

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

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For additional Brooklyn matter, see Brooklyn Department immediately following New Jersey records (page 65).

Samuel Benner's Forecast for 1895.

What are the "Signs of the Times?" The answer to this question is contained in one word:

PRICES.

Wheat 54 cents a bushel at Chicago.

Cotton 5½ cents a pound at Cincinnati.

Pig iron \$10 a ton at Pittsburgh.

Wheat, cotton and iron are the leading factors in general business. Collectively they are the barometer of trade. Low prices for these products indicate depression and stagnation in business. Present prices for wheat and cotton means impoverishment for the farmers and cotton planters. Ten-dollar pig iron is bankruptcy for the furnace man.

The Business Outlook for 1895.

There is no promise or sign of better times for the coming year.

We may look in vain for any permanent improvement in general business.

The increase last year of one hundred million of dollars in the bonded debt of this government, with indication of further increase, does not signify that this is or will be a prosperous country, and that the people will be contented keeping out of debt and making money.

Our immense war debt has been and is now a national misfortune. It was one of the instrumentalities which instigated the money power of the world to establish the single gold standard in this country—ever since 1873, when this crime was committed. Values in lands, products and commodities have been shrinking in consequence of this act, and no one can fathom or predict the depths to which prices will fall.

Many newspapers joined in the chorus after the adoption of a lower tariff last August that things were now settled—the tide had turned, business was improving. Yet, notwithstanding all newspaper wisdom, there was a silent and constantly operating cause for depression that overrides all things; prices did not advance, but continued on the downward grade; pig iron, lately \$9.50 a ton at Pittsburgh, is the wonder of the age.

The outcome of the late election is not a factor in the business situation.

It did not give us more gold.

It did not give us more corn.

It did not give us a protective tariff.

It did not stop the outflow of gold.

It did not increase the revenue.

It did not remonetize silver.

It did not relieve us from the blighting, withering curse of the single gold standard.

Although a wonderful success for the Republican party, it was a dismal failure in improving business and in establishing higher prices.

Currency reform is now the sensation in Congress. This reform is not at this time imperatively needed.

Our currency is safe and sound—no noteholder has ever lost

a penny by a broken National bank—every dollar of United States currency is as good as gold.

In my forecast for 1892 attention was directed to the restriction of the national banking system by our currency laws, and that there was a lack of sufficient expansion of the currency to produce great speculation in 1889, 1890 and 1891.

However, any plan of reform to make the currency more elastic will be only to juggle with the currency, and will not now, in this crisis of the Government, stop the outflow of gold from the treasury.

What is absolutely required is abundant revenue to enable the Government to pay its daily expenses and to reform silver, so that the vast hoard in the treasury can be utilized in paying gold gamblers who present currency for redemption.

These results can only be obtained by the free coinage of silver first and a thoroughly protective tariff to follow, which is the best for revenue and best for the people.

If the proposed currency reform is for the purpose of creating a boom in business for 1895 and 1896, it will be a flat failure.

Before the War of Rebellion, when we had the specie basis banking system, whenever the tariff was reduced prices declined and hard times followed. The banks then had to resort to every ingenuity and cunning device to get their notes in circulation in such a way so as to prevent their sudden return for redemption in hard money. They then could not inflate the currency and start a boom in business by their money alone.

It was only after a protective policy had been adopted and business was improving that specie-paying banks flourished.

Then they could issue any quantity of their currency, which stimulated business and made high prices.

Now we have a low tariff, distressed business and declining prices. Any system of State banks that would issue currency based on gold or anything else, could not get large quantities of their notes out in the channels of trade, and therefore the attempt would be a failure to boom business.

If more money is required at this time to create better business, why is there now a surplus over legal requirements of thirty-five million dollars idle money in the banks?

Should Congress abandon the plan for an elastic currency and enact a law to issue bonds to withdraw the greenbacks and treasury notes from circulation at once, the result would be a contraction of the currency disastrous to all business; business men in that event should prepare for one of the most serious depressions in modern times.

There is anxious inquiry as to the proper time to invest money.

It is one of the facts of trade that when the depressions which follow commercial panics reach their lowest limit they afford the best opportunity for safe and profitable investment.

It is there any evidence anywhere that we are at the lowest in this depression?

Is there any property which is not depreciating in value except gold? I answer—none.

Are prices so low that they cannot go lower? Does the lower tariff Republican success in the election and failure in the corn crop indicate a turn in the tide of depression for the year 1895? I answer—no.

There is not in view a single prospective happening that would advance prices, except very short crops of grain and cotton in 1895; however, in that event, railroads and general trade would be adversely affected.

There cannot be prosperity in the future without advancing prices in general all along the line of production and manufacture.

An average crop of grain in this country this year with fair crops abroad, prices at Chicago for wheat after next harvest will go down to 40 cents a bushel; prices for corn next fall will decline to 25 cents a bushel; fat hogs, \$3 a hundred pound gross next packing season.

Prices for wool, cotton, iron, cattle and horses will be on the down grade during the present year; common sheep, after the wool is taken off next spring, will sell for what the pelt will then bring in the markets—25 cents.

To the anxious inquirer the year 1895 will not be the proper time to make investments in property or to engage extensively in business enterprise.

We have not yet seen or felt the depths of the depressive effects of the gold basis with low tariff in connection with our growing national debt.

Samuel Benner

DUNDAS, O., January 1, 1895.

the

THE commercial world has taken the defeat of the Administration's currency bill in the House philosophically. Presumably, this attitude is due to a belief that the haste with which the bill was prepared made its probable efficiency very doubtful, and that its retirement will leave the ground free for the introduction and discussion of a measure that will bridge over the difficulties of the hour, but shall not bind the nation to a new system adopted without proper examination in all its details. Such a measure is expected from Congress, even though the time for action is now so short. In general business there is nothing new to record, the prevailing dullness not having been broken. The security market is kept strong by the continued demand for all kinds of good investment issues and in other issues by the belief that Congress may act favorably on the pooling bill, perhaps on the Pacific roads' funding bill and on a measure to take Mr. Carlisle's department out of the mud. Some pronounced bears are licking their lips and looking with longing at Manitoba, but dare not attack the honey for fear of the stings of the bees within that hive, the strength of which have already been shown in several cases. That the Manitoba should make a bad statement is not surprising, it would have been surprising if it had made a good one, seeing the conditions prevailing in the northwest. To attack its stock, however, after it has gone through the storm seems poor policy; still there would be an organized attack on it if any large block should come upon the market; what has prevented attacks hitherto has been the impossibility to borrow the stock, except at ruinous rates. The Cordage statement, issued this week, justifies everything we have said in regard to that stock and more. The attitude in every direction is a waiting one, no one caring to make a movement until the outlook is more assured.

FRANCE seems determined to keep her hatreds active at any rate. The crowds which only a few weeks ago were working themselves into a condition of foam over the perfidy of the people across the channel are now turning their powers of abuse on the nation across the Rhine, because it holds it responsible for Captain Dreyfuss' fall from duty. Of course, the crowd is ignorant of the fact that the French Government has agents in other countries trying to get military information in precisely the same way as it was got from the miserable man who was recently degraded, and that is another illustration of how little the sovereign people know of the machinery of carrying on State affairs. The fury of to-day will, however, die away as did that of yesterday, until something else comes up on which the correspondents can base a prediction of imminent war. While the political state of Europe is in its normal state of disturbance, business continues to show some signs of improvement. Rates for money are ruling somewhat high in Paris, a fact which explains the movement of gold thither. Applications for new capital in England for 1894 were almost double what they were in 1893, and what is especially noteworthy is that more than half the total was applied for in the fourth quarter of the year. Reviewing the iron trade of last year, it is stated that the production of malleable iron has largely declined, while that of open-hearth steel has moved the other way; in the production of pig it is expected that the United States will outrank all other countries. There are 405 sugar-making concerns in Germany, and their exports of the manufactured article increased 36.2 per cent in the last five months of 1894, compared with the same time in 1893. Imports of grain into Austria-Hungary have been very large compared with preceding years. The fiscal policy of the Argentine Government receives severe criticism from London journals, the *Times* charging Dr. Terry, the Minister of Finance, with deliberately contemplating repudiation. The speculation in South African mining shares has reached alarming limits, but, as it is carried on with the speculators' own money, the banks loaning only on a third of the value, any trouble that comes as a consequence, if trouble comes at all, will not influence business generally. The Government of Sweden is reported to have raised the duties on corn and wheat 80 cents per 220 pounds, and on flour \$1.65.

THE coroner's inquest upon the loss of life in the Cassidy building on West 24th street after a very short hearing resulted in a verdict of accidental death. No investigation whatever was made as to whether the water tank was properly supported or not. The tank was a large iron one placed a few feet above the roof level, and resting on wooden timbers. The building was a comparatively new one, erected some six years ago, and was a substantial, well-constructed one generally. The drawings on file in the Building Department show neither a tank nor any provision for the support of one. At that time the Board of Health controlled the plumbing work of buildings, and the plumbing plans for the Cassidy building, which were filed in, and duly approved by, that department, show the water tank and the timber beams supporting the same. Since the

date when these plans were filed, the Building Department has had combined with it the bureau of plumbing, formerly in the Health Department, and plans for plumbing work, as well as construction plans, have now to be filed in the Building Department and all plans considered together. Had this been the case with the plans for the Cassidy building, the Building Department would not have allowed a huge iron tank to be supported on wooden timbers whose size was scarcely equal to carrying the load to be borne, and totally inadequate when partially burned away, but would have required iron beams under an iron tank, and the beams supported by walls at their ends, or supported by a continuous line of iron columns, and not partially supported, as was the case in the Cassidy building, on wooden girders, which in turn were supported in several of the upper stories by wooden posts. The advantage of having all matters pertaining to buildings centered in one department, and one head responsible for all such matters, is very strikingly illustrated by the consequences that ensued in the Cassidy building through divided power and responsibility.

Building in Brooklyn in 1894.

COMMISSIONER WESLEY C. BUSH, of the Brooklyn Department of Buildings, has presented to Mayor Schieren a report on the work of his department for the first year of his occupancy of the office of Commissioner, which makes a very creditable record for that period. Some exception may be taken to his opening remarks, referring to the increase in building activity in Brooklyn, because they are hardly borne out by the tables with which the report is supplemented. We cordially join in the Commissioner's hope that building activity in Brooklyn will show a gratifying increase in the year just opened, but hope that a year hence he will be able to back his opinions with a more favorable showing of figures than he can that for 1894, the building permits for which were less in number than in any year since 1885, with the exception of 1893, and less in estimated cost than for any year, not excepting 1893, since 1884. The Commissioner reports, among other things, that the department and its methods have been reorganized and improved accommodations secured with, as may be naturally imagined, a more systematic and expeditious conduct of business and enhanced convenience to and satisfaction on the part of the public. He says: "To elevate the standard of this important department of the city government and bring it in line with the intelligence and progressiveness of the architects and builders of the city, I deemed it necessary to secure the best expert ability obtainable, so that the examination of the plans of proposed buildings would be thorough and practical, and the subsequent supervision during their erection faithful, honest and without preference or favoritism." Both purpose and means will receive the indorsement of every sensible man. The building law passed last year has resulted in the use of a superior quality of building material and the erection of a higher standard of buildings. He recommends the further amendment of the law to include the control and supervision of plumbing, lighting and ventilation of all buildings among the duties of the Building Department instead of those of the Health Department. This arrangement has been found to work to the satisfaction of both builders and the public in New York City and would doubtless be equally successful in Brooklyn. The Commissioner also recommends the extension of the fire limits in certain wards, not specified, and the increase in the number and the uniforming of inspectors. The request for more inspectors is reasonable, in view of the fact that there are now only seventeen to cover the building operations embraced in a rapidly improving area of 66.39 square miles.

Appended to the report are a number of tables showing the building operations of the city in detail. From these it appears that 3,575 permits were issued in 1894, with an estimated cost of \$13,594,381, compared with 3,124 permits and an estimated cost of \$14,859,109 in 1893. The showing is somewhat more to the disadvantage of last year when it is remembered that its returns include Flatbush, Gravesend and New Utrecht for the portion of the year that they formed part of the city of Brooklyn. Distributed over the wards, it is only in the 8th that the number of permits in 1894 was the greatest in ten years. The permits for buildings to be used wholly or partially as dwellings were 2,688 in number, and contemplated providing for 8,259 families, at a total cost of \$11,519,455, divided up as follows: 146 families at a total cost of \$1,042,250; 649 at a total cost of \$1,760,325 and 1,602 at a total cost of \$2,125,955. The specifications called for 1 iron, 1,377 brick and 2,197 frame buildings. They included besides the residential buildings referred to above, 97 stores, 249 stables, 102 shops, 24 factories, 14 churches, 3 hospitals, 5 schoolhouses and 2 breweries. In the matter of individual cost the record is not a great one. There were 26 dwellings costing \$10,000 and upwards, the most expensive of which was estimated to cost \$28,000. The most expensive building for which a permit was taken out was the hospital on St. Nicholas avenue, estimated to cost \$212,700; then follow a building of the same character on Classon avenue, esti-

mated to cost \$125,000; the library on Ryerson street, \$95,000, and a number of churches, schoolhouses, etc., estimated to cost severally, in the order of diminishing pecuniary importance, from \$77,000 to \$20,000. In 1893 the permits embraced one building of \$600,000, one of \$300,000, one of \$172,000 and three of \$100,000 each. The number of permits issued for alterations was 1,740, and the estimated cost of the work to be done \$1,350,761; 93 buildings were repaired and made safe, and 45 unsafe buildings pulled down under orders of the department; 1,412 violations were reported and 1,228 notices were issued; 447 violations were referred to the Corporation Counsel for prosecution. No less than 37 of the violations consisted in building without a permit. The most important figures bearing on the activity of the Brooklyn building trades are given for several years in comparison in the following table:

	1894.	1893.	1890.	1886.
No. of permits.....	3,575	3,124	4,800	3,995
Estimated cost.....	\$13,594,381	\$14,859,109	\$24,334,290	\$19,154,435
New buildings erected..	2,482	3,687	4,355	3,990
Estimated cost.....	\$11,532,770	\$18,335,590	\$22,026,612	\$20,318,485
No. buildings altered....	1,493	1,356	1,160	1,215
Estimated cost.....	\$1,327,796	\$1,571,340	\$1,712,319	\$1,214,619
No. buildings in course of erection.....	821	846
Estimated cost.....	\$8,732,458	\$7,436,854
Buildings being altered.	301	83
Estimated cost.....	\$349,928	\$534,240

The tables given by Commissioner Bush are very elaborate, furnishing apparently, wherever the records of the department would permit it, statistics for a long series of years and distributed over the thirty-one wards of the city. Space will not permit our going into such detail, but we have taken the figures which will give the best idea of the course of building operations in the period most completely covered by the Commissioner's tables. It will be seen that 1894 does not compare favorably with any previous year given except to an insignificant degree in the matter of the number of buildings altered and the estimated cost of that work and in the value of the buildings in course of erection, and that as compared with the post-annexation period, when the area of the city was much less than it is now. The figures for 1893 and 1894, relating to the buildings being erected and altered at the close of these years, show that business was somewhat better at the end of 1894. These items, and the buildings actually erected and those altered each year, are the most valuable from the building trades' point of view, as they are more indicative of accomplished results and of the probabilities for the immediate future. The difference in the amount of work in hand at the close of last year in its favor, as compared with 1893, is \$1,112,292, which, as far as it goes, is satisfactory and suggestive of better results in the year just begun.

