelly, G T. Meeker av, cor Graham av
...H Koehler & Co. 85
Cooney, J. 22 Brooklyn av...Claus Lipsius
B Co. (R) 700
Cruice, J. 258 Tillary...Claus Lipsius B Co. (R) 500
Emmerich, N. 28 Graham av...C Frese. (R) 800
Faella, A. 245 Johnson av...M Seitz. 700
Files, G. 244 York...M Seitz. 698
Freundenberger, D E. 192 Nassau av...P
Doelger. 1,000
Gramm, H. 342 North 2d...Claus Lipsius
B Co. 500
Grundgeyer, F. 332 Stagg...Claus Lipsius
B Co. (R) 1,300
Hupp, C. 43 Lorimer...Burger B Co. (R) 1,000
Hegny, Karoline. 700 Evergreen av...Ober-
meyer & L. (R) 800
Kenny, J. 316 South 2d...Claus Lipsius B
Co. (R) 2,000
Lombardi, P and N Le Dunne. 20 Carroll...
Claus Lipsius B Co. 700
Mayforth, V. 454 Graham av...Obermeyer
& L. (R) 1,400
Muller, A. 134 Wyckoff av...Claus Lipsius
B Co. 500
Mugnio, A and F Tepedino. 475 Adelphi...
Claus Lipsius B Co. (R) 350
Nicol, C. 97 Court...R Rothschild's Sons
Co. 1,600
O'Hara, W H. 509 Graham av...P Weid-
mann B Co. 900
Oppel, A. 76 Evergreen av...Claus Lipsius
B Co. (R) 801
O'Shea, J. 152 Meserole...Obermeyer & L.
(R) 1,500
Quain, J, Jr. 19th...Obermeyer & L. (R) 1,000
Rathkamp, A. 1464 Broadway...Claus
Lipsius B Co. 1,970
Reymers, E H. 332 Ewen...J Eppig. (R) 700
Riehl, J. 83 Union av...J Kress B Co. 1,000
Riedmann, J. 171 Wyckoff av...J Eppig.
(R) 575
Root, C A. 1766 Fulton...M Seitz. 1,441
Rosenblum, A. 616 Flushing av...North
American B Co. (R) 500
Schechtel Bros. Belmont av, n w cor Wat-
kins st...H B Scharmann. 1,500
Schnetzler, J. 121 Evergreen av...North
American B Co. 600
Stegmann, J. 201 Montrose av...North
American B Co. 800
Swift & Baldwin. 15 Main...W Ulmer. (R) 1,450
Stelter, L. 93 Tillary...Rubsam & H B Co.
(R) 750
Schechtel, J. 375 Rockaway av...Amalia
Schechtel. 575
Seedorf, N C. 513 5th av...P Ballantine &
Sons. (R) 2,000
Simmons, F L. 167 3d av...P Ballantine &
Sons. 1,000
Waldeier, A. 270 North 2d...G Ringler &
Co. (R) 1,169
Waldeier, J A and Alex. 270 North 2d...G
Ringler & Co. 1,250
Walter, G. Liberty av, s w cor Shepherd av
...W H Frank Brewing Co. 800
Wiekler, W. 413 Evergreen av...C Frese. (R) 180

HOUSEHOLD FURNITURE.

Anderson, Charlotte. 325 Fulton...Brook-
lyn F Co. 239
Blake, Caroline. 98 Meserole...W R Willis. 115
Burfeind, G. 1128 Fulton...Mullins & Sons. 111
Bauman, G & Co. 54 Graham av...P Stro-
bel & Sons. 275
Brennan, Margt. 228 South 4th...J S For-
gotson. 100
Brennan, M. 152 4th av...Brooklyn F Co.,
407
Calkins, Alice. 654 1/2 Baltic...Wheelock &
Co. Piano. (R) 32
Campbell, F G. Flatlands, L I...Cowper-
thwait Co. 281
Carroll, Catherine. 462 Harf...B J Warner.
seures rent
Carhere, Rebecca. 356 Greene av...J A At-
water. Piano. 100
Cochen, E. Bedford av and South 3d st...
B F Tracy. 500
Carey, J. 185 Hamilton...A H Van Horn. 187
Ericson, C. 628 Pacific...Mullins & Sons. 275
Fernandez, Mary. 242 Pearl...Mullins &
Sons. 250
Falkenheim, V B. 13 Ewen...Brooklyn F
Co. 275
Floryn, A. Bath Beach, L I...F H Cordts. 849

Table listing various individuals and their addresses, including Fourth Ward Young Men's Democratic Club, Griffith, N C, Gray, Lillian F, Hart, Annie, Haupt, W, Howard, E, Horton, G E, Hackett, M K, Harkness, A G, Hemsley, Minnie, Howes, J, Howland, H I, Hughes, Mary, Hunt, Lillie M, Johnson, Mrs, Jordan, J, Keegan, Mary, Kloppenburg, H, Korn, Clara A, Koch, Minnie, Latrop, F G, Lynch, P C, Lane, W, Lantieri, G, Menville, Rosina, Madden, D J, Mason, Ellen G, Maul, A W, McCarthy, Mary, Mentz, Lina, O'Neil, J, Pitz, T, Peoples, J E, Rand, A M, Rowland, B, Russell, H M, Santana, F, Southard, M E, Stearns, F A, Sturdevant, Fannie M, Stockwell, Annie C, Tonnlord, A, Teresi, M, Warner, B E, Wellwood, J, Warren, Anna P, Wright, J, Wulp, W.

Table listing individuals and their addresses, including Stein, H, Stewart, Mary A, The Brooklyn and New York Ferry Co, Taylor, R H, Taub, B, Van Clear, J C, Wolff, Herman M, Wrigley, F E, Yung, W.