Preparing to Block Reform.

THE INFLUENCE OF "POLITICS" AND "BOSSISM" BECOMING APPARENT AT ALBANY. THE OLD STORY WITH A FEW VARIATIONS.

ALBANY, Jan. 10.—The Legislature of 1895 completed its organization the present week. The Assembly received with more or less thankfulness its list of committees from Speaker Fish and the Senate reorganized its committees in some respects.

The new Committee on Cities of the Assembly, which will handle many of the bills changing the charter of New York unfortunately has been organized by politicians for political purposes. It is, therefore, to be feared that many times the present winter it will not act in the people's interest. Its chairman was found in Rochester and of the three members who represent New York only one man, Mr. Pavey, may be considered as directly the people's representative. The other two, Halpin and Foley, come here as representatives of the Republican and the Democratic political organization. This is a great pity; since the New York delegation is probably the finest the metropolis has sent here in many years, and if politicians were the shrewd men they are ordinarily supposed to be, they would have packed the Committee on Cities with the ablest men at their command.

The Committee on the Judiciary of the Assembly is also worthy of the attention of New York, since it is before this committee that there will come up for consideration the question of removing the legal sales of real estate from 111 Broadway to the Exchange on Liberty street. The chairman of this committee is Aaron B. Gardener, of Columbia County. It is no secret that he was appointed at the suggestion of Louis F. Payn, who was here last year trying to prevent the passage of the bill depriving the Sheriff of New York of his fees, amounting to \$65,000 yearly, and giving him a salary of \$20,000 yearly. It can be reasonably suspected that Mr. Payn will be here this year opposing the bill to take back the legal sales to the Real Estate Exchange. Richard Croker, it is reported here, declares that this bill shall not and will not be passed. What political boss gave him this assurance?

Assemblyman Bowers introduced the Real Estate Exchange bill upon Wednesday. It reads as follows:

AN ACT

TO REGULATE THE JUDICIAL SALES OF LANDS IN THE CITY OF NEW YORK.

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

SECTION 1. Where lands in the City of New York are sold under any decree, order, or judgment of any court, made after the passage of this act, such sales, unless otherwise specially directed by such decree, order or judgment,

shall take place at the auction room of the Real Estate Exchange and Auction Room, Limited, now located at number sixty-five Liberty street in said city.

SECTION 2. This act shall take effect immediately.

Senator Lexow has introduced a resolution authorizing the Lexow Investigating Committee to investigate any department of the city of New York, provided that Mayor Strong in writing asks the committee to investigate this or that department. This resolution will probably be adopted on Tuesday next, when Senator Lexow will submit a report upon the result of the Lexow Committee's investigation of the Police Department of New York. It is generally understood that the Lexow Committee will recommend a continuance of the present four headed Police Department, composed of two Democrats and two Republicans, but that the discretionary powers of the Superintendent of Police will be increased.

Assemblyman Lawson has introduced a bill authorizing Mayor Strong to remove the present Board of Dock Commissioners and to appoint three new commissioners.

The Committee of Seventy's Power of Removal Bill, giving Mayor Strong the right to remove all the heads of departments in New York city, was sent to him to-day by the Assembly Committee on Cities. The Republican leaders say that they will pass that bill next week, but some persons are sceptical as to their intentions to do so at that time, unless Mayor Strong shall have made some secret promises of patronage.

Assemblyman Wilds is a reformer. He has introduced a bill authorizing the Street Cleaning Department of New York to have all its work over \$1,000 in amount done by contract. He has also presented a bill declaring that Fifth avenue from 25th to 59th street, between October 1 and the following June, from 2 to 7 p. m., shall not be a thoroughfare for vehicles transporting merchandise, except for the delivery of the same.

Still another reformer is Mr. Bell, of New York, who has introduced a bill prohibiting the filling in of land under water or above water with garbage of any nature, or garbage mixed with ashes or other debris. The Board of Health is given authority to enforce this law. Mr. Hoops also had a bill substituting a Board of Education of five members for the present big board.

Assemblyman Burns, of Westchester County, introduced the following bill:

SECTION 1. In cases of sales for the collection of taxes and assessments in cities of the second class where notices of such sales are required by law to be given to resident owners of real estate sold for such collection, similar notices shall be given to mortgagors residing or doing business within the State, who shall, at least thirty days before the expiration of the time for redemption from such sales have filed with the city clerks of said cities a notice in writing of their several mortgages and of their place of residence or doing business, and all such mortgagors shall have the same time for redemption as is granted by law to resident owners after the service of like notice upon such owners.

The Proposed Concourse Beyond the Harlem.

PROPERTY AT A DISADVANTAGE AND DEVELOPMENT RETARDED BY THE FAILURE OF THE CITY TO ACT.

Owners of property in and adjacent to the route of the proposed concourse or boulevard in the 23d and 24th Wards are very much exercised and disturbed by the failure of the municipal authorities to secure the appointment of a Commission of Estimate and Assessment to take the land required. A deputation from the North Side Board of Trade waited on Mayor Gilroy recently to urge upon him that this be done in justice to the owners of the land, but while disappointed at the result they do not blame the ex-Mayor for not taking up a matter of so much importance on the eve of his retirement from office. At the same time they think very justly that it is a thing that should receive the early attention of the new administration, and the Board of Trade will take steps to urge it upon them. What they request is quite reasonable. It is not that the improvement, which is expected to involve an expenditure of \$15,000,000, be begun at once and pushed to completion. That part of the matter is left for future consideration. All that they ask is that proceedings in condemnation be begun without further unnecessary delay. The map of the property required was prepared and put on file with the Board of Street Opening and Improvement in May of last year, but no steps have been taken to secure the appointment by the Supreme Court of a Commission of Estimate and Assessment to fix the value of the land to be taken and the assessments on the adjoining property for benefits to result to it from the improvement. The delay imposes an injustice on the property owners, inasmuch as nothing can be done with their property until the city has taken the land required, and a loss on the city, as the revenue from the improvements which will follow the condemnation of the land will be very much greater than it now receives from the land unimproved.

The line of the Concourse, as mapped, extends from 161st street to Mosholu avenue, a distance of four miles, with a width all the way of 180 feet. On such an extended line there are a great many different owners of property large and small, each of whom is injured in one way or another. A good many people of small or moderate means have bought lots at different auction sales on this strip and find themselves precluded from either selling or improving because their land is covered by the map of the proposed boulevard or in other ways affected by it. Owners of large parcels will not lay them out or cut them up into lots because thereby they may do themselves injury. One of the deputation explained the position of the owner of a large tract in this way: "Suppose," said he, "a man owns a piece of land of several acres in extent fronting on an avenue of 60 feet wide, which is to be widened to 180 feet as part of the new boulevard. He will not plot out into lots his land back of the line of the

boulevard, as laid down on the map, because he would thereby be dedicating a strip 120 feet wide to public uses." In consequence of this perfectly natural position of property-owners, real estate business in the extensive district affected is retarded and the city is deprived of the revenue which the improvements that a settlement of this question will bring. It has been suggested that the city might not feel disposed to undertake a work of this magnitude while it has in its hands the still greater one of creating a system of rapid transit. The answer made to this is that, as before stated, it is not asked to do the work immediately, and could not do it until the necessary land is obtained, a proceeding whose period cannot be fixed with any kind of definiteness; that when really undertaken the work will not be done all at once, but in convenient portions, spreading the total expenditure over a considerable time. The suggestion of rapid transit also brings up an argument which should have weight in determining the best time to acquire the land, and that is that if the system of rapid transit is extended through the 23d and 24th Wards before this land is condemned the cost to the city of the land will be very much greater than now, how much greater it is, of course, impossible to say, but a moment's consideration will show that it is sufficient to have a very important bearing on this question.

Incidentally, it may be stated that a misapprehension exists in the minds of some property-owners as to their rights in the interval of filing maps and the condemnation of property by the city. This is due to the acceptance of the law as laid down in the Consolidation and the Annexation Acts, without reference to any revision that may have been made by the Court of Appeals. Both these acts provide that any person improving within the lines of any proposed streets shall not be compensated for his improvements. But this provision was declared unconstitutional by the Court of Appeals, in the case of *Forster vs. Scott*, which has such an important bearing on the question of the rights of owners of property mapped for improvement, that it is worth stating. The facts are that the plaintiff, Mr. Frederick P. Forster, contracted to sell a lot in the 23d Ward. The defendant rejected title on the ground that a proposed street was mapped to take that lot, and set up the provision of the Consolidation Act previously referred to. Action was brought to compel the performance of the contract and was ultimately taken to the Court of Appeals. The appellant, Forster, claiming that whenever a law deprives the owner of the beneficial use and free enjoyment of his property, or imposes restraints upon such use and enjoyment that materially affect its value without legal process or compensation, it deprives him of his property within the meaning of the constitution, and although the police and other powers of government may sometimes incidentally affect property rights, those powers can only be exercised to promote the public good, and always subject to judicial scrutiny, and that the provision of the New York consolidation act which declares that no compensation shall be allowed to the owners of land taken for a street, for any building erected or placed thereon after the filing of a map of the street, by its terms imposes a restriction upon the use of the land which amounts to an incumbrance, and is so unconstitutional. This claim was sustained by the Court of Appeals. The removal of this restriction on the use of the property by the owner raises a danger which the city ought to consider, namely, the speculative building on property within the lines of proposed streets for the purpose of obtaining compensation or a market in the city itself. People who, however, have bought lots on which to build homes and are superior to such a trick will feel deterred from acting, and so far as they are concerned the provision of the Consolidation Act is practically of full force and effect, notwithstanding the decision of the Court of Appeals.

Mr. James L. Wells, whose interest in everything relating to the development of the 23d and 24th Wards is well known, speaking of this matter, said: "In my opinion it is a serious detriment to the whole district now that the map is filed that the city does not go on and acquire the land. The land can be acquired much more reasonably now than will be possible at any other time. If the land is not acquired, but the map simply filed and the matter left in its present shape, it will indefinitely delay and prevent improvement along the proposed line of the concourse. It will keep a very large amount of property out of the market which might otherwise be sold and buildings erected thereon, and in that way help to bear its share of the city's burdens. It is not a question of the desirability of making the improvement. That does not come into consideration just now. It is whether it is proper economy now to appoint a commission to acquire the land. I say it is, because that commission could not come to a conclusion inside of a year, let it work as hard as it may have a mind to. The city is not asked to construct the boulevard now, that will come up later, and in any case the work will not all be done at one time. Nor can the question of cost be settled until it is determined how much is to be borne by the city and how much by the adjoining property. I venture to say that the city has not acquired any property in the 23d and 24th Wards that has not proved to be a good business investment; the best illustration of this is the parks which cost \$10,000,000 and are now worth \$30,000,000."

Judge Ernest Hall, one of the number of gentlemen who waited on Mayor Gilroy, said: "I believe the only way the land in question can be successfully treated and brought into use with advantage to the city, is by carrying out this improvement. My only interest in it is as a member of the North Side Board of Trade. I hold that as the boulevard has been laid down on the map, condemnation of the land ought to follow at as early a period as possible, so that property owners may know where they stand, and in order that the unearned increment on the property inure to the benefit of the city at large."

Gen. E. L. Viele, while indorsing the justice of this particular application, went much further and had considerable to say on the general question of delay in carrying out improvements when once they are decided upon by the city. Among other things he said: "To get through all the details of the improvement of the street on which I live (88th street) took no less a space of time than eleven years. So great is the time involved in disposing of preliminary work that public improvements almost involve the death of the persons who originally start them. First, there is the legal opening, then the regulating and grading; then the sewers, water and paving follow one after the other; nothing can be done with one until the other is put through. In one case a commission was appointed and, after sitting two or three years, one of its members died and the whole action had to be gone over again and a new commission appointed. Where the cruelty to the property owner comes in is that all this time his property is paying taxes and interest, although it is in effect reserved for public uses. The system under which improvements are made ought to be reformed so that these delays and injustices to property owners shall be avoided."

Mr. W. W. Niles, Jr., Assemblyman for the district affected, was also of opinion that the tying up of property for improvements to be taken by the city at its leisure was a great injustice to the property owner.

Property Owners' Insurance.

THE VARIETY OF WAYS IN WHICH OWNERS OF HOUSES AND OTHER BUILDINGS CAN PROTECT THEMSELVES AGAINST LOSS.

Considering that insurance against business risks is a system of venerable age if not of remote antiquity, and considering also the way in which it has been elaborated in the present century, it would be remarkable if it did not offer protection to the owner of real estate in a great many emergencies. A recent article in a London newspaper quotes a mediæval historian to show that there is ground for believing that forms of assurance, or insurance let us say to ward off flippancy, existed in England at the time of the Conqueror. Soldiers of fortune made contracts, it is said, to avoid some of the worst consequences of their enterprises. It is also said that the Island of Minorca was, in 1755, insured by a foreign ambassador resident there against capture by the French. The eighteenth century was probably the most speculative of any in history; in it the rascal flourished as he had never done before or since. The value of the Western Hemisphere had just begun to dawn on the mind of Europe and among the consequences were the South Sea and Mississippi bubbles. In the rage for speculation then created insurance took a prominent place, the most absurd risks being offered and taken. Of course a great deal of swindling and disaster were the results, but out of the chaos which followed arose the orderly and magnificent system which now deserves the title of the business man's providence.