Table listing individuals and their addresses, including Kessel, Adam to John G Grauer, Koch & Sicardi to Mary Hanley, Same to M Bradshaw, Same to Henry Goetz, Leder, Louis to Fredk C Dilthey, Lee, Robert to Walter Lee, Same to Walter Lee, Lee, Jane to same, Lester, George to Suburban Home Co, Long Island Real Estate Exchange and Invest Co, Lovejoy, Lorenzo, ref, to S E Hebbard, Loventhal, Adolph to Chas S Wallace, Loweth, Catherine to John H Newman, Maddox, Samuel T, McGrory, Mary J et al, Same to same, Mead, A C to Delia O'Brien, Montross, Henry to John W De Mott, Mott, Frances A to Catherine O'Callahan, Muelbe, Ludwig to Hermine Muelbe, Nichols, Effingham to John L Fox, Pearsall, Ella to Henry P Libby, Remsen, Stephen to Wm J Cook, Sappett, Franciska to Joseph W Muller, Schlinglof, John G to Margaret Vieth, Selchow, Elisha G to The Berachah Orphanage, Smith, Kate to Henry A Monfort, Strickland, Geo W et al trustees to John Skillicorn, Swift, Fred J to Oscar Haverbeck, Same to George Kaufmann, Varick, John to Daniel Moore, Walters, Mary et al to Winslow E. Buzby, Whitehorne, Lucy to Henry M Folsom, Ziedler, Martin to Peter Elbe, Ziegler, William to George Graeber, Same to Wm H Chambers Jr, Same to Archibald E Isaacs.

BILLS OF SALE.

Table listing bills of sale, including Betzel, G and B Benjamin, Barret, W J, Crawford, A B, Castoris, A, Dragotta, F, Fahlbusch, W, Fessler, C F, Goetz, J, Hawkins, W B, Hornkohl, H A, Joyce, E, Kuh, J, Mollowitz, M and Minnie Zimmler, Mosesson, B, Risley, A B, Speer, H, Stewart, Mary A, Wood, J, C H Yutter and C Reich.

ASSIGNMENTS OF CHATTEL MORTGAGES.

Table listing assignments of chattel mortgages, including Skilton, J A to H Wright.

MISCELLANEOUS.

Table listing miscellaneous items and addresses, including Adams, A, Bahr, D, Bird, T E, Brooklyn Turn Verein, Cappelli, G, Davenport, Mary E, Elliott, J M, Friedberg, Lena, Goppert, G, Grossman, M, Jr, Hollinger, W and I Israelson, Heim, A E, Herbert, W C, Hinck & Hellwig, Jackson, H L, Jones, M A, Kent, J F, Kleeman, C J, Lauro, P, Le Donne, N, Liebler, T A, Jr, Mayher, T, Meyer, W, Meuri, E and E Grollimund, Minor, Amelia, MacLaurin, A B, Moore, G, Peshet, L, Rauth, P, Ricco, G, Smith, M B, Stofer, S J, Savastano, R, Schroeder, C & Son, Sherman, N and I, Same, 14 Reid.

Queens County Records

CONVEYANCES.

Table listing conveyances for December 23 to 28, including Backus, John E to Alice J Backus, Barstow, Flora to Anna M Warren, Beck, Jacob to Louis Wiedmann, Bell, Abraham to Elmer G Story et al, Bowker, Alfred A to A Davenport, Brown, Danl M to Dennis E Sheehan, Burnett, J R ref, to August Guntzel, Centro, Robt R to Ann Darling, Cox, Mary C to Kate J Reilly, Doughty, Pliny to Mary J Warner, Dunn, Michael and ano exrs to Maria McCarr, Dunton, Fredk W to Joseph E Kind, Duryea, Louis T to William Irvine, Evans, Mary A to Henry E Evans, Fosdick, Lewis L exr to W S Taylor, Gaerth, Chas J to Agnes Horak, Goettler, Stanzie to Pauline Holub, Hartman, Geo N to William Sadlo, Heyen, Alice to Adolph Bausch, Hoffmeier, Conrad to Louisa Brown, Same to same, Holub, Frank to Josef Machovsky, Same to Stanzie Goettler, Horan, Jennie M to Edwin Abrams, Jordan, Geo W to Annie K Wansor.

Table listing conveyances for December 23 to 28, including Pearsall, Ella to Henry P Libby, Remsen, Stephen to Wm J Cook, Sappett, Franciska to Joseph W Muller, Schlinglof, John G to Margaret Vieth, Selchow, Elisha G to The Berachah Orphanage, Smith, Kate to Henry A Monfort, Strickland, Geo W et al trustees to John Skillicorn, Swift, Fred J to Oscar Haverbeck, Same to George Kaufmann, Varick, John to Daniel Moore, Walters, Mary et al to Winslow E. Buzby, Whitehorne, Lucy to Henry M Folsom, Ziedler, Martin to Peter Elbe, Ziegler, William to George Graeber, Same to Wm H Chambers Jr, Same to Archibald E Isaacs.

MORTGAGES.

Table listing mortgages for December 25 to 28, including Adam, Emilie to Kate Orth, Bailey, Sarah to The Millinery Building and Loan Assoc, Bottino, Guiseppo to The East Side Co-operative Building and Loan Assoc, Burk, Harriet to James T Chapman, Carr, Maria M to Michael Dunn et al exrs, Clark, Edgar et al to Robert Waters, Cronin, Ann to Saml P Hinckley, Crouthers, Sarah to Francis Kouwenhoven, Cummsky, William to Edward Beyer, Darnstadt, Elizabeth to Wright Pearsall, De Bean, James to Franklin H Mollineaux.

Front st, n s, 115 e land J Combs, Hempstead. 4 years. 400
 De Mott, John W to Peter C Vandewater. 4 1/2 acres at Woodburgh. 2 years. 1,700
 Same to John B Hartwell. Central av, n w cor Ocean Point av, Hempstead. 1 yr. 500
 Eberhard, Joseph to Justina Mann. Lot 213 map Glendale. 1 year. 200
 Elbe, Peter to Martin Zeidler. Atlantic av, n e s, 100 n w Nurge st, 25x100, Newtown. 5%. 150
 Evans, Henry E to John F Marsden. Remsen av, w s, 1,592 n McNeil av, 50x100, Far Rockaway. 2 years. 1,500
 Farrell, John to Arthur Van De Water. West Grove st, n s, 375 w Lawrence st, 50x100, Flushing. 1 year. 43
 Fertsch, Gustav to William Callister. Fulton st, n s, 100 e Ray st, 50x127, Jamaica. 2 years. 1,000
 Folsom, Henry M to Lucy A Whitehorne. Lots 172 and 174 map Queens, Jamaica. 3 years. 650
 Gerard, William to George Muller, Sr. Lot 95 map L I Real Estate Exchange and Investment Co, Newtown. 3 years. 1,500
 Hayden, Peter to John R Thompson. Hancock st, e s, 275 n Washington av, 25x200, Ravenswood. 1 year. 300
 Jones, Thos R to Ansel L Freeman. Fisk av, Nos 1 and 2, Newtown. 3 years. 750
 Kalfur, Frederick to Amelia Brown. Washington av, s w cor Walnut st, 175x200, Richmond Hills. 3 years. 500
 Kearney, Alice to Riverhead Savings Bank. Jackson av, s w cor 5th st, 46x102, L I City. 1 year. 1,600
 Loughran, Ferdinand to Julie B Payne. 13th st, s s, 240 e Ely av, 22x100, L I City. 5 years. 1,400
 Meinikheim, Frank to Cornelia W Meinikheim. Maiden lane, e s, 118 s North Hempstead plank road, Newtown. 5%. 2,250
 Muller, Joseph to Anna McCoun. Foster's meadow road, w s, adj land P Starke, Jamaica. 2 years. 1,000
 Neumann, Wendelin to Starr Brinckerhoff. Henry st, n e s, 100 s e Liberty av, 50x125. 600
 Nichols, Seaman to Peter Davenport. Ronaque av, e s, 241 s Central av, 100x105, Far Rockaway. 1 year. 600
 O'Callaghan, Catherine to Francis A Mott. Lots 51 and 52 map estate M Smith, Hempstead. 6,300
 O'Sullivan, Patrick to Dean Alvord. Boulevard pl, s w cor Walling st. 2 years. 1,000
 Pettit, George to Richd W Poole. 3 acres at Hicks Neck. 1 year. 75
 Powers, James to Joseph B Titus. Lots 260-263 map Rose property, Roslyn. 2 years. 1,500
 Roe, Ida to Geo A Brandreth. Kane av, e s, adj land T F Jones, Rockaway Beach. 5%. 1,500
 Seiter, Henry to Jacob Seiter. Lots 235 and 236 map Holliswood, Jamaica. 1 year, 5%. 75
 Sheldon, Edgar to Obed Wheeler. 13th st, s w cor 8th av, 50x100, College Point. 5 years, 5%. 1,500
 Smith, Mitchell W to Geo W Bergen. Highway, w s, adj land L C Nichols, Freeport. 2 years. 300
 Stevens, Frances to Sophia Olsen. Lots 1-14 block 48, lots 3-32 block 49 and lots 9-14 block 47 map N Y Exchange and Invest Co, Hicksville. 550
 St Monica's Roman Catholic Church to Brooklyn Savings Bank. Lots 133-137 and 25-28 map Hunting and Fleet, Jamaica. 1 year, 5%. 32,000
 Taylor, W S to Anglo-American Savings and Loan Assoc. Minnesota av, s e cor Wyoming av, 50x100, Jamaica. Installs, 5%. 2,500
 Thoma, Margaretta to Franziska Iogna. Summerfield st, w s, 331 s Wyckoff av, 25x100, Newtown. 3 years. 1,000
 Titus, Mamie to Edna de Jotemps. Jerusalem av, s s, adj estate J K Boyd, Hempstead. 2 years. 700
 Wallace, Chas L to Adolph Lowenthal. Merrick and Jamaica plank road, s s, 50 w Earle av, Hempstead. 2 years, 5%. 1,000
 Warl, Margt T to A V Gearson. Vernon av, w s, 1,200 n Webster av, L I City. 475
 Warren, Anna to Flora M Barstow. Colden av, s w cor Cherry st, 100x200, Flushing. 2 years. 2,000
 Wheeler, Eustace to Wm O'Reilly. 5 acres at Hempstead. 1 year. 1,500

ASSIGNMENT OF MORTGAGES.

Craft, Cornelia to Wm H Statesir. 1,500
 Fosdick, Lewis L et al exrs to Charles Donohue. 7,750
 Fosdick, Lewis L exr to Saml P Hinckley. 3,000
 Healy, John J to Edmund J Healy. 2,100
 Holub, Frank to Josef Machoosky. 750
 Jones, Wm F to Mary E Johnson. 2,500
 Ketcham, Oakley to Sarah D Ketcham. 1,000
 Man, Mary E to A W Man trustee. 2,593
 McKibben, Elizabeth to Lillie B Cornish. 1
 Speyrer, Michael to Louis Heilbrunn. 600
 Watson, Sarah to Alice Kearney. 500

JUDGMENTS.

Dec and Jan.
 27 Bowes, Patrick and Margaret—Max Stiner. 253 06
 27 Boyle, Clara and Thos R—Rachel Isaacs. 121 83

28 Crummey, Patrick—Peter Barlow. 254 36
 28 Cohn, Fannie—Morris B Edinger. 168 68
 2 Colligan, George—I C Loudell. 337 40
 27 Darling, Joseph A—M A Rapylea. 203 50
 28 Dodd, Charles—John Willi. 26 32
 29 Darling, John A—Garret L Hardy. 106 54
 27 Ennever, Robert—Andrew Kammerer. 112 90
 29 the same—Louis Craft. 892 14
 29 the same—George Mullen. 267 14
 29 the same—Otto Huber. 517 14
 29 the same—Chas M Gater. 217 14
 29 the same—Urban Kneer. 173 04
 30 the same—Joseph Beck & Co. 153 82
 2 Gleason, John—I C Loudell. 337 40
 27 Hopkins, Joseph—W Kenyon. 763 82
 28 Hatch, Alfrederick — Howard Smith. 468,219 09
 2 Heyen, John P—James T Hoile. 25 00
 27 Koch, Henry—Frederick Krotentailor. 413 94
 28 Konrad, Thomas—John Van Nost-rand. 72 22
 30 Mills, Peter C—Adolph Sussman. 1,865 55
 2 McAtamney, Patk R—David M Koehler. 91 33
 28 Peck, Edw M—John A Patton. 128 60
 27 Spedick, Henry and Charles—R Sickels. 125 69
 28 Sault, Mary A—William Neely. 142 70
 28 Strong, John and Robert—W Meier. 106 25
 29 Steinker, August—S M Alexander. 93 23
 29 Scripture, Charles—D Hahnenfeld. 188 55
 28 Salomon, Jonas—David Mayer. 6,532 22
 29 Thomas, Gussie—Howard S Jafray. 119 21
 28 Watter, Augustus P—Saml W Force. 317 44
 29 Wolf, Emanuel—David Mayer. 6,532 22
 30 Wiggert, John W—I C Hendrickson. 201 88
 2 Wright, David—Danl S Jones. 49 43

MECHANICS' LIENS.