As the purpose of this article is limited to showing the insurance privileges available to the owner of real estate to-day, nothing need be said of the extent of this system generally or how it follows almost every enterprise over the face of the globe. At first thought it may appear absurd to say anything at all on the subject, it seems so natural to infer that every property-owner knows all about it. It was only on talking with one of the largest managers of estates in New York City that it was found that there was instead of universal knowledge a remarkable ignorance among owners of the risks relating to real estate that the several insurance companies are prepared to take. He owned himself not to know of several suggested to him. This alone was sufficient justification for what is stated here, but as he added the statement that one of them, the insurance of rents, was not as general as it ought to be because owners were not aware of it, it became a pleasant duty to inform them all, even if some coal should go to Newcastle so that the places which are not the depots of such carboniferous deposits should also be served. Those who know all about it will doubtless excuse what appears to them to be of chestnutty character when they comprehend that all are not so well informed as themselves.

In the first place, as everyone knows, a building may be insured against fire and water as may also be its contents, whether fittings, furniture or stock in trade. The insurance of rents, under what is termed the use and occupancy policy, is not so well known, as before stated. This policy provides that in case of the destruction of a building by fire the insurer will pay, during the period elapsing between that catastrophe and the rebuilding, the rents which might have been expected to be received during that period had no fire occurred. The premium is a small one, something like that of the fire risk itself. The benefits have of course to be based upon previous actual results and an agreed reasonable limit of time within which the building can be replaced. Payments are only made for the actual time that the owner is deprived of the use and occupancy of the building. This protection is generally secured by people who depend on the income of property for their living expenses and is an admirable way, should a fire occur, of bridging over the period occupied in adjusting fire claims and in rebuilding. A similar policy to the preceding is one insuring lessee's profits in the event of the same emergency, viz., fire. An operator leasing a building for improvement and re-letting or re-letting without improvement, as the case may be, can insure the profits he may reasonably expect to receive on this lease. Say his rental is \$4,000 a year and the income of the building is \$6,000, the insurance company will underwrite the difference under certain terms and conditions which they specify.

Owners of all classes of buildings are liable for injury to life and limb due to causes for which they are responsible on the assumption that their property is safe to use. For instance, injuries incurred in

elevator accidents, those resulting from open manholes; or, and this applies to tenement houses particularly, from defective stair coverings or broken stairways, or other defects in the building. There are several policies covering these cases. The chief are the landlord's liability policy and the general liability policy. The first generally covers accidents that happen to the public only from any defect in the premises, sidewalks or approaches for which the insured as the owner of the property may be legally liable. The general liability policy covers a good deal of the same ground as the landlord's liability policy, and in addition accidents that happen to employes and those that happen in the operation of elevators and from the use of horses and vehicles. In the event of an accident coming within these liability policies, and a claim being presented, the owner of the policy can turn it over to the underwriting company and it relieves him from all further trouble in the matter. It takes his place in compensating, litigating and paying damages, if either of the three are necessary.

There are several other policies protecting property-owners in other directions. For instance, boilers are the subject of a separate insurance, as is also plate glass, including the mirrors and stained glass with which first-class houses are now so lavishly embellished. Recently policies have been issued to insure against loss to damages from the bursting of the sprinkler protection against fire, which sometimes unexpectedly and unnecessarily occurs through some defect in or treatment of the apparatus. This suggests that if the companies could be made to see their interest in doing so, the policy could be extended to damage to decorations and goods from defective plumbing or from the defects to which it is the nature of plumbing to be liable. With this added, it is hard to see how the property-owners could reasonably ask to be further protected from liability and loss by insurance policies.

Tax Valuations for 1895.

The Commissioners of Taxes and Assessments will open the lists of assessed valuations of real and personal property of the city and county of New York for 1895 on Monday next, until which day, of course, no figures are available, but it goes without saying that there is a very decided increase of valuation, due solely to new buildings erected in the previous year, with the prospect, also, of a reduction in the rate of the personal tax. The lists will remain open until April 30, within which period all persons who feel themselves unjustly treated must present their complaints at the office of the Commissioners in the Stewart Building. The hours within which such complaints may be made are 10 and 2, except Saturdays, on which days none will be received after 12 o'clock noon.

To Rapid Transit Experts.

The Rapid Transit Commission will sit on Wednesday and Friday of next week at 2 P. M. to give public hearings to any who have suggestions to offer for the solution of the rapid transit problem.

Real Estate Exchange Committees.

The appointment of Real Estate Exchange Committees was announced on Tuesday as follows:

Committee on Legislation—Orville G. Bennett, Louis Berg, George P. Cammann, Henry J. Carr, John J. Clancy, Clermont L. Clarkson, Charles Coudert, John D. Crimmins, S. Van Rensselaer Cruger, William M. Cruikshank, George B. Crumbie, James A. Deering, George G. De Witt, Jr., Abraham Disbecker, Henry W. Donald, Timothy Donovan, John C. R. Eckerson, John A. Efray, Henry H. Elliott, Ferdinand Fish, William C. Flanagan, William H. Folsom, William R. Grace, Thomas G. Higgins, Charles F. Hoffman, Jr., Frank R. Houghton, William C. Lester, Henry Marcus, Samuel McMillan, S. Elwood May, Henry L. Morris, Henry Morgenthau, William D. Murphy, Thomas F. Murtha, George Nicholas, William C. Orr, Marx Ottinger, Charles A. Peabody, Jr., Andrew Powell, Thomas L. Reynolds, Benjamin Richards, Andrew J. Robinson, Morris E. Sterne, Henry C. Swords, P. S. Treacy, W. J. Van Pelt, Jr., and Henry Wilson.

Committee on Arbitration—William Reynolds Brown, John G. Folsom, John Duer, Edmund J. Sause, Henry L. Morris, W. J. Roome, Newbold T. Lawrence, Clermont L. Clarkson, Thomas S. Walker, John Downey, John C. R. Eckerson, Morris B. Baer, A. H. Carpenter, D. F. Porter, Alexander P. W. Kinnun and Henry H. Elliot.

Committee on Complaints—Horace S. Ely, Frederick P. Forster, Newbold T. Lawrence, J. Edgar Leaycraft and A. L. Mordecai.

Committee on Rapid Transit—Richard V. Harnett, Cornelius W. Luyster, William C. Orr, Samuel F. Jayne and Frank R. Houghton.

The Proposed Changes at the Real Estate Exchange.

The Committee of Fifteen met on Wednesday last with nine of its members present and some of the absentees away because of illness, and approved reports which were presented by the Sub-Committees on Rules and Regulations and on General Scope and Improvement which will be presented to the Board of Directors of the Real Estate Exchange. It was decided not to make the reports public until the Board of Directors had first received them. They contain a number of important recommendations, among them the abolition of cumulative voting in the Exchange, that the Exchange shall print its own forms of contracts and leases and that there shall be a radical change in the bureau of information. The adoption of the report to the Board was carried by a unanimous vote, and as six members of the Committee of Fifteen are members of the Board of Directors of the Exchange also, there is good ground for expecting that the Board will approve the report of the committee. At any rate the gentlemen who represent what was one time known as the "outside"

movement are confident that the movement now directed by themselves and the Exchange together will have a thorough and practical trial and eventually prove a great success. A special meeting of the Board of Directors has been called for Tuesday, the 22d inst., at 2 P. M., to take up the consideration of the report.

The Park Commissionership.

The petition to Mayor Strong for the appointment of Mr. Cyrus Clark to the Park Board is being numerously signed by representative business men and property owners. Among the real estate men and builders who have signed are: Messrs. Geo. R. Read, Douglas Robinson, Frank R. Houghton, J. Edgar Leaycraft, F. Zittel, Alfred E. Marling, Richard Deeves, C. W. Luyster and Judson Lawson. Mayor Strong, it is understood, will make no more appointments until the power of removal bill is passed, but it is said that there is a prevailing impression at the City Hall that Mr. Clark will be found among its membership when the Park Board is made up to its proper complement.

Correspondence.

THE CASE WELL PUT.

To the Editor of THE RECORD AND GUIDE:

Your article of December 8, on "The Reticent Public," has only just come to my attention. I have no such knowledge as constitutes legal evidence of corruption in the Building Department, but I do know two cases of builders, one of them working for us, who assured me that part of the money which they got was paid to building inspectors, and I believe that any one engaged in the building loan business will agree with my opinion that almost all speculative builders have to pay money to save themselves from annoyance in connection with the building laws. The evidence on such a point, from its nature, could only be brought out by an inquiry so constituted that false answers made in it would be perjury.

Whilst it is true that the "briber begets the bribed," it must not be forgotten that the briber is often himself begotten of unnecessary or foolish laws, like our laws for the collection of personal taxes or for the suppression of Sunday liquor selling, laws impossible to execute and never intended to be fully enforced. The land on which and with the products of which we must make a living, has been so shut up by speculation that the difficulty of finding employment is great; competition has consequently become unnaturally keen, so that men are driven to corruption in order to evade occasional exactions which put them at a disadvantage with their competitors. Any requirement in the building laws which is not dictated by the necessity of construction, would, if there be any such, furnish an occasion for similar exactions.

BOLTON HALL.

Questions and Answers.

Correspondents who do not find answers to their communications in this paper must please refer to future issues.

LAND MAP OF KINGS COUNTY.

To the Editor of THE RECORD AND GUIDE:

The Legislature of 1894 enacted a law for Kings County, compelling said county to adopt block system, which went into force January 1, 1895. Thomas J. Kenna, the Register, accordingly prepared a map for the city of Brooklyn, dividing same under "block and sections," upon the same principle as we have in New York city. In preparing the "Land Map of the County of Kings," under and in pursuance of Chapter 365, of the laws of New York, 1894, the Register assumed the right to copyright same. On every land map published to date is printed the following, to wit:

"Copyrighted 1894 by Thomas J. Kenna, Register of the County of Kings, State of New York." Under what power has a public officer the legal right to copyright a law of the State of New York. He might as well copyright every deed, mortgage or other paper recorded or filed in his office. The Register also charges \$40 for each book, which is an enormous price. In my opinion it is illegal and unconstitutional for the Register to copyright the same, but I should be pleased to have the opinion of your Legal Editor through the columns of your valuable record.

Answer.—Section 7 of the act referred to reads as follows:

"Such number, if any, of the aforesaid maps as the Board of Estimate of Brooklyn and of said County of Kings may direct, not exceeding ten thousand, shall be printed by said Register of the County of Kings for sale, at a price fixed by said Board of Estimate, and the proceeds of such sale shall be paid to the County Treasurer of Kings County, to the credit of the general fund for the reduction of taxation."

The price, \$30, not \$40, is fixed by the Board of Estimate, and is not, in our opinion, extravagant. A first edition of 500 has been printed. The copyright is by the Register as a public officer, and not as an individual, for the protection of the county and perfectly legal. He does not copyright the law but a book published by Kings County, the profits from the sale of which go into the County Treasury.—LAW EDITOR.

LANDLORD AND TENANT—APPLICATION OF PAYMENTS.

To the Editor of THE RECORD AND GUIDE:

Will you kindly answer the following questions: (1st) A leases a loft monthly to B, who, having some property belonging to C, moves it into this loft with his own. A agrees, when letting the loft to B, to build a partition, but fails to do so, and some of B's property is stolen. Can B hold A responsible? (2d) A has a bill against B which has never been rendered to him, although he has repeatedly

asked for it, and when paying his rent has only received a receipt marked "on account." B claims that his rent has nothing to do with the bill and he should receive a receipt for rent only. Can A legally give a receipt marked in such a way? (3d) While B is still in the loft A leases it to D for a longer period and informs B that he will have to move into another loft, which B is willing to do if A will give him a receipt for the month's rent not marked "on account" (the rent being paid in full), which A refuses to do, on which B hires a loft elsewhere. Can A hold B's property for the rent or only for the bill, or can he hold it at all? (4th) Can A hold the property of C, or must C begin legal proceedings to recover it?

Answer.—(1) No. (2) If B owes A on two separate accounts, for instance, rent and merchandise, or merchandise and bond secured by mortgage, or promissory note for borrowed money and rent, whenever B pays A he, the debtor, has the right to say to which account the payment shall be "applied." If B pays A money, without directing its application, then A, the creditor, can "apply" the money to the account he chooses. In this case it appears that B has directed the application of his payments to the rent, and he is entitled to consider his rent fully paid. The reason for the rule is plain. There are different remedies if the debtor fails to meet his obligations. A tenant may be dispossessed for non-payment of rent; a mortgage may be foreclosed, but for merchandise or on a promissory note a creditor may only obtain judgment and issue execution against the property of the debtor. A is not legally obliged to give a receipt and he may legally give a receipt marked in such a way. (3) He has no right to hold B's property at all. (4) A has no right to hold the property of C, but if he should do so C may be obliged to begin legal proceedings to recover it.—LAW EDITOR.

TITLE.

To the Editor of THE RECORD AND GUIDE:

Will you kindly give your opinion as to the title of a lot?

A bought a lot from B forty years ago, receiving a warranty deed for same, but it appears that B did not have any interest in the lot until fifteen years afterwards, receiving then a deed for the same, but A still has title of the lot through B's deed.

The question is, is the title good, although B did not own the lot at the time it was conveyed?

Answer.—Yes.—LAW EDITOR.

STREET OPENING.

To the Editor of THE RECORD AND GUIDE:

Kindly advise me the way to proceed to have a street opened on which I own lots on Manhattan Island. Your answer will oblige.

Answer.—Street openings are under the direction of the Board of Street Opening and Improvement.—LAW EDITOR.

MORTGAGOR AND MORTGAGEE.

To the Editor of THE RECORD AND GUIDE:

If a mortgagor wishes the mortgagee to disturb a loan before maturity by shifting the security from one party to another and otherwise involving him in trouble of examination, appraisal, etc., can the mortgagee receive a payment for the cancellation of the mortgage without subjecting himself to any claim of usury or illegal extortion, *i. e.*: Can he say, I will make these changes, but will charge you so much for the trouble involved by disturbing the loan.