Dec.
 27 Highway, s s, Oyster Bay. John L Hamilton et al agt Arthur D Weeks. 3,518 01
 28 Dosoris lane, e s, Glen Cove. John H Tenbroek agt trustees Calvary African Methodist Episcopal Church. 705 00
 28 Elm st, n s, Newtown. American Patent Portable House Co agt Thomas R Morse. 832 26
 28 Vernon av, s e s, L I City. John A Heine agt Edward Goeb. 26 60
 28 Same property. John Reisbeck agt same. 36 00
 29 Lots 1447 and 1448 map Ozone Park, Jamaica. Stuart Leslie agt John W Hutton. 16 00
 29 Wyckoff av, cor Atlantic av, Jamaica. J C Hendrickson agt A L Rought. 360 20
 29 Lots 9 and 10 map Brooklyn Hills, Jamaica. The Bradley-Currier Co agt C C Smith and ano. 135 00
 29 Clinton st, e s, Corona. American Patent Portable House Co agt C Burger. 46 39

Suffolk County Records

CONVEYANCES.

DEC. 26 TO 30—INCLUSIVE.

Bland, George to John F Terry and ano. Lot n s Academy st, Patchogue. \$1,350
 Brown, Wm F to Geo W Davis. Lot w s 4th st, Greenport. 2
 Byrne, John F to I May Shepperd. 2 lots, each 25x100, at Avonmore Park, Ronkonkoma. 20
 Carman, Addie to Bessie S White. 4-5 acre n s highway, St James. 1
 Chitty, John to Frederick Ewers. Lot n s Country road, East Islip. 300
 Cooley, Jacob to Charles Mason. Lot, 100x100, at Provostville, Islip. 25
 Collins, John G to Hattie M Collins. Lot s s highway, East Hampton. 1
 Colyer, Chas E to Edw S Ireland. 1 acre — s highway, Melville. 1
 Eldridge, Lizzie A to Julius N Burr. 1 acre e s highway, Kings Park. 50
 Engell, Joseph G to Malvene Engell. Lot, 100x100, at Bellport. 100
 Erickson, Alexander to Joseph B Swezey. Lot s s Swezey av, Patchogue. 1
 Flanagan, William to Saml W Maguire. 3 lots, each 25x100, near Wyandance. 55
 Fleet, Sarah to Gilbert Fleet. 1/2 acre n s highway, Red Creek, Southampton. 1
 Fithian, Ella G to Belle A Tillinghast and ano. Lot n s Bayview av, Sag Harbor. 1
 Gay, James to James E Gay and ano. 2 4-5 acres — s highway, East Hampton. 1
 Gardiner, Eliz P to Henry Nicking. 6 lots cor Bellview av and Lafayette pl, Bellport. 225
 Gray, William to Mary J Gray. 16 acres w s highway, Setauket. 1
 Griffing, Polly and ano to Orville B Ack-erly. 304 acres — s highway, Islip. 1
 Hamilton, Harry to Laeteano Lapente and ano. 2 lots, each 25x100, near Bellport. 130
 Hallock, B Franklin to Frank L Overton. 24 acres s s Country road, Lake Grove. 100
 Hermann, Frank to Julius Kaiser. 4 lots w s Bellview av, Bellport. 1
 Kaplan, Nathan to Edw M Bloodgood. 30 acres s s railroad, Lakeland, Islip. 1

Same to Joseph H Doud and ano. 43 acres s s highway, near Farmingdale. 4,500
 Keith, Ella C to J Albert Smith. 400 acres s s Rock road, Southampton. 1
 Magee, John J to Sylvanus G Squires. Lot w s Blank lane, Water Mill. 10
 Maran, William to John J Magee. 38 acres w s Blank lane, Water Mill. 10
 Muncey, Jesse E et al to Malcolm W Ford. 4 acres e s Great East Neck, Babylon. 250
 Muncey, Saml E to Edw H Muncey. 3 acres w s highway, Babylon. 1
 Nagle, Martin to Alexander Kennedy. Lot, 25x100, at Edgewood, Islip. 150
 Nicking, Henry to Julius Kaiser. 6 lots, cor Bellview av and Lafayette pl, Bellport. 250
 Oakley, Andrew to Nathaniel Ketcham. Lot n s highway, Huntington. 50
 Payne, Samuel to Susanna C Payne. 20 acres s s railroad, Jamesport. 800
 Platt, Caroline extrx to Lizzie G Darling. 2 lots — s highway, Kings Park. 1
 Richters, John F to Rufus E Leavitt. 55 lots, each 25x100, at North Moriches. 1
 Robinson, David to Jerusha Robinson. Lot e s highway, Centre Moriches. 1
 Sanger, Eugene B et al to Electa Benedict. 2 acres n s highway, Southampton. 1
 Sinclair, Emma S to Thos J Smith. 55 acres n s Yaphank road, near Coram. 50
 Smith, John Roe et al to Chas M Woodruff. Lot cor Country road and Woodruff av, Bellport. 600
 Squires, Sylvanus G to John J Magee. 1 acre — s highway, Water Mill. 10
 Swezey, Joseph B to Edw F Taber. Lot s s Swezey av, Patchogue. 1
 Taber, Edw F to Alexander Erickson. Lot cor Swezey av and River Court, Patchogue. 1
 Tuttle, Marcus F et al to Wm H Tuttle. 3 acres — s highway, Eastport. 1
 Waterman, Julia F to Geo E Jennings. Lot cor 3d av and 4th st, Brentwood. 1
 Woodruff, Chas M to Bellport Hook and Ladder Co. Lot cor Country road and Woodruff av, Bellport. 600
 Woodhull, Margt F to James J Benson. 65 acres s s highway, Smithtown. 1
 Young, Washington J to Chas M Bellows. Lot cor Main and 3d sts, Jamesport. 30

MORTGAGES.

Adams, Geo E to W H Wards. 30 lots, each 25x100, at North Moriches. 2 years. 1,200
 Bailey, Chas G to Southold Savings Bank. Lot s s North st, Greenport. 1 year, 5%. 600
 Bedell, Mary E to Erastus D Benedict. 1 acre w s highway, Sayville. 5 years. 562
 Same to Geo W Palmer et al exrs. 1 acre w s highway, Sayville. 5 years. 2,500
 Blacker, Frank E to Fredk G Schlemmer. 1/2 acre e s 5th av, Brentwood. 3 years. 600
 Bland, George to John F Terry and ano. Lot s s Croquet av, Patchogue. 1,090
 Bostock, John to Penelope E Bostock. 16 acres n s highway, Smithtown. 10 years, 3%. 750
 Brookhaven Rubber Co to Knickerbocker Trust Co. Property known as rubber factory, Setauket. 5%. 181,000
 Burrows, Robt H to Geo H Chapman. Lot n s highway, Fishers Island. 5%. 800
 Cann, Hy to Otto Thams and ano. Lot e s Cherry st, West Sayville. 3 years, 6%. 600
 Cooper, James B to John W Smith. 3 acres w s Cooper st, Babylon. 2 years. 2,704
 Erickson, Alexander to Howard S Nevins. Lot cor Swezey av and River court, Patchogue. 3 years. 1,500
 Gilbert, Mary to Gustav Sefer. Lot, 100x100, near Bellport. 5%. 125
 Jennings, Geo E to Julia F Waterman. Lot cor Lincoln and Grant avs, Brentwood. 2,836
 Malder, Leopold to Cora Stark. 28 acres w s highway, Baiting Hollow. 5%. 350
 Nelson, Emily F to Riverhead Savings Bank. 9 acres w s highway, Southampton. 3 years. 4,000
 Raynor, Maggie De F to Riverhead Savings Bank. Lot e s Potunk st, West Hampton Beach. 3 years. 1,400
 Reeve, Herbert M to Geo T Osborn. 60 acres s s highway, East Moriches. 3 years. 675
 Skinner, John W to Edwin Bailey et al. Lot w s Short Neck road, Patchogue. 1 year. 646
 Smith, Edw M to Singer Mfg Co. 12 acres e s highway, East Hampton. 500
 Swezey, Gilson G to Nathl O Swezey. Lot s s Main road, East Patchogue. 1 year, 1,000
 Strong, Walter R to Alma J Terry. Lot n s Ireland pl, Amityville. 1 year. 250
 Tooker, Wm W to Ann M Parsons and ano. Lot on Hampton st, East Hampton. 5%. 3,000
 Watkins, Clarence S to Charles Ryder. Lot n s Bell av, Bellport. 500
 Woodhull, Chas H to Howard S Nevins. Lot s s Main st, Patchogue. 3 years. 2,500

ASSIGNMENT OF MORTGAGES.

Dan Talmage's Sons to Annie E Vaill. 4,000
 Downs, Nathan A to J F Southmayd. 3,500

SATISFACTION OF MORTGAGES.

Bailey, Agnes B to Sarah J Papendick. 600
 Benedict, Erastus D to Mary E Bedell. 562
 Brown, Henry F to Ellen Bedell. 1,225
 Same to same. 950
 Carman, Arington H to Richard Swezey, 175

Fanning, James H to Emily F Nelson.	1,500
Gillette, Chas Z to Chas H Woodhull.	2,000
Montgomery Auction and Com Co to Madeline Pierce.	3,092
Overton, Chas E to Julia Ducey.	1,250
Parsons, Ann M to Wm W Tooker.	2,000
Scott, John to Wm H Post.	2,000
Tuthill, Benjamin to George Rowland.	350
Waterman, I Lloyd to Geo E Jennings.	—
Young, John D to Maggie de F Raynor.	500

JUDGMENTS.

Dec.	
27 Brush, Benj B and ano—Fredk E Fanning.	63 66
28 Conover, Daniel D—Katherine F Chesebrough.	128 89
30 Canda, John M et al—Wm T Cobb et al.	1,109 19
30 the same—the same.	1,039 53
26 Floyd, Lydia S—Wm E T Smith et al.	109 32
27 Hotchkiss, Georgiana I—Harry F Woodsworth.	12,287 41
28 Hatch, Alfredrick S—Howard Smith et al.	468,219 09
26 Kaller, Annie S—Chas B Smith and ano.	505 87
27 King, William and ano—Lydia Sulzer.	2,258 01
27 Kreck, Magdalena—Jacobina Seyfert.	252 45
28 Kendrick, David N—John J Bartlett.	122 12
28 Lee, Everett and ano—Fredk E Fanning.	61 62
28 Lyons, Henry—Edward White.	120 38
27 Nugent, Geo W and ano—Moses T Campbell.	26 33
27 Raynor, Mary C—Danl M Corwin and ano.	29 49
28 Silsbe, Olivia—Barna King.	26 29
26 Velsor, Winfield S—Wm C Gray.	89 84
26 Youngs, David E—Union Stove Works.	179 24

SATISFACTION OF JUDGMENTS.

Dec.	
27 Ackerly, Clifford B exr—J Henry Perkins, County Treasurer. Dec 18, 1893.	71 27
29 Bedell, Mary E—Woodhull N Raynor. March 17, 1887.	200 25
28 Downs, Fred S—Alfred A Tuthill. May 31, 1893.	46 28

MECHANICS' LIENS.

Dec.	
26 Lot e s highway, Huntington. Frederick Booss agt The Standard Gas and Electric Light Co; material.	1,600 00
27 Lot s s Main st, Bay Shore. John Wills agt Georgie A Willis and ano.	56 25

LIS PENDENS.