Answer.—Yes.—LAW EDITOR.

BROKER'S COMMISSION.

To the Editor of THE RECORD AND GUIDE:

Kindly advise us as to the following: A (a broker), has a customer, B, who is willing to exchange a \$25,000 house with C's (a broker) client, D, who has a \$15,000 house, each house of course having same equity. B pays \$250 commission and D pays \$150 commission. What are the shares of the brokers, A and C?

Answer.—Upon the facts stated A is entitled to \$250 and C to \$150.—LAW EDITOR.

POST-DATED CHECKS.

To the Editor of THE RECORD AND GUIDE:

A customer gave me a note in settlement of a book account. When the note came due it was protested for non-payment. I gave the note to the makers (at their request) for two checks dated ahead, different dates. The first check was paid, the other was not paid on presentation to the bank, there being no funds to meet it. I then presented it to the drawers for payment and was told they could not pay it. Under the circumstances is the drawer of the check liable to a criminal action on the second check for obtaining property—the note—under false representation, by giving a worthless check? Please answer at your earliest convenience in THE RECORD AND GUIDE.

Answer.—No. False representations which form the basis of a criminal prosecution must be made as to an existing state of things. It is not criminal to promise to pay and fail to do so. A post-dated check is a promise as much as a promissory note.—LAW EDITOR.

BONDING A MECHANIC'S LIEN.

To the Editor of THE RECORD AND GUIDE:

Kindly answer the following in your next issue: "Does the fact of bonding a mechanic's lien make that bond a lien upon the real estate given as security for that lien?"

Answer.—The effect of giving a bond, etc., under sec. 24, sub-div. 6 of the mechanic's lien law is to discharge the lien of the mechanic. The bond does not become a lien upon the real estate against which the mechanic's lien was filed.—LAW EDITOR.

Building Notes.

The Building Department makes report of buildings owned by the Trinity Corporation as follows: No. 28 Clarke street, two-story, basement and attic, brick and frame dwelling; chimneys above roof are cracked and bulged. The foundation wall is also bulged and cracked, and is in a dangerous condition. No. 41 Watts street, two-story and attic, brick and frame dwelling; chimney above the roof bulged and overhanging; unsafe condition. No. 37 Watts street, two-story and attic, brick and frame dwelling, in same condition as No. 41.

* * * *

To obtain the greatest strength in timber beams, joists, rafters and bressummers, the depth must greatly exceed the width—the greatest strength opposed to the greatest strain. A joist 6x3 will bear twice as much if put edgewise as it would if laid flat. If the weight to be supported be in proportion to the length, then the width remaining the same, the square of the depth divided by the square of the length ought to be the same also, *i. e.*, the depth of a joist ought to be in direct proportion to the length, and for stiffness the width proportionate to the depth. Where the question is of a piece of timber supporting itself, the weight is as the length multiplied by the depth, and we must multiply this again by the length for a divisor. A rod of fir an inch square, or a plank 10x1 laid flatwise, would keep quite straight with a bearing of 5 feet. A piece of timber 10 inches square would swag very much with a bearing of 50 feet.

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The uneducated man judges by his feelings; the half educated by rule. He who is thoroughly master of the subject returns again to his feelings, but to feelings trained and purified by study and reflection; and this training of the mind to a true taste for what is good and beautiful is an employment exceedingly pleasant in itself, and conducing to that perfection of the intellect which it is the object of every man to attain. A person who thus criticises every fine building which he sees, without vanity or presumption, with a sincere desire to find out whatever is excellent, and to understand and fully enter into the reasons for any admiration which has been generally bestowed upon it by others, yet at the same time not blindly following authority, but bringing everything to the test of his own feelings and judgment, will form to himself a habit, profitable not only when applied to architecture and the other fine arts, but in every subject on which the human understanding is exercised.

* * * *

Something decidedly novel is about to be added to Chicago's architectural features. A well-known architect has completed plans for a San Francisco man of a four-story building to be erected on Vincennes avenue. The depth of the lot is 125 feet. This will be the narrowest four-story building ever erected in Chicago. A building at the corner of Halsted street and Boston avenue stands on a 13-foot lot. In building this corner projections in the bays were possible, so that a space 16 feet wide was gained on second floor. In the projected narrow building on Vincennes avenue no such projections are possible. The lots on either side are occupied by high buildings. Hollow clay tile will be used in the side walls and steel beams and iron columns for the supports. The style is Moorish and highly ornamental details on the front will be carried out in terra cotta. The front entrance will be occupied by a cigar store, from which a stairway will lead to the second floor. On the first floor, back of the cigar store, will be a bowling alley 70 feet long, with toilet and washrooms. The dimensions of the first floor will be 8x100 feet clear. The three remaining stories will extend back 46 feet above the first floor. The second floor will contain a kitchen 8x14 feet, with china closets and pantries. The third floor will have a parlor 8x14 feet, bedroom 8x10, and bath-room. The fourth floor will include hall, chamber 8x14 feet, and bedroom 8x10 feet, and closets. Light in the building will be had only at the front and rear.

* * * *

The primary cause of the premature decay which takes place in stuccoes and cements when used externally as a coating to walls is the presence of muddy earth and decayed animal and vegetable matter in the sand used with the lime and cement. To this may be added frequent impurities in the limes and cements themselves, particularly of argillaceous matter in the former, and sometimes to the too great proportions of lime or cement to sand. These things might, however, remain quiescent for a long time if the work were well protected from access of moisture, which is the grand exciting cause. The paint or distemper wash on the surface is generally sufficient to prevent the rain which may beat against a vertical face from penetrating, especially if the work have been well hand-floated and trowelled, to make it close and compact; but the evil arises from exposure above, and from the numberless horizontal unfloated surfaces which are constantly presented. These receive and collect the water, and convey in streams over the vertical surfaces what is not immediately absorbed, and the work thus becoming saturated, frost seizes and bursts it, or warmth calls the vegetative powers of the impurities in it into action, and the whole is covered with a green sward. Let the sand of which a plaster composition is to be formed, whether with lime or cement, be washed until it no longer discolors clean water, and be well compounded with cementitious matter free from the impurities with which it is so frequently charged; let the work be well hand-floated and trowelled, particularly on the backs or upper horizontal surfaces of projections, and protected above by projecting eaves or otherwise, and the work, with common care and attention to paint or distemper at intervals, will last as long as anything of the kind can be expected or is found to last anywhere.

The following provisions from the London Building Law of 1894 are interesting: "The height of buildings in old streets, *i. e.* streets laid out before August 7, 1862, is now restricted to 80 feet and two additional storeys in the roof, but to towers, turrets, or other architectural features or decorations are excluded from the restriction, as also are churches and chapels. This, however, does not prevent the completion of a building taller than 80 feet if begun before the passing of the Act, or of rebuilding a building which now exceeds those dimensions, or of continuing a row or block of existing buildings belonging to the same owner exceeding 80 feet high to an equal height. The Council have power to consent to buildings being erected exceeding this limit of 80 feet, but they must within one week after giving consent publish the fact for the benefit of adjoining owners being within 100 yards of the site. These adjoining owners, if they object, may appeal to the tribunal within twenty-one days, and should the Council refuse to consent to any building exceeding 80 feet high the applicant can also appeal to the tribunal. In a street formed after August 7, 1862, and of a less width than 50 feet, no existing building is to be raised, and no new building is to be erected so that the height of such building shall exceed the distance of the front or nearest external wall of such building to the opposite side of such street, unless with the consent of the Council. A church or chapel is excepted from this section. Where a corner building abuts upon streets of different widths the height is regulated by the wider street, and this height may return along the narrower street for 40 feet. The height of habitable rooms is increased from 7 to 8 feet 6 inches, except for rooms wholly or partly in the roof, and these may be 8 feet throughout not less than one-half the area of such rooms. This will prevent the formation of three storeys within the limit of height of a 9-inch wall."

* * * *

Simplicity and harmony are the elements of beauty in architecture—simplicity in the general form and arrangement of a subject, and harmony in the collocation and combination of its various parts. Without these qualities a structure can never possess either dignity or grace, and with them it will certainly possess the attractions of both. The outline, then, most conducive to beauty in architecture is that which bounds the most simple forms. These are the parallelogramic and pyramidal, in which the lines are straight and uninterrupted throughout their whole length. The ancient monuments of Egypt, of Greece and of Rome offer the most complete exemplifications of this. No other than the long unbroken lines which bound the temples of Egypt could produce an effect so grand, and no other than the simple, square and pyramidal forms could be productive of so much dignity as they possess. In the pyramids and obelisks of the same country the effect of this simplicity is even more obvious. In the temples of Greece, again, the same dignified simplicity is still predominant, for although in them the parallelogram and pyramid are combined, they are not confused, their mass consisting of a parallelepipedon, whose ends are surmounted by vertically faced pyramids, connected by an unbroken line of ridge running parallel to the horizontal boundaries of the sides. Those of the Roman monuments which are deficient in simplicity are also deficient in beauty. Such are the triumphal arches, whose general form is broken by columns and arches which subject themselves to no commanding outline, but are all at the same time prominent features of, and excrescences from, the general composition. In the temples which are on the Greek model it is not so, nor is it so in the long series of arches in the Roman aqueducts, which are crowned and connected by commanding lines unimpeded by projections or protuberances of any kind. The crucial form of the Pointed cathedral may be thought to detract somewhat from its simplicity and so much from its beauty, but it is an aggregation of simple forms, perfectly coherent with the tendency of the leading lines in the style which, we have seen, is vertical, and the lines are therefore not broken by the projected masses of the transepts, as they would be in the Egyptian and other styles, the tendency of whose commanding lines is horizontal. Otherwise the Pointed cathedral is a modification merely of the form of a Greek temple, with other parallelogramic forms added to it, as towers, or pyramidal, as spires. The same principle will be found to pervade the best works of the Italian school, more or less modified according to its application.

The most important point connected with the manufacture of bricks is the selection of the clay. In the case of common bricks they must be hard and capable of bearing pressure, without at the same time being heavy. One class of bricks may, taken singly, be capable of bearing a much greater pressure or weight than another, but being much heavier, this advantage may be lost by the counterbalancing drawback. They must not fall to powder or crack on exposure to wet or frost, and must be quite free from foreign matter, such as iron pyrites, nodules of limestone, roots of plants or pebbles. If iron pyrites exist in the clay it will burn in the kiln into oxide of iron when the heat employed is high, and will thus leave a kind of cavity in the brick; with a moderate heat a kind of basic sulphate of iron will be formed, which will rapidly decompose under the influence of air and water and tend to disintegrate the brick. Nodules of limestone will be burned into caustic lime and by subsequent moisture becoming slaked, their expansion will injure the brick and assist in its decay. The presence of vegetable matter will leave cavities in the bricks when burnt and will cause large numbers to fly in the firing. The more plastic a clay is, or, in other words, the purer it is the more will it contract in the firing. This fact has a double importance to the brickmaker. In the first place, a very fat clay, as rich plastic clays are called, will yield exceedingly dense bricks, and are not therefore the best adapted for forming the most serviceable bricks. And in the second,

very few clays are homogeneous, the upper part of a bed being in many cases fatter than the lower, a fact easily accounted for, as a mixture of sand and clay suspended in water and allowed to settle will deposit a large portion of the sand first and the finest clay last. If, therefore, the clay employed in brickmaking be not uniformly mixed, one part may be fatter than another, and the brick in firing will contract unequally. The chemical composition of a clay is also of great importance in judging of its quality. The presence of lime up to a certain point is not injurious, provided it does not exist as pebbles and that it is uniformly distributed through the mass; indeed, an addition of lime to fat clays is an advantage. A clay which alone might not be well adapted for brickmaking may be improved by the addition of certain substances, such as lime-sand, or by admixture with other clays of different qualities. Indeed it rarely happens that any clay possesses naturally all the necessary qualities for making good brick, and a skillful manufacturer will always know what materials and in what proportions must be added to render his clay suitable. Thus, in the neighborhood of London, the very fat clays are mixed with coal ashes or with sand. And in Paris refuse slaty coal is used, as the slaty parts of the anthracite beds are in this country. Freshly dug clay does not make good bricks, even when it possesses all the necessary qualities to which we have alluded; it requires to be aged, that is, exposed for a considerable time to the action of the air, which appears to produce some chemical change in the mass. This agency is very much hastened by the action of frost, exposure to frost for a few days being more efficacious than a year's exposure to ordinary weather.

Real Estate Notes.

A choice piece of West End avenue property, 100x100 feet, including the corner of 92d street, is offered for sale by the owner, A. R. Chisholm, of 61 Broadway.

A. Ball, the long-time favorite expression of bibulous mankind, has lost none of its popularity by the big real estate operation involving property on West 18th and 19th streets.

William Kennelly's grip on the legal sales should not be confounded with the mysterious disease that has again made its appearance in New York and vicinity.

Wednesday's business at the Broadway Auction Salesroom was a lively one—for plaintiffs and other mortgagees. They succeeded in buying nine of the twelve properties disposed of.

Herman Wronkow offered the first bids on each of the 24th street parcels sold in partition on Thursday. He lacked, however, the needed staying power and was quickly passed by more enterprising bidders.

The mortgage record for the past week shows twenty mortgages for an aggregate of \$1,113,000, recorded in favor of the Title Guarantee and Trust Company, of which five mortgages, for an aggregate of \$795,000, were at 4 per cent interest.

J. Montgomery Strong, of the firm of Strong & Ireland, held his initial sale of real estate at the Broadway Salesroom on Monday. He was not in the best of form, however, and Philip A. Smyth was pressed into service to do the talking.

A "For Sale" sign has been placed on the front of the old Fourth Presbyterian Church property, Nos. 116 to 120 West 34th street, recently purchased by Neil Burgess. The latter has abandoned his intention of erecting a theatre on the plot, and it is again in the market at the price he is supposed to have paid for it, \$250,000.

The agent of a possible buyer recently asked the price at which the odd little corner on the southeast corner of Broadway and 18th street could be bought. It has a frontage on the former of 34.3, a street frontage of 81.4, is 6.4 in the rear and 88.1 on the southerly side. The owner, Benjamin Sire, modestly expressed his willingness to sell at \$300,000.