Dec.	
35 lots, each 25x100, at Wellwood. Chas M Rex agt Margarette E Smith et al; foreclose mort \$1,000; att'y, Carlton Pierce.	29
5 acres on Country road, Islip. Jesse N Seaman agt Mary H Carr; foreclose mort \$1,000; att'y, Wm G Nicoll.	29

BUILDING MATERIAL MARKET. NEW YORK.

BRICKS.—Conditions do not change in any important particular. Supplies are plenty and demand is light, but the line of value stands right up to the former level, and it may be proper to call it a steady market. It would, however, be much healthier were the natural run of trade acting as a support, instead of the combination of manufacturers who have fixed an arbitrary schedule valuation at \$5.75@6. Since our last some North River stock has sold at a fraction below those figures, but in doing so gradually cleared up the outside lots, and left only such supply as could be controlled by orders from headquarters. Some few offerings of Jerseys are making, but sellers naturally harden their views on value for anything that is at all useful. Arrivals from the river have been diminishing somewhat, but no greater quantity was needed, as the average accumulation here, including the tied up and covered lots, has been from eighty-five to one hundred barge loads, say 20,000,000 to 25,000,000, and in the face of the very indifferent demand it makes

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quite a nice little bunch of brick. So far as can be learned, new work is almost unheard of at the moment, and it looks as though operators would be held off until well toward spring, wherever it can be found possible to do so.

LATH.—Indications of last week have been verified and the market is a fraction easier. Arrivals down to present writing have not become excessive, yet there were quite as many of them as the market required, with some surplus, and the advantage went to the buyer with sales at from \$2.10 down to \$2 per M, and the close was not over firm. It looks as though sellers were meeting with some disappointment in their calculations upon the anxiety of dealers, and had a slight fear of rather fuller supplies than can be comfortably handled unless the interest of buyers increases.

LIME.—There is nothing new, and what is called a market is only worthy of notice for purpose of maintaining the sequence of record. Eastern product, with the exceptions previously noted, remains under control, comes along slowly and can only be reached at the rates fixed by the combine, and while outside makes can, if so determined, be sold at a shading, there seems no policy in cutting now. It is simply a well-held position, with light demand, balanced by light offerings.

LUMBER.—The situation of the old time artisan endeavoring to make bricks without straw can be appreciated by any one attempting to frame up a lumber report. There are occasional scraps of information regarding trading accomplished, but nothing of a cohesive character to bring together a solid general market, and altogether it is a nominal condition of affairs with both buyers and sellers standing off awaiting developments. As we have before suggested there is a feeling that possibly and even probably matters have passed their worst stage and that any change in the future must be for the better, but it would be both foolish and untruthful to claim that such change has as yet shown itself. Cautious methods have become too deeply rooted in the policy of both buyers and sellers to lead to any hasty movements, especially as it is felt that some financial contingencies have not yet become fully settled, and there is no doubt that the proposed tariff measures must remain as an unsettling factor until a final decision regarding the duty is reached. So far as trade has been accomplished in the way of distribution from yard, dealers are probably holding about former advantages. That does not exactly mean a positively steady tone because no such condition exists and every deal is priced according to its merits, but buyers secure no greater favors than they did two or three weeks ago and manifest no disposition to ask them. To meet the current outlet the supply does well enough just now, but there are no discoveries of unexpected accumulations in any of the

yards and practically no important additions except a few arrivals coastwise in execution of old orders.

Reports of bulk lot business are now and then heard, and naturally almost entirely upon special orders for yellow pine and spruce, or such standards as box and shipping boards, although regarding the latter exporters are not finding the encouragement they had hoped for. The matter of prices agreed upon is as a rule found to be a very well kept secret, but as both buyers and sellers look wise and assume a tone apparently intended to indicate that they obtained some advantage it would seem fair to infer that prices have probably really undergone no change at all. Probably yellow pine is the weakest and most uncertain grade on the list, and there are intimations of a few cases of extremely low figures. White pins has steady indications, and most advices from primal points report winter stock as very well held. Recently published figures show that the Tonawanda movement last year embraced 30,000,000 feet lumber shipped by rail, and 216,117,000 feet by canal to Eastern destinations, and that quantity was taken from receipts of 460,605,000 feet, or about 66,000,000 feet less than previous year. There are said to be several very good-sized special bills on the market for spruce, but as the winter-working mill men have fair engagements in hand they are a little slow about negotiating. Poplar is said to be available to a considerable extent below the list rate for bulk parcels, but sellers asking pretty full figures for car lots. Hardwoods generally remain quiet at the moment and without special feature beyond reports from primal sources indicating a strong determination on part of both manufacturers and dealers at principal trading centres to make a stand for steady rates.

METALS.—COPPER—Ingot has been more or less unsettled and lacking the general strength of tone hoped for, through the formation of a combine intended to reduce the production and minimize the offerings. Outside lots have come upon the market with a considerable degree of frequency, and were offered at a shading from what has generally been looked upon as the regular rate. On the average range of valuation we quote at 10.20@10.5c for Lake and 9.8@9.7c for casting brands. Manufactured copper has found fair sale, including some contracts for delivery along during the new year, but the business is not up to an ordinary mark, and buyers show an adhesion to the common cautious commercial policy of the times. We quote as follows: Sheet, not above 30x72 in., 16 oz. and over, 22c; do. 12 to 16 oz., 23c; do. 12 to 14 oz., 24c; do. 10 to 12 oz., 25c; do. 8 to 10 oz., 28c; do. under 8 oz., 30c. Sheets longer than 72 inches add 1c. for 12@14 oz., 2c. for 10@12 oz. and 3c. for 8@10 oz. Sheets not above 36x96 in., 16 oz. and over 22c; do. 14 to 16 oz., 24c; do. 12 to 14 oz., 26c; do. 10 to 12 oz., 30c; do. 8 to 10 oz., 33c. Sheets longer than 96 inches 22c. for over 32 oz. and add 1c. for 16 to 32 oz.; 1c. 14 to 16 oz.; 1c. 12 to 14 oz.; 1c. for 10 to 12 oz., and 2c. for 8 to 10 oz. Sheets, not above 48x96, 32 to 64 oz., 22c; do. 16 to 32 oz., 24c; do. 14 to 16 oz., 26c; do. 12 to 14 oz., 28c; do. 10 to 12 oz., 32c. Sheets wider than 48x96 and longer, 22@27c. for 32 to 64 oz.; 25@28c. for 16 to 32 oz.; 27@29c. for 14 to 16 oz. and 29@34c. for 12 to 14 oz. All bath tub sheets, per lb., 16 oz., 26c; 14 oz., 26c; 12 oz., 27c., and 10 oz. and lighter, 29@32c. Bolt copper, 3/8 inch diameter and over, 22c. Circles,



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segments and pattern sheets, 60 diameter and less, 3c. above price of sheets of same thickness; circles, 60 to 96 do do, 4c. do; circles, 96 do and over, 5c. do. Cold or hard rolled copper, 1@2c. per lb. above the foregoing prices. Copper bottoms, 26@32c. per lb. IRON—American pig has changed in no important particular, a regular sort of demand prevailing, at times running up a little fuller proportions in order to make sure of certain favorite brands, but nothing of a speculative tendency showing itself, and with ample offerings former rates being readily accepted. On common grades there is now and then a shading. We quote at \$14.00@14.50 per ton for No. 1 X foundry; \$13.00@13.50 for No. 2 X do., and \$11.50@12.50 for Gray Forge. Old material does not secure much attention, and the moderate amount of business that can be brought to a culmination is successful only when sellers have consented to comparatively low rates. Supplies are believed to be much larger than openly offered. We quote at \$12.00@13.50 for old iron rails; \$10.00@11.50 for No. 1 wrought scrap; \$11.50@12.50 for cast scrap; \$12.50@13.00 for old car wheels, and \$6.50@10.00 for borings, stove plate, etc. Manufactured iron and steel retained uncertain features. There are evidences that a number of lines of custom would not be unwilling to enter upon negotiations for special makes in way of structural assortments, yet hesitate to do so under financial uncertainty prevailing, and the majority of manufacturers have fewer orders booked than common at the time of the year. Valuations are nominally unchanged, and appear to gain no strength. We quote Beams up to 15-inch, 1.75@2c.; 20-inch, 2.10@2.25c. for round lots; Angles, 1.75@1.90c.; Universal Mill Plates, 1.70@1.90c.; Tees, 2@2.15c.; Channels, 1.80@2c. on dock. Steel plates are 1.65@1.90c. for Tank; 1.90@2.10c. for Shell; 2@2.15c. for Flange, and 2.50@2.80c. for Fire Box, on dock; Refined Bars are 1.60@1.90c. on dock, and Common, 1.45@1.60c. Steel rails seem to be considered in a steady position, and the rate settled upon under the newly formed combination are quite generally adhered to. Demand, however, is limited and uncertain for both repairs and new work, and so far as made public no important contracts have of late been perfected. We quote standard sections \$24@25 per ton at mill, with usual advances for delivery at tide water. Pig lead on natural demand does not find much attention and buyers who would handle any considerable quantity of stock, it is suspected, could obtain comparatively easy terms. There is, however, a speculative element doing considerable missionary work in the effort to support the market and which now and then names some pretty full figures for valuation. We quote at 3.20@3.30c. per lb. The manufactures of lead are quoted at 6¼c. for Pipe, 7c. for Sheet, 15c. for Tin-lined Pipe, and 37½c. for Block Tin Pipe. Pig Tin has found less than the ordinary speculative attention and for purposes of actual consumption the quantity of stock handled is exceedingly small, operators generally being influenced into caution by the uncertainties regarding tariff legislation. Valuation basis has been somewhat uncertain with a tendency in favor of buyers. We quote at about 20.60@20.65c. for round lots, and 20¾@21c. for jobbing parcels. Tin plate meets with much less attention for future delivery than usual at this season of the year, notwithstanding the comparatively low basis at which goods could be placed, and the amounts taken for immediate use are also small and unimportant. Supplies available are quite equal to all wants, with holders generally willing to sell. We quote as follows: I. C. Charcoal, Melyn grade, \$6.35@6.37½; Charcoal, Melyn grade crosses, \$7.87½; I. C. Charcoal, Allaway grade, \$5.60@5.62½; Allaway grade crosses, \$6.75; Charcoal terne, M. F. grade, 14x20, \$7.37½@7.40; M. F. grade, 20x28, \$14.75@14.80; Worcester, 14x20, \$5.70@5.75; Worcester, 20x28, \$11.35@11.40; Dean grade, 14x20, \$5.35@5.37½; Dean grade, 20x28, \$10.50@10.60; D. R. D. grade, 14x20, \$5.15@5.20; D. R. D. grade, 20x28, \$10.10@10.12½; I. C. Coke, Penlan grade, \$—@—; J. B. grade, 14x20, \$5.30@5.35; I. C. Bessemer steel, squares, \$5.60@— basis; I. C. Siemens steel, squares \$5.65@— basis. Spelter sells moderately and slowly, notwithstanding pretty easy rates and the market evidently is of an unsatisfactory character. Western operators seem more anxious to realize than those who control the supply in this locality. We quote \$3.55@3¾c. for Common Western, according to brand.

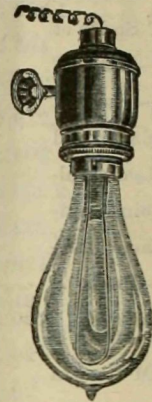
NAILS.—General business does not improve. Cut nails meet with simply a demand of necessity, which is exceedingly unsatisfactory to manufacturers, and some of them would probably shade even present low rates to secure fuller orders from desirable custom. Wire nails are also dull for present delivery, but there are occasional re-

ports of contracts making for the future upon the attraction of exceeding cheapness of goods. We quote Cut at \$1.00@1.05 per keg for car lots and \$1.20@1.25 per keg for parcels from store for iron, and add 3c. per keg for steel; Wire, \$1.20@1.30 for car lots, and \$1.60@1.65 from store.