The path of the average builder is often beset by difficulties that require the keenest foresight for their avoidance. A building firm refused an offer two years ago of \$28,500 for a house that was gladly parted with last week for \$26,250. The result is a charge of over \$5,500 on the wrong side of the profit and loss account that would have been rendered unnecessary had the original offer been accepted.

Harlem seems to be suffering from the same old complaint. Richard V. Harnett & Co. sold under a partition decree, on Monday, Nos. 79 to 83 East 108th street, three four-story stone front flats, on a plot 51x80, for \$29,500. He would be an incompetent loan broker who could not secure a loan from a life insurance company for that amount on the property. The flats were recently appraised at \$36,000.

A broker who claims to be able to see a little farther through a stone wall than most people, ventures the opinion that ex-Mayor Gilroy was the purchaser of the flats Nos. 440 to 444 West 125th street, the sale of which at about \$90,000 was effected by Broker Charles G. Moses, for Mark Ash and another, in July last. The sale was undoubtedly made, but no deed of the property has since been recorded. The ex-Mayor had previously, when Commissioner of Public Works, bought uptown property from Mr. Ash.

Comparatively few persons know that a corporation which buys,

sells and improves real estate on its own account and manages property for owners is doing business in our midst, and what is more—paying quarterly dividends on its shares—which are in \$100 amounts. The Cass Realty Corporation, of No. 503 5th avenue, is the concern, and the latest transaction in which it figured was its purchase of the old College of Pharmacy site on East 23d street, the work of demolishing which is now under way, preparatory to the erection on the plot of a six-story store after plans by Architect Wm E Bloodgood.

Some people take extraordinary chances in real estate transactions. A case in point was a trade closed last week, where a plot of lots at Arden, Westchester County, valued at \$68,000, was given in exchange for lots at Groton, South Dakota, accepted at a valuation of \$60,000, the odd thousands being paid in cash. No investigation was made of the title to either property, the broker's assurance that everything was all right proving satisfactory. The broker, by the way, received in lieu of cash some of the Arden lots for his commission, and being a pronounced bull on suburban property, believes that he is at last in a fair way of becoming a man of means.

There must be a sore feeling in some quarters over the recent sales of the Hotel de Legerot property. The alleged marquis, who conceived the hotel project, and the contractors, who had nothing but worthless liens to represent their extensive claims, must feel especially aggrieved. The latest sale of the property, in two parcels, for \$620,000 is in striking contrast to the \$437,000 it brought under foreclosure last spring, and would have been more than enough to have settled the former owner's entire indebtedness. It is even said that the buyers, at the auction sale, had almost arrived at the conclusion that they had an elephant on their hands when, unexpectedly, a buyer turned up in William K. Everdell and they were able to realize a handsome profit.

Inspector of Police William W. McLaughlin apparently is adding to his real estate investments. His latest purchases are the four-story brick store and tenement, 20x80, on the northeast corner of 3d avenue and 44th street, bought from Mandelbaum & Lewine, his favorite firm, for over \$40,000, and the four-story stone front residence of Mrs. Frances H. Stabb, No. 38 East 75th street, on lot 20x102.2, for a price reported to be about \$38,000. John N. Golding, who negotiated the sales, says the buyer of both parcels is E. O. Beale, but as the Inspector has availed himself on at least one other occasion of the services of Mr. Beale as a nominal owner, and as that gentleman is only a clerk in the office of Inspector McLaughlin's attorneys, McCall & Arnold, it seems to be a foregone conclusion that the former is the real purchaser.

Some idea of the bother realty owners are put to by real estate sharps may be had when this experience of an owner who is also a broker is told. The latter had a well-located flat for sale, and was approached by an individual who has figured as a "dummy" for extensive speculators, but when questioned as to the identity of the buyer he had for the flat most positively denied any connection with the extensive speculators' crowd. A sale was closed, title was passed to a female who gave a second mortgage for part of the purchase money, and then, within a few months, transferred the flat twice to herself under different family names—it seems she had been married more than once—to avoid judgment creditors, and finally turned it over to a clerk of the sharp speculator's, with the result that interest is not paid, and the law must be sought, with its delays, in which the speculators are well versed. A singular feature should be added. The broker who negotiated the sale is a notary public, and each time the woman conveyed the property from one name to another he took her acknowledgment. His address should be where the birds sing twice.

Justice Barrett of the Supreme Court has granted a writ of certiorari on application of Comptroller Fitch directing the commissioners appointed to award damages to property owners incurred by reason of changes in the grades of streets and avenues in the 23d and 24th wards caused by the depression of the tracks of the New York and Harlem Railroad Company, to make return in cases in which awards have been made by them. While the certiorari refers to but one case, in which the Comptroller seeks to obtain a review of the award by the Commissioners, yet the proceedings seem to attack the validity and constitutionality of the act and the amendments to it under which the Commissioners were appointed. The case particularly referred to is that of Rachel Purdy, to whom was awarded \$2,500 as damages to her property occasioned by the change of grade. The Comptroller says the act and its amendments are void, for various reasons, among others because it was contrary to the law requiring that "no private or local bill shall be passed by the Legislature which shall embrace more than one subject, and that shall be embraced in the title." He also claims that the award was unwarranted and contrary to law, and that the Commissioners committed many errors in making it.

That "only original" report of the big deal on 18th and 19th streets, between 5th and 6th avenues, given out by the brokers who controlled the operation, and published a few days ago, is disappointing in so far as it contains little that is new. THE RECORD AND GUIDE of November 24 stated that the proposed Siegel, Cooper & Co. store would probably occupy all that portion of the block extending east from 6th avenue to and including No. 33 West 18th street and No. 38 West 19th street, a plot 184 feet on the avenue and 400 feet on both streets. That is, provided the Tonnele property, 92x100, on the 18th street corner, which it had been positively

stated would not be leased, could be secured. The authorized statement simply adds that the corner in question has been leased for 33 years, and informs the public that the Siegel, Cooper & Co. store will cover a frontage of about 460 feet on each street instead of 400 feet. The fact that a syndicate has acquired the property and will build the big retail establishment for Siegel, Cooper & Co., under the direction of the head of that firm, does not materially detract from the truth of the statement made in November that the members of the Chicago house and the New York firm of Siegel Bros. were the backers of the enterprise. We have already called attention to the purchases in the block made by Augustus D. Juilliard, which have since been disclosed by the official list of conveyances, and long ago stated that the other investors in the block had been induced to buy on the representations of the brokers that a new business centre was to be created that would result in property within its limits becoming specially desirable and, consequently, much more valuable than formerly. The names of all the other buyers have either been mentioned in our "Gossip" column or have appeared in the weekly lists of conveyances. They include William K. Everdell, of the Produce Exchange; Julius Loewenthal, Frederick S. Pinkus and E. H. Van Ingen, who bought No. 11 West 18th street and has since transferred the house to Mary T. Seccomb and others. Including the sales of property on the opposite sides of 18th and 19th streets, the total investment will not fall far short of \$4,000,000.

Notice to Property-Owners.

Rider av, opening from 144th st to Jerome av. Verified claims must be presented by the 27th inst. Hearings will begin on February 1st.

* * * *

111th to 114th sts, 1st av to East River. The Commissioners of Estimate appointed to acquire title for a public place, park and parkway will hold a public meeting in Room No. 113 Stewart building, on the 15th inst, at 2 o'clock P. M.

* * * *

Vanderbilt av. West, opening from Pelham to Webster av.

134th st, opening from 3d to Brook av.

160th st, opening easterly to Edgecomb road, w. s. Verified claims must be presented by the 29th inst. Hearings will begin on February 1.

Personal.

R. Maynicke, architect, has severed business connections with George B. Post, in whose employ he had been for many years, and has opened an office in the Constable building, at 5th avenue and 18th street. Mr. Maynicke's latest work is the plans for the large mercantile building for Randolph Guggenheimer, now in course of construction at Broadway, Washington and Waverley places and Mercer street.

Real Estate Market.

If the purchase of the old armory property on Broadway, 44th and 45th streets, is included, it will be found that the transactions reported this week show a total investment of about \$3,250,000. That figure is a fairly good one for six days in January. Business property is still being picked up by investors whenever opportunities to acquire it are presented, but the selling of vacant lots, mostly for improvement, continues to be the most encouraging feature of the market. House buyers have not been neglectful of chances to purchase cheaply, and an improvement is noted in the demand for flat and tenement property.

A week devoted to legal sales in the auction rooms seldom proves interesting, and were it not for the partition sale on Thursday of the property of the late Judge John H. McCunn there would have been little to attract attention in the business transacted since Monday. The McCunn real estate brought very low prices, the aggregate obtained being about \$45,000 less than the property had been appraised by an expert who is noted for his conservatism. On Thursday Geo. R. Read adjourned until the 24th inst. a foreclosure sale of Nos. 1889 to 1895 1st avenue.

The following are the comparative tables for New York Conveyances, Mortgages and Projected Buildings for the corresponding weeks of 1894 and 1895.

	CONVEYANCES.	
	1894, Jan. 5 to 11, inc.	1895, Jan. 4 to 10, inc.
Total number.....	242	254
Amount involved.....	\$3,261,093	\$3,206,352
Number nominal.....	90	103
Total number 23d and 24th Wards.....	72	73
Amount involved.....	\$144,905	\$307,596
Number nominal.....	17	16

	MORTGAGES.	
	1894, Jan. 5 to 11, inc.	1895, Jan. 4 to 10, inc.
Total number.....	261	236
Amount involved.....	\$3,247,718	\$2,840,237
Number over 5 per cent.....	134	91
Amount involved.....	\$1,076,187	\$501,610
Number at 5 per cent.....	115	113
Amount involved.....	\$2,039,831	\$1,189,627
Number at less than 5 per cent.....	12	32
Amount involved.....	\$131,700	\$1,149,000
Number of above to Banks, Trust and Insurance Companies.....	28	33
Amount involved.....	\$801,500	\$1,114,650

	PROJECTED BUILDINGS.	
	1894, Jan. 6 to 12, inc.	1895, Jan. 5 to 11, inc.
Number of buildings.....	39	31
Estimated cost.....	\$512,950	\$661,375

The auction sale of the valuable properties No. 398 5th avenue and Nos. 3, 5 and 7 West 36th street, will be conducted by Geo. R. Read at noon, of Tuesday week, the 22d inst., at the Real Estate Exchange, No. 59 Liberty street. In our issue of two weeks ago we drew attention to the importance of this announcement and of the attractions of the properties to be offered, by reason of their location in a choice district, and one that is undergoing changes that make appreciation of values highly probable. It will also be remembered that the rear of the Fifth avenue lot connects with that of No. 3 West 36th street. Descriptions of each parcel will be found in our advertising pages, and further particulars can be obtained of the auctioneer at his offices, No. 9 Pine street and No. 1 Madison avenue.

Richard V. Harnett & Co. will sell at auction in the New York Real Estate Salesroom, No. 111 Broadway, on Wednesday next, the 16th inst., at noon, a piece of property situated on the West Farms road about ten minutes from Westchester avenue trolley car depot, and containing 2.272 acres within the 23d Ward. Maps and particulars can be had at Nos. 71 and 73 Liberty street, the offices of the auctioneer.

The Committee on Legislation of the Real Estate Exchange will hold its first meeting on Monday afternoon.

WANTED.—Gentleman, with growing architectural clientage, now in leading iron concern, desires association with well-reputed builder or general contractor. Address, "Iron," RECORD AND GUIDE.—*Adv.*

Gossip of the Week.

SOUTH OF 59TH STREET.

William K. Everdell proves to be the buyer not only of the Hotel de Rogerot property, on 5th avenue and 18th street, recently transferred to him for \$557,500, but also of the old St. Ann's Protestant Episcopal Church and rectory, Nos. 3 to 9 West 18th street, adjoining Chickering Hall, which was reported sold early in November for \$192,000. Mr. Everdell, as stated last week, resold to L. & S. Sachs some time ago an L, forming a part of the hotel property, for \$275,000, and has since disposed of the corner, 60x115 feet, for \$345,000, to S. and H. Corn, realizing a profit of \$62,500, less expenses, provided the prices quoted are true ones. He is also understood to have found a purchaser for the St. Ann's property at a substantial advance.

Smith Bros. have sold the plot, 98.9x100, on the southwest corner of 10th avenue and 42d street, to William Campbell, for \$85,000. The buyer is a large owner of adjoining and nearby property on both 42d and 41st streets, and is understood to have recently bought, in addition to the plot mentioned, some smaller parcels. No improvement is at present contemplated.

Frank E. Smith has arranged to exchange the six-story brick store and factory building, 71.7x100.3x70.10x100.2, Nos. 46 and 48 Wooster street, which was transferred to Flora Sawyer in October, for a hotel in Long Branch, N. J. The Wooster street property is mortgaged for \$165,000.

Adrian H. Muller & Son have sold for the Jerome estate the four-story stone front dwelling on lot 20x98.9, No. 146 East 34th street, to Daniel B. Freedman for \$21,000.

Douglas Robinson & Co. have sold for a syndicate represented by Lawyer Thomas S. Williams the plot 35x100 on the northeast corner of Park avenue and 35th street, to a buyer who will utilize it as the site for a costly residence. The lot is the last of a plot 98.9x155 which was formerly owned by the Church of the Covenant and the corporation of the Brick Presbyterian Church and transferred on April 4, 1894, to Mr. Williams for a consideration of \$315,000. The syndicate is said to have realized a handsome profit on the investment.

The same brokers and Phipps & Easton have sold for the Richards estate to Dr. A. A. Arango the four-story stone front dwelling 19.6x60x98.9, No. 113 East 30th street, for \$24,500.

J. Romaine Brown & Co. have sold for Robert Trimble Ford the old armory site, consisting of the block front on the east side of Broadway, between 44th and 45th streets, 203.9x80.3 on the former and 114.8 on the latter street x200.10, together with the five-story stone front dwelling No. 164 West 45th street, on lot 20x100.5 adjoining, to Oscar Hammerstein, for about \$850,000. The purchaser will erect a music hall and a theatre, possibly two of them, at a cost that will nearly equal the price agreed upon for the property. This sale is peculiar inasmuch as the seller stipulates that work shall begin at once upon the proposed buildings. It is doubtful if the agreement of sale provides for the payment of more than a small sum in cash.

The same brokers have sold for Jordan L. Mott the five-story brick store building on lot 26.2x69.11x25.10x65.6, No. 1512 Broadway, southeast corner of 44th street, for \$130,000. The seller acquired the property in September, 1893, from Samuel S. Abbott, giving in exchange No. 112 West 69th street, and No. 109 West 132d street. The consideration given in the deed was \$133,000, but as that was the trading price the actual consideration was probably not much above \$100,000.

J. Romaine Brown & Co. have also sold for Henry M. Whitehead, the southeast corner of Broadway and 55th street, 25x105, with buildings, to David H. McAlpin, for \$61,000.

Mitchell A. C. Levy has sold to Elias Kempner the lot 25x95, No. 72 Charles street, at \$15,500, for improvement.

Emil Buchmann has sold for Mandelbaum & Lewine the three-story dwelling on lot 25x92, No. 338 West 19th street, for about \$17,000.

Samuel Williams has sold the four-story brick tenement with

stores, 25x55x about 25x50, No. 41 6th avenue, northwest corner of 4th street, to a client for investment.

J. L. Harris is reported to have purchased the four-story dwelling, on lot 25x98.9x24.8x98.9, No. 144 West 34th street, for \$60,000. The house was sold about four years ago for \$37,000.

John M. Reid has sold for Martha Dienst No. 248 East 34th street, to J. L. Goddard for \$14,500, and No. 347 East 31st street, a three-story brick tenement, on lot 16.8x98.9, to H. Tonjes & Co. for \$6,500.

NORTH OF 59TH STREET.

Ware & Gibbs have closed a trade between Siegmund T. Meyer and Mrs. James Van Dyck Card, by which the former agrees to sell the Hotel Gladys, 51.6x90x100, on the southeast corner of Columbus avenue and 75th street, for about \$200,000 and take in exchange the plot, 180x100.5, on the north side of 70th street, 200 feet west of West End avenue.

L. J. Phillips & Co. have sold for the Manhattan Railway Co. a plot of three lots on the northeast corner of Amsterdam avenue and 83d street at about \$60,000.

O. G. Bennett has sold No. 603 Amsterdam avenue, a five-story double flat with stores, for Mrs. Marsh at \$22,500; No. 136 West 83d street, a three-story stone front dwelling, for same owner at \$15,000; and for Mrs. C. Collins Nos. 202 and 204 West 82d street, two five-story single flats, 19x90x102.2 each, at \$55,000.

Francis M. Jencks has about concluded negotiations for the sale of the plot, 70x100.11, on the southeast corner of 113th street and Manhattan avenue, to a purchaser for immediate improvement.

Daniel R. Kendall has sold his plot, 225x100.11, on the north side of 119th street, 150 feet west of Lenox avenue, to E. C. Potter.

Henry Oppenheimer is said to have bought from Maurice Aaron the plot, 51x100, on the southeast corner of Amsterdam avenue and 79th street.

M. Bargebuhr & Son have sold for Builder Richard W. Hawkes the five-story brick flat, with stores, 25x90x100, No. 2214 Eighth avenue, 119th and 120th streets, to Adam Helmrich for about \$37,000.

Hoffman Brothers have sold for Charles F. Hoffman the plot, 100.5 x150, on the southwest corner of Central Park West and 70th street, to the Congregation Shearith Israel for about \$140,000. A synagogue will be erected on the site. The Congregation is reported to have sold the synagogue with plot, 70x92, on the north side of 19th street, 100 feet west of 5th avenue, for something less than \$200,000.

The four-story stone front dwelling No. 753 Madison avenue, on lot 23x65, between 65th and 66th streets, has been sold by Mrs. Gertrude D. Ludlam to Dr. August Caille for about \$40,000.

Edward V. Loew, president of the Real Estate Guaranty Co., has purchased of Adler & Herrman the five-story flat, with stores on the avenue front, lot 47x100.11, Nos. 147 and 149 East 112th street, northeast corner of Lexington avenue.

The plot of sixteen lots on the north side of 106th street, 100 feet west of Amsterdam avenue, recently bought by Henry Morgenthau and the New York Realty Co. for \$144,000, has been resold at an advance. Gustavus L. Lawrence has purchased the eight most easterly lots, an unannounced buyer has secured the four adjoining, and Builder Charles G. Judson the remaining four lots.

J. Romaine Brown & Co. (Columbus avenue office), have sole for Seth M. Milliken, as guardian, the three-story brick dwelling, 20x70, No. 202 West End avenue, to J. O'Connell.

A. E. Thomson has sold for Wm Nicklas the five-story stone front dwellings, 18x62x99.11 each, Nos. 250 to 258 West 130th street, and No. 264 West 130th street, 16x52x99.11, to S. Spencer.

Barnett & Co. have sold for Frank L. Willmot the five-story flat, 25x70x99.11, No. 171 West 133d street.

Dr. Edmund C. Wendt has sold his four-story stone front residence, 20x60x80, No. 712 Madison avenue, between 63d and 64th streets, for about \$34,000.

John R. Foley has negotiated an exchange between Mrs. Isabella H. Fischer and Walter E. Ward by which the former sells the four-story dwelling on the northeast corner of West End avenue and 88th street for \$42,000, taking in exchange the five-story tenements, Nos. 431 and 433 West 16th street, at a valuation of \$40,000.

NORTH SIDE.

J. Clarence Davies has sold for Fannie E. Lawrence six lots on Terrace View avenue, south of Marble Hill, to Patrick Murray, of New Haven, Conn.; and for the Twenty-third Ward Improvement Co., two lots on the east side of Vyse avenue, between Freeman street and Charlotte place, to John Henry.

LEASES.

Frothingham & Timpson, as agents for the Chanler estate, and Hoffman Bros., as representatives of the lessee, negotiated the lease reported last week of Nos. 278 to 286 6th avenue and Nos. 50 to 58 West 18th street, comprising the plot, 92x181.2, with buildings, on the southeast corner of 6th avenue and 18th street. The term is twenty-one years from May 1, with the privilege of two renewals, making sixty-three years in all. Mr. Morgenthau will pay \$28,000 per year in addition to all taxes. The net annual income hitherto derived from the property by the Chanlers has been only \$10,000. Mr. Morgenthau has also leased for the same term of years, with the same privileges of renewal, the adjoining half-block, comprising the northeast corner of 6th avenue and 17th street, 92x181.2, on which are buildings of the same description as those on the first-mentioned property. The owner is Mrs. Laura C. Delano, sister of the late William B. Astor. The rental agreed upon is \$25,000 per year, in addition to taxes. In both leases it is stipulated that the lessee shall erect within three years fireproof buildings not less than five stories in height, and that upon the expiration of the final terms the lessors

shall continue to renew the leases, or purchase the buildings at appraised values. Mr. Morgenthau has announced that he will begin work upon the new buildings in May, 1896.

Henry Morgenthau has also leased from the estate of W. W. Astor the plot 68.6x152x73x152 on the northeast corner of 6th avenue and 19th street on which are standing the seven four-story brick dwellings, Nos. 57 to 69 West 19th street. This property has likewise been secured for a twenty-one year term with privilege of renewals. The rental is \$27,200 per year and taxes. The site will be improved by the erection of a six-story fireproof building, which, it is expected, will be occupied by the Chicago dry goods firm of Morgenthau, Bauland & Co.

Frothingham & Timpson have leased for the Folsom estate, the former Hotel Viano, 75x92 feet, Nos. 37 to 41 East 18th street, near Broadway, to Daniel Hurley for a term of ten years at \$12,000 per year. The lessee will make extensive alterations, refurnish the house throughout and open it about May 1 as a European plan hotel for gentlemen only.

Charles S. Peck has leased the basement and parlor floors of No. 9 West 30th street for Isaac Walker to the Conover Fireplace Manufacturing Company for a term of five years from February 1, at \$5,000 per annum.

OUT OF TOWN.

Newark, N. J.—Brown & Schlesinger have sold for Mrs. Carroll Mercer, of Washington, D. C., the building lots on Ferry street, near Van Buren, to J. Goldbach and H. W. Pfeifer, and for Francis Whitely the frame dwelling at No. 106 Bleecker street to M. Trietsch. The same firm has also sold a brick residence on Mulberry place for Edward Spaeth to J. Caffrey.

News of the Building Trade.

HOSPITAL AND COLLEGE.—Tenth avenue, east side, 59th to 60th street.—The trustees of Columbia College are having plans prepared for two additional buildings to the Vanderbilt Clinic, at above location. A five-story building, 100x50, will be erected on 60th street. The second building, 50x80, four or five stories high, will adjoin the College of Physicians and Surgeons' building, on 59th street. Cornelius, William K., Frederick W. and George W. Vanderbilt have subscribed \$350,000 to pay the cost of construction. Work will be begun as soon as the weather permits.

Plans are being drawn for an addition, 75 feet front, to be made to the Sloane Maternity Hospital, for which Mr. and Mrs. W. D. Sloane have donated \$200,000. Mr. Sloane is a member of the board of managers of the hospital.

One Hundred and Sixteenth street to 120th street, Amsterdam avenue to Western Boulevard.—The trustees of the Columbia College announce that \$500,000 have been guaranteed for the erection of two new buildings for the college, at above location.

HOTEL.—Forty-second street, northwest corner Madison avenue.—Marc Eidlitz & Son, 489 5th avenue, have been awarded the general contract for the erection of the new \$1,000,000 hotel, to be erected on the site of the Hotel Wellington, for Messrs. Hawk & Wetherbee. A detailed description of this building appeared in THE RECORD AND GUIDE, December 8, 1894.

MERCANTILE.—Sixth avenue, 18th and 19th streets.—A six-story fire-proof retail store will be erected by a syndicate for Siegel, Cooper & Co., of Chicago, on a plot 184x460 feet. Address, William R. Rose, No. 320 Broadway.

Broadway and Fourth avenue, 9th and 10th streets.—Hilton, Hughes & Co. will make a number of interior changes and improvements in their drygoods establishment. The basement is to be devoted to grocery and saddlery departments, and the present mansard will be raised to a full story and fitted up as a restaurant, with kitchen, etc., attached. The alterations contemplated provide for its use as an open restaurant and promenade in summer.

Twenty-fourth street, No. 124 West.—Cassidy & Son, No. 127 West 23d street, will have plans drawn for the reconstruction of their gas fixture factory and warerooms, recently burned. The building is owned by Cassidy & Son, and is on property leased from A. B. Darling.

Twenty-third street, No. 122 West.—Samuel S. Childs, No. 54 Beaver street, has leased the brick building at this address, and will make extensive alterations. The ground floor will be occupied by a restaurant.

Broadway, Nos. 756-760, northeast corner 8th street.—Louis M. Jones, No. 13 Astor place, will make extensive alterations to the four and five-story brick store buildings recently purchased.

DWELLINGS.—One Hundred and Forty-seventh street, southwest corner Robbins avenue, two-story brick dwelling and bakery, 25x42; estimated cost, \$5,000. Condition—plans nearing completion; no contracts let. Owner, J. F. Welsch, No. 54 Lawrence street; architect, W. C. Dickerson, 149th street and 3d avenue. The specifications will include tin roofing, concrete and pine floors, plate glass, galvanized iron cornice, plumbing, gas fixtures, ranges, wood mantles and whitewood trim. Address the architect.

Prospect avenue, near Westchester avenue.—The same architect has been retained to draw plans for two two-story private frame dwellings, to be erected at this place.

One Hundred and Thirteenth street, south side, 300 west of 7th avenue, nine brick and brownstone front private dwellings; six, 17x50 each, and three, 16x50 each. Estimated total cost, \$135,000. Condition—plans just started; no contracts let. Owner and builder, William Picken, Sr., No. 1441 3d avenue; architect, John Hauser, No. 1441 3d avenue. The specifications will include tin roofing, electric bells, speaking tubes, inside blinds, interior marble-work, bath and laundry fittings, cabinet mantles, tiling, concrete, pine and

parquet floors, galvanized iron cornices, dumb-waiters, skylights, ranges, gas logs, gas and electric lighting and combination fixtures, open plumbing, hot-air heating, decorations, and hardwood trim throughout.

Seventy-sixth street, north side, 195 east of 5th avenue, a number of four-story and basement brick and stone private dwellings on plot 125x102.2. Condition—no contracts let. Owners and builders, W. W. & T. M. Hall, No. 503 5th avenue; architect, Alexander M. Welch, No. 503 5th avenue. The buildings will be wired for electric light and will have hardwood trim throughout, exposed plumbing, inside blinds, marble-work, decorations, dumb-waiters and all improvements. Work on the plans has just begun.

One Hundred and Thirty-fifth street, south side, 250 east of St. Ann's avenue, three two-story, basement and sub-cellar brick, brown and freestone trimmed private dwellings; estimated total cost, \$31,500. Condition—plans completed. Owner, William Schwab, No. 867 East 134th street; architect, Herrmann Horenburger, Nos. 682 to 686 East 159th street. The specifications include tin roofing, galvanized iron cornices, inside blinds, sanitary plumbing, ranges, gas fixtures and all conveniences. The plans follow the Renaissance style of architecture. Address the architect.

West End avenue, northwest corner 103d street, ten three story and basement brick, brownstone and light stone private dwellings; five 20x56 each, four 20x58 each, and the corner building, with dining room extension, 20.11x87. Estimated total cost, \$175,000. Condition—plans under way; no contracts let. Owners and builders, Giblin & Taylor, No. 143 West 80th street; architect, George F. Pelham, No. 503 5th avenue. The specifications will include tin roofing, hot-air heating, inside blinds, electric bells, speaking tubes, dumb-waiters, bath and laundry fittings, mosaic tiling, concrete, pine and hardwood floors, open plumbing work, interior marble-work, gas fixtures, ranges, cabinet mantles, skylights, and white-wood and hardwood trim.

FLATS.—One Hundred and Sixty-sixth street, south side, 100 west of 10th avenue, two five-story brick and stone flats, about 25x80 each; estimated cost, \$18,000 each. Condition—no contracts let; work to commence in the spring. Owner and architect, John Carl, No. 48 Exchange place. The specifications will include tin roofing, inside blinds, galvanized iron cornices, electric bells, speaking tubes, door openers, dumb-waiters, skylights, concrete and pine floors, tiling, bath and laundry fittings, sanitary plumbing, ranges, gas fixtures, probably hot-air heating and whitewood finish.