PAINTS, OILS, ETC.—Some business is going on in the way of perfecting contracts for staple goods upon basis of about ruling rates, and some engagements for quantity have been made with price subject to later decision as the only basis upon which buyers would negotiate. Still the general market does not show anything like the volume of trade and the interest among customers common at this season and there is a great deal of uncertainty about the chances. Manufacturers, therefore, still deem it quite judicious to move slowly in the matter of production, and the output of the various specialties being curtailed, demand for base materials naturally run in correspondingly narrow channels. Prices range much the same as for some time past, but quotations are only nominal. Corroders' quotations stand as follows: Lead in oil in kegs and dry lead in kegs in lots of less than 500 lbs., 7¼c. net; in lots of 500 lbs. to 5 tons at one purchase, 6¾c.; 5 tons to 12 tons, one purchase, 6½c.; 12 tons and over, one purchase, 6¼c. Lead in oil in 12½ lb. tin pails, add 1c.; in 25 and 50 lb. tin pails, add ½c.; and in 1 to 5 lb. tin cans, assorted (100 lbs. in case) add 2½c. per lb. to keg price. Terms on lots of 500 lbs. and over, note or acceptance at sixty days, or 2½ per cent discount will be allowed for cash paid within fifteen days of invoice date. To make either of the above required quantities any assortment of packages of white lead, red lead and litharge may be counted. The above quotations are free on board cars or boat at corroding point. Lined Oil has about the usual trade demand with now and then a little extra order filled and average fluctuation in price without influencing the general

range of valuation. Supplies appear ample but not excessive. We quote at 42@43c. for Western, 45@47c. for City from domestic seed, and 62@63c. for do. from Calcutta seed Spirits. Turpentine remains at just about the same valuation as last week but excellently well sustained in view of the strong conditions prevailing at primal markets. We quote at 29½@30½c. per gallon, according to quality, quantity, delivery, etc.

TAR AND PITCH.—The movement has been slow and unimportant. No outlet wanted much stock, there was little attraction for pressing trade, and affairs simply seemed to drift along awaiting a more propitious period for negotiation. Valuations are nominally unchanged. We quote Tar at \$1.75@1.80 in pine or Wilmington bbls., \$2.25@2.30 in pork bbls., and \$3.25@3.30 in oil bbls.; Pitch \$1.50@1.70.



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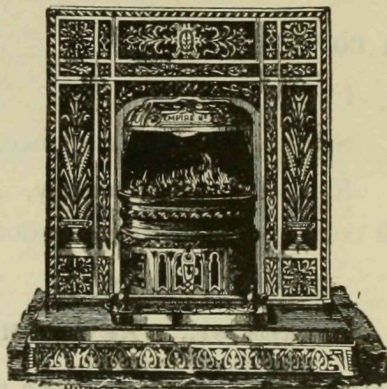
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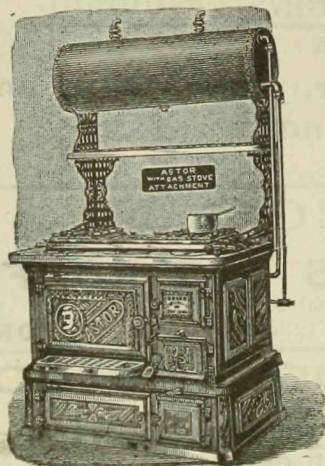
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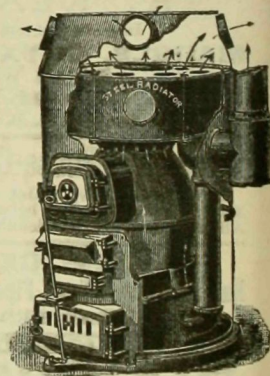
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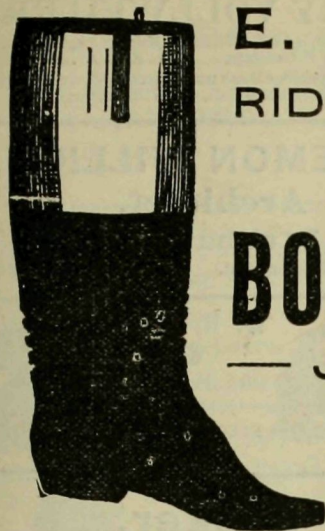
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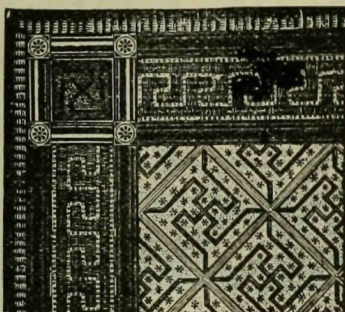
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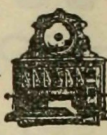

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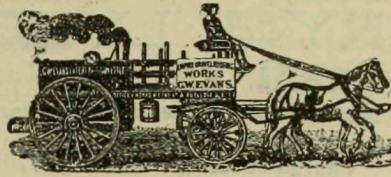
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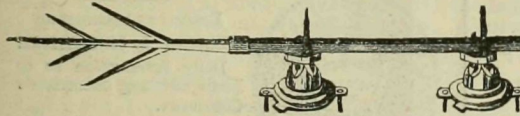
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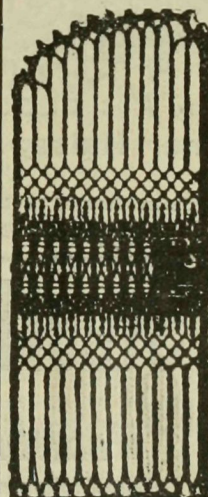
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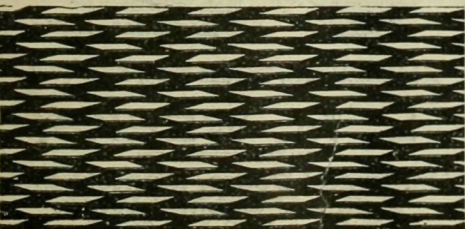
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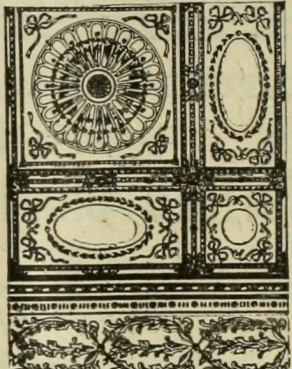
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