Eighth avenue, No. 2220, through to St. Nicholas avenue, No. 191.—Felix Krupp, of Bayonne City, N. J., will improve above plot, 25.3x158.11x29.7x143.6, by the erection of brick and stone front flats to contain all improvements. The details have not transpired.

One Hundred and Eighteenth street, south side, 175 west of 5th avenue, through to 117th street.—Wm. H. and James Bingham, No. 16 East 116th street, are having plans prepared by Architect Valentine, No. 186 East 116th street, for modern brick and stone front flats to be erected on this plot, about 46x202x irregular. The owners buy all materials.

Morton street, No. 13, five-story brick and stone flat. Condition—property just purchased; no contracts let. Owner and builder, John Kehoe, 225 East 18th street; architect, F. Jenth. The specifications will call for modern improvements and conveniences, including tin roofing, electric bells, sanitary plumbing, bath and laundry fittings and ranges.

One Hundred and Sixth street, north side, 100 west of Amsterdam avenue, two brick and stone flats, with fronts 37.6 each. Condition—property just purchased; no contracts let. Owner, Gustavus L. Lawrence, No. 199 Franklin street.

THEATRE.—Broadway, east side, between 44th and 45th streets.—Oscar Hammerstein, Harlem Opera House Building, will have plans drawn for a group of three buildings, to consist of a concert hall, 50 x 125, a music hall, 75x135, and the 44th street corner building, a theatre, 60x100. Estimated total cost, \$2,000,000. Mr. Hammerstein states that the work of tearing down the buildings now on the site will begin Monday. No architect has yet been engaged.

SYNAGOGUE.—Central Park West, southwest corner 70th street.—The congregation of Shearith Israel, H. Pereira Mendes, rabbi, No. 6 West 9th street, has purchased a plot, 100.5 feet front on Central Park West, and 125 feet on 70th street, and will erect a synagogue in the style of the Spanish Renaissance. A number of the most prominent architects will be invited to submit plans in competition.

NEW SCHOOL WORK.

Eighty-eighth street, south side, between 2d and 3d avenues, five-story and cellar, light brick and stone front grammar school building, about 100x200. Condition—plans completed and ready for estimating. Owner, City of New York; architect, C. B. J. Snyder, No. 146 Grand street. The specifications include slate roofing, steam-heating plant and apparatus, annunciators, fire extinguishers, structural and architectural iron-work, galvanized iron-work, sanitary plumbing, skylights, ventilators, copper-work, interior marble-work and school furnishings. Plans and specifications may be seen at the office of the architect. Sealed proposals for the erection of this building will be received by the trustees of the 12th Ward, at No. 146 Grand street, until 4 o'clock, P. M., Monday, January 21.

One Hundred and Nineteenth street and Madison avenue, five-story cellar and tower Indiana limestone, gray brick and gray vitrified terra cotta grammar school building, 175x100.11; estimated cost, \$200,000. Condition—plans under way; no contracts let. Owner, City of New York; architect, C. B. J. Snyder, No. 146 Grand street. The specifications will include slate roofing, structural and architectural iron-work, galvanized iron-work, copper-work, interior marble-work, stone and iron stairways, steam-heating plant and

apparatus, sanitary plumbing, fire extinguishers, skylights, ventilators, decorations, shades and modern school furniture, and fittings. The first floor will contain rooms for the carpentering, modeling and cooking classes, calisthenium and lavatories. The trustees of the 12th Ward will invite bids, shortly, for the erection of the structure.

METROPOLITAN DISTRICT AROUND NEW YORK CITY.

DWELLINGS.—Cranford, N. J.—Wm. Bigelow, of this place, has had plans drawn by J. A. Oakley, Jr., of Elizabeth, for a two-story and attic stone dwelling to be built here at an estimated cost of \$10,000. Hot-air heating, concrete, pine and hardwood floors, tiling, plate and stained glass, a range, bath and laundry fittings, plumbing and hardwood finish are specified.—A new parsonage is being erected by the Protestant Episcopal Church, of Cranford.

Norwich, Conn.—J. A. Hiscox, No. 161 Main street, has plans for a two-story and attic frame dwelling to be erected for H. W. Brauche, Cost, \$4,000.

Larchmont, N. Y.—Alfred Chamberlain, of New Rochelle, has prepared plans for alterations to be made to a two-and-a-half-story frame dwelling at this place. Estimated cost, \$5,000.

Jersey City, N. J.—The following are the plans recently filed: Archibald A. Campbell, twelve three-story brick dwellings, 12x34 feet each, to be erected on Halliday, near Lafayette street; cost, \$2,500 each.—Samuel D. Mervin, two-story frame dwelling, 21x35 feet, to be erected on Claremont, near Arlington avenue; L. Pfeiffer, architect; cost, \$2,500.—G. E. Denning, two-story frame dwelling, 22x36 feet, to be erected on Pearsall avenue, near Avenue E; H. C. Palmer, architect; cost, \$2,300.

HASTINGS, N. Y.—John Woolley, of No. 45 Maiden lane, New York, is preparing plans for a two-story and attic residence, 60x125, to be built here by Mr. W. F. Foster, of New York, at a cost of about \$125,000. The house will be in the "Colonial" style, and the materials brick and iron. Hardwoods will be used throughout. It will be steam heated and supplied with gas and electric fixtures. A brick stable will also be built, and the grounds beautified and stone walls and fancy iron fences erected. The entire improvement will cost about \$200,000, and work will be started on May 1st. Mr. Woolley will receive the estimates.

East Orange, N. J.—A. W. Daniels, of New York, will build a two-story and attic frame dwelling here from plans drawn by S. W. Whittemore, of East Orange. Estimated cost, \$7,000.

Morristown, N. J.—E. Babington is the architect for a two-story and attic frame dwelling to be erected for J. Lines. Cost, about \$4,000.

Orange, N. J.—Frederick Hasselman, Decker Building, has completed plans for a two-story and attic frame dwelling to be built, at a cost of \$4,000, for R. L. Ramage. Hot-air heating, pine and hardwood floors, bath and laundry tubs, a range and plumbing are included in the specifications.

CLUB-HOUSES.—Morristown, N. J.—F. W. Meeker, No. 1 Washington street, has plans for remodeling the four-story brick business building owned by M. E. Condon, into a club-house.

Hoboken, N. J.—George E. McIntyre, of West Hoboken, has made designs for a three-story brick club-house, to be built at West Hoboken, for the Caledonian Club. The building will cost \$15,000, and have steam heating, pine and hardwood floors and trim, and conveniences.

South Orange, N. J.—The South Orange Field Club, whose club-house was burned last Wednesday, will take steps at once looking toward the erection of a new and larger building.

MANUFACTURING.—Bogota, N. J.—The Rogers Paper Company will build a one-story brick paper mill from plans by Charles W. Vanderbeck, of Hackensack.

HOTEL.—Bayonne City, N. J.—W. A. Hopkins will erect a brick and stone trimmed hotel building on the site of the old St. Charles Hotel.

EDUCATIONAL.—Elizabeth, N. J.—A new public school building, to cost \$51,000, will be erected here. The City Council is negotiating for the purchase of a site at East Jersey and 2d streets.

Bloomfield, N. J.—The Board of Education has decided not to proceed further with the erection of a school building in Glen Ridge, owing to the possibility of that district becoming a borough.

New Brighton, N. Y.—John Seaton has been awarded the contract for the erection of a new public school building on Madison avenue. Contract price, \$29,992.

CHURCH.—Belleville, N. J.—Contracts have been let and work begun on the erection of a new Baptist church at Forest Hill. Cost, \$6,000.

BEYOND THE METROPOLITAN DISTRICT.

PUBLIC BUILDINGS.—Wilkesbarre, Pa.—The commissioners of Luzerne County have purchased a site in this city for a new court-house, to cost about \$500,000. No contracts let.

Woonsocket, R. I.—Wm. Waters & Son, of Providence, are the architects for a new court-house to be built in this city. Bids for the erection of the structure are being received.

Pittsburg, Pa.—Charles Bickel has completed plans for a six story brick and stone building to be erected for the Department of Public Safety. The structure will cost about \$175,000, and have elevators, structural and architectural iron-work, fire-proof material, electric wiring, steam heating and all improvements.

Hartford, Conn.—The city authorities will invite bids shortly for the erection of a new fire engine house from plans prepared by F. R. Comstock.

Brockton, Mass.—Plans will be drawn for a new building to be erected for the city hospital. Estimated cost, \$15,000. No architect yet engaged.

Willimantic, Conn.—C. T. Beardsley, Jr., of Bridgeport, has been commissioned to prepare plans for a city and county building to be erected at this place. Estimated cost, \$75,000.

MERCANTILE.—Camden, N. J.—J. B. Van Seiver will erect a seven-story brick furniture warehouse, 100 feet front, at an estimated cost of \$70,000. Steam heating, electric wiring, freight lifts and modern improvements will be introduced. Thomas Stephen, Masonic Temple, is the architect.

Philadelphia, Pa.—Plans have been prepared by Furness, Evans & Co., Provident Life building, for a seven-story brick, white terra cotta and iron or steel construction mercantile building, to be erected at 12th and Lawson streets, for W. W. Frazier. Tin roofing, steam heating, electric wiring and elevators are specified.

St. Louis, Mo.—The Wear-Brogher Dry-Goods Co. will put up a building for its own occupancy, at an estimated cost of \$400,000.

HOTELS.—Hornellsville, N. Y.—W. H. Archer, of Buffalo, has prepared plans for a four-story brick and stone hotel to be erected here at a cost of about \$30,000. The specifications include hot-air heating, a passenger elevator, concrete, pine, hardwood and mosaic floors, iron-work, marble-work and all conveniences.

Stafford Springs, Conn.—Gardner, Pyne & Gardner, of Springfield, Mass., are the architects for a new hotel to be erected here by the Stafford Springs Hotel Company, recently organized.

CLUB-HOUSE.—Arlington, Mass.—The Arlington Finance Club will build a two-story brick and stone club-house with stores, from plans drawn by Gay & Proctor, No 12 Pearl street, Boston.

EDUCATIONAL.—Willimantic, Conn.—C. T. Beardsley, Jr., of Bridgeport, has been engaged to draw plans for a public school building to be erected here at an estimated cost of \$30,000.

Troy, N. Y.—M. F. Cummings & Son have drawn plans for a new public school building to be erected on the site of School No. 17, recently burned. Cost, \$25,000.

Special Notice.

A number of choice corners on Central Park West, Columbus, avenue and the Boulevard, suitable for churches or institutions, are offered for sale by Mr. C. T. Barney. He also has for sale or long lease twenty-eight fine lots, comprising the block bounded by Boulevard and Amsterdam avenue, 86th and 87th streets. Mr. Barney will lease for a long term valuable plots on the northeast corner of Columbus avenue, 66th and 75th streets, the former embracing seven lots, four on the avenue and three on the street, and the 75th street corner embracing four lots. Either or both will be improved to suit tenants. Mr. Barney's office is at No. 7 Wall street and his office hours 12 to 2 o'clock.

"The Castle" and six acres of ground, also twenty acres of land at Terrytown are for sale or lease under terms that will be found in our advertising columns. All this property is in the neighborhood so much esteemed for residence purposes by the great lights of finance, and which, as is well known, is one of the most beautiful spots on the Hudson.

CONCERNING REAL ESTATE BROKERS AND AGENTS.

Lalor & Beringer have leased commodious offices in the Cable building, on the northwest corner of Broadway and Houston street and will remove to them to-day from their present quarters at No 699 Broadway and No. 1 West 4th street.

Brown & Schlesinger, of Nos. 746 and 748 Broad street, Newark, N. J., who make a specialty of the sale and exchange of improved and unimproved Newark property, have issued a neat catalogue containing a selected list of about 500 parcels worthy of consideration for residence, business or investment, and a supplemental list of over 125 parcels of building lots, plots and sites suitable for various purposes. These catalogues they will gladly send to interested persons and they solicit correspondence with intending purchasers. Wm. H. Brown and Louis Schlesinger constitute the firm, which has one of the best equipped offices in Newark. They do a large renting and collecting business and have special facilities for placing insurance and mortgage loans.

Trade Notes.

The Fulton Works, of No. 302 East 114th street, Neumann Bros., proprietors, manufacturers of plain and ornamental iron-work, make a specialty of iron awnings. A contract recently executed for M. Cohen, of 3d avenue, between 87th and 88th streets, led to the erection of a fancy awning, of which Mr. Cohen is very proud.

* * * *

Wm. A. Soles, the plumber, recently completed extensive alterations in the premises No. 1691 Park avenue, near 119th street, which he has fitted up as a model plumbing shop. Mr. Soles attends to all branches of plumbing, gas-fitting and heating with promptness and dispatch, and has a constantly growing trade.

* * * *

Brown & Hodgkins, manufacturers of sash, doors and blinds, have taken the mill, Nos. 247 and 249 West 47th street, fitted it up with all the latest machinery, and now have a complete double plant, so that contracts can be run continuously. At the same time they have another set of machinery at liberty for rush jobs. They have taken this step in view of the increased trade they expect during the current year.

* * * *

Alexander M. Welch, architect, has opened an office in the Seymour building.

of and Edward Heath, Emma wife of and William Barnett, Mary, Frederick and Henry M Heath, Eliza wife of and Julius F Simons, Estelle M Johnson and Emily J wife of and Wilbur L Rickard to THE BANK FOR SAVINGS in the City of New York. Leonard st. No 119, n s, 45.1 w Elm st, 22.6x50. Jan 4, 3 years, 4 1/2 %.

10,000

Heusner, Annie wife of and Conrad L to Herman Wendt. 1st av, s e cor 63d st, 25.5x81.5. Jan 5, installs. 800

Herrman, Jennie to Charles Scholle. 8th av, w s, 24.11 n 143d st, 25x100. Jan 3, due Jan 4, 1898, 4 1/2 %.

12,000

Hill, Henry to THE MUTUAL LIFE INS CO, New York. 36th st, s s, 62.6 e 6th av, 37.6x74.1. Jan 7, 1 year, 5 %.

48,000

Same to Alfred V Johnson. Same property. Jan 7, due Jan 1, 1896. 5,000

Hotel Savoy, a corporation, to BROOKLYN SAVINGS BANK. 5th av, e s, 75.5 n 58th st, 50x100. Secures bond of mortgagor and Philip H Dugro. Dec 24, due June 15, 1897, 4 1/2 %.

300,000

Same to same. Consent of stockholders to above mort for 300,000

Hyams, Fannie wife of and Henry M to THE EQUITABLE LIFE ASSUR SOC, U S. 74th st, No 166, s s, 195 w 3d av, 18.9x102.2. Oct 30, 1894, due Jan 1, 1896, 5 %.

See Conveys. 9,000

Ireland, John De C to Matthew Corbett. 64th st, s s, 410 w Central Park West, 30x100.5. Jan 4, 4 years, 5 %.

35,000

Jacob, C Albert to Wm E, Mary M H Dodge and Cleveland H Dodge guard of Anna C and Wm E Dodge. 39th st, Nos 539, 541 and 543, n s, 200.2 e 11th av, 74.9x98.9x74.10x98.9. Nov 30, 3 years, 5 %.

10,000

Jarvis, Lizzie D formerly Balch wife of and Frank to Jessie F Morrison. 54th st, s s, 281.3 e 7th av, 18.9x100.5. Jan 4, due Jan 4, 1896. 1,000

Jarvis, Nathaniel, Jr, to Florence A wife of Alphonse H Alker. 8th av, n e cor 154th st, 150x100. Jan 5, due July 5, 1895. 12,500

Jennett, Thomas to Marcus B Bookstaver exr and trustee John C Barkley. Amsterdamer (10th) av, n w cor 146th st, runs n 74.11 x w 100 x n 25 x w 50 x s 99.11 to st, x e 150 to beginning. Jan 2, 5 years, 5 %.

See Conveys. 25,000

Judson, Chas G to Francis M Jencks. 94th st, s s, 70 e West End av, 15x64.5 to old lane, x15x64.1, with all title to n 1/2 of said lane. Jan 10, demand. 1,000

Same to August C Hassey, St Nicholas av, e s, 25.6 n 152d st, runs e 63 x n 25 x w 2.4 x n 17 x w 2.5 x n 0.6 x w 63.11 to av, x s e abt 43 to beginning. Jan 9, 2 months. 2,000

Kahn, German and Solomon to New York Cancer Hospital. 2d av, w s, 40.5 s 51st st, 20x80. Jan 3, due Jan 4, 1898, 4 1/2 %.

9,000

Kast, Henry to Ernst Stutz. Spring st, No 152, s s, 100 e South 5th av, 20x80. Jan 2, 3 years, 5 %.

3,500

Kaufmann, Israel to THE TITLE GUARANTEE AND TRUST CO. 47th st, No 427, n s, 468.9 e 10th av, 18.9x100.5. Jan 3, due Jan 1, 1900, 4 1/2 %.

7,000

Kaufmann, Leopold to James M Varnum. Lewis st. P.M. Jan 4, due Jan 1, 1900, 5 %.

12,000

Keegan, James D to Chas F Keegan. 38th st, n s, 100 e 10th av, 32x98.9. Jan 5, due Jan 7, 1896, 5 %.

2,000

Kehoe, John to Bernard Cohen. Morton st. P.M. and building loan. Jan 5, due Dec 1, 1895. 12,000

Same to same. Morton st. P.M. Building loan. Jan 4, due Dec 1, 1895. 7,000

Keppler, Elise A wife of Rudolph to THE TITLE GUARANTEE AND TRUST CO. 70th st, No 28, s s, 332 w Central Park West, 18.6x100.5. Dec 29, due Jan 1, 1898, 4 %.

15,000

Kinsman, Clara wife of Frank W, Jr, to TITLE GUARANTEE AND TRUST CO. Lexington av, No 90. P.M. Jan 7, due Jan 2, 1900, 4 1/2 %.

10,000

Knobloch, Charles mortgagor with Joseph Bird trustee will of James Thomson mortgagor. Extension of mort. Dec 31, nom

Kobre, Max to BOWERY BANK, New York. 58th st, No 348, s s, 73 w 1st av, 27x100.4. Jan 7, due Oct 27, 1897. 5,000

Kochler, John H to Conrad Stein. 9th av, No 654. Saloon lease. Jan 3, demand. 1,300

Koenig, Mary to TITLE GUARANTEE AND TRUST CO. 1st av, No 27. P.M. Jan 3, due Jan 1, 1898, 4 1/2 %.

18,000

Same to John, Jr, George and Joseph Schreiner trustees under deed of trust by John Schreiner, Sr, and Katharina W Schutz. Same property. P.M. Jan 3, installs, 5 1/2 %.

5,000

Kopf, Jacob, Ellenville, N Y, to John Roessle, Boston, Mass. 21st st, n s, 225 w 1st av, 25x100. Sub to mort \$1,800. Dec 6, 1 year, 4 %.

500

Kopta, Tony to John Franz. 81st st. P.M. Jan 10, installs, 5 %.

4,000

Koontz, William to Solomon Appel and Gustav Basch. 3d av, No 2088. P.M. Sub to mort \$20,000. Jan 1, installs. 17,000

Lang, Anna wife of Chas to UNION TRUST CO of New York. 22d st, No 151, s s, 108.8 w 3d av, 16.4x98.9. Dec 26, due Jan 1, 1900, 4 %.

9,500

Lawrence, Gustav T to METROPOLITAN SAVINGS BANK. 90th st, s s, 279.6 w Co-

lumbus av, 20.6x100.8. Jan 4, 3 years, 4 1/2 %.

15,000

Same to same. 90th st, s s, 347 w Columbus av, 26.6x100.8. Jan 4, 3 years, 4 1/2 %.

18,000

Same to same. 90th st, s s, 279.6 w Columbus av, 20.6x100.8. Jan 4, 3 years, 4 1/2 %.

15,000

Leavitt, Michael P to Abraham Leavitt. Lexington av, e s, 20.5 s 47th st, 20x85. Jan 5, 5 years, 5 %.

10,000

Leavitt, Michl B to Garrett B Lansing, Buffalo, N.Y. 13th st, n s, 220 e 7th av, 20x103.3, including court-yard. Nov 21, 5 years, 5 %.

6,825

Leichter, Adolf to Rachel Schwarz. Av D, Nos 5 and 7, w s, 46.11 n 2d st, 47.4x93. 1/2 part and all title. Dec 20, due Jan 20, 1897. 700

Levy, Jefferson M to Rosalie H Allen. 21st st. P.M. Jan 1, 3 years, 5 %.

35,000

Liebler, Jacob, Adam, Geo A, Louisa, Charles and John and Theresa Faust heirs of Dorothea Liebler and Jacob and Geo A Liebler exrs Dorothea Liebler to Emanuel and Benjamin Weisburger, New York, and Tillie Vogel. Rondout, N Y. Ridge st, e s, 94 s Stanton st, 34x100. Jan 3, due Jan 1, 1900, 5 %.

20,000

Lott, Sarah A wife of and Chas A to Elward Smith. 2d av, n e cor 37th st, 24.8x64.3. Jan 10, 5 years, 4 1/2 %.

8,000

Lombardi, Clotilde and Adele Vismara to Jefferson M Levy. 20th st. P.M. Jan 7, 1 year. 5,000

Loewenstein, Jetta to Annie Cohen. 114th st. P.M. Jan 3, 3 years, 5 %.

500

Lusher, Harris to Alexander Haft. 97th st, No 155 E. P.M. Jan 8, 1 year. 1,000

Lysaght, Mary widow to THE EMIGRANT INDUST SAVINGS BANK. 2d av, No 608, e s, 123.5 s 34th st, 24.9x80. Jan 4, 1 year, 4 1/2 %.

8,000

McDonald, Mary T wife of Terence J, Jersey City, N J, to Solomon L Pakas. 22d st, n s, 300 w 8th av, 22.6x98.8. 1/4 part. Jan 4, 1 year. 700

McGovern, John to Bernheimer & Schmid. 109th st, No 101 E. Saloon lease. Jan 8, note, demand. 1,000

McManus, Mary mortgagor with Louisa De'an mortgagor. Extension of mort. Nov 28, nom

Mahler, Barbara wife of Louis P to Pius Mahler. Elizabeth st, No 123, w s, 148.3 s Broome st, 25x80x25.5x80. Jan 8, due Jan 1, 1900, 5 %.

10,000

Mander, Laura E wife of and Arthur C to Wm E Thom. Jansen av, w s, abt 755 n Terrace View av, 25x100. Jan 7, 3 years. 2,500

Mandel, George to William Gillilan, London, Eng. Chrystie st, e s, 125 s Rivington st, 25x100. Jan 2, due Jan 4, 1900, 5 %.

19,000

Marasco, Rocco M and Vincent Orlando to Abby A Moody, Norwalk, Conn. Spring st, No 48; Mulberry st, Nos 209 and 211, being Spring st, s w cor Mulberry st, 25.3 x98.9x25x93. Jan 4, due Nov 14, 1897. 6,000

Marquardt, John, San Francisco, Cal, and Henry Marquardt and Anna K E Range to William Stern. 76th st, No 334, s s, 150 e 2d av, 25x102.2. Jan 4, due Jan 1, 1900, 4 1/2 %.

7,000

Martin, Geo W to Thomas Moloney. 84th st, s s, 248 w Amsterdam av. P.M. Jan 7, 2 years. 4,000

Same to same. 84th st, s s, 274 w Amsterdam av. P.M. Jan 7, 2 years. 5,000

Same to same. 84th st, s s, 150 w Amsterdam av. P.M. Jan 7, 2 years. 3,000

Same to same. 84th st, s s, 170 w Amsterdam av, 3 lots. 3 P.M. morts, each \$3,500. Jan 7, 2 years. 10,500

Meyer, Francis to Charles Dorn and Jacob Schmitzer. 25th st, n s, 300 w 1st av, 25x98.9. All title. Jan 8, 5 years. 6,000

Meyers, Rosalie wife of Henry to Emanuel Lang. 92d st, s s, 89 e Park av, 18x100.8. Jan 9, 3 years, 4 1/2 %.

10,000

Mela, Eva to Henriette Simon. 69th st. P.M. Jan 7, due April 7, 1898. 2,000

Miliano, Girolamo to TITLE GUARANTEE AND TRUST CO. 13th st, No 207, n s, 493 w 2d av, 17x103.3. Jan 3, due Jan 1, 1898, 5 %.

11,000

Mooney, James F to UNION DIME SAVINGS INST. Manhattan av, w s, 36.11 n 121st st, 16x80. Jan 4, due Nov 1, 1897, 5 %.

8,000

Murphy, Jere P to Isaac H Tuttle exr Charles Tuttle. 42d st, n e s, 145.10 w 5th av, 20.10x100.5. Leasehold. P.M. Jan 7, installs. 30,000

Muller, John to HARLEM SAVINGS BANK. 3d av, w s, 126.10 n 116th st, 25x100. Jan 8, 1 year, 5 %.

6,000

Nitschke, Henry to Bernheimer & Schmid Broadway, Nos 411 and 413. Saloon lease. Jan 2, note, demand. 2,000

Norris, John G to Henry Roemer. 20th st. P.M. Jan 8, due Jan 1, 1900, 5 %.

9,000

Newman, Sarah C, Garrisons, N J, to Geo H Sullivan. 29th st, n s, 121 e 7th av, 23x98.9. Dec 31, 2 years, 5 %.

9,000

Ordman, Jacob to Simon Aronson. Essex st, No 116, e s, 141 s Rivington st, 16x60. Sub to mort \$9,000. Jan 5, 3 years. 2,000

Outwater, Annie L wife of Edwin to TITLE GUARANTEE AND TRUST CO. 158th st, No 517, n s, 240 w Amsterdam av, 20x99.11. Jan 8, due Jan 1, 1898, 5 %.

5,000

Philipp, Moritz B to TITLE GUARANTEE AND TRUST CO. 7th av, s w cor 48th st,

125.6x63.3 to Broadway, x 129.6 to 48th st, x 99.9. Jan 9, due Jan 10, 1898, 4 %.

200,000

Pius, Sophie to Marcus Weil. 1st av, w s, 25.5 n 48th st, 25x97. Jan 9, installs. 600

Owen, Unadilla to Henry H and Edwd H Landon and trustee Mary G Pratt. 64th st, No 14, s s, 210 e 5th av, 20x100.5. Dec 15, 3 years, 5 %.

34,500

Rafter, Edward to TITLE GUARANTEE AND TRUST CO. 3d av, No 1695, n e cor 95th st, 25.8x100. Jan 5, due Jan 1, 1898, 4 1/2 %.

30,000

Same to same. 3d av, Nos 1697-1701, e s, 25.8 n 95th st, 3 lots, each 25x100. 3 morts, each \$20,000. Jan 5, due Jan 1, 1898, 4 1/2 %.

60,000

Recht, Chas J, Brooklyn, to George Lispenard, Brooklyn. Bowery, No 183, n e cor Delancey st. Leasehold. Dec 31, installs. 10,000

Reese, Alexander to George Ehret. 2d av, No 104. Store lease. Jan 5, demand. 1,000

Richardson, Emma B to Susie H Dibble. 118th st, s s, 136 e Morningside av, 18x100.11. Jan 5, 3 years, 5 %.

9,500

Same to Sarah H Wentworth. Same property. Jan 5, 1 year. 500

Richardson, Emma B to Wm E Dodge. 88th st, s s, 118 w Boulevard, 18x100.8. Dec 31, due Dec 1, 1897, 5 %.

16,000

Same to Albert R Ledoux. Same property. Sub to last mort. Jan 8, demand. 500

Rinaldo, Herman, Samuel, David, Joel and Edward and Hannah Black to Minnie Rinaldo widow. 9th av, No 237, w s, 74.1 s 25th st, 24.8x100; 9th av, No 239, w s, 49.4 s 25th st, 24.8x100. 6-8 parts. Jan 3, 2 years, 5 %.

36,000

Robbins, Mary E to Alfred Fraser. 12th st. P.M. Jan 7, installs, 5 %.

5,000

Same to James L Flanagan. 12th st. P.M. Mt. \$5,000. Jan 7, 5 years, 5 %.

2,500

Robinson, Eleanor J to KNICKERBOCKER TRUST CO as committee of Valeria F Sands. 22d st, No 44, s s, 257 e 6th av, 23x98.9. Jan 9, 3 years, 4 1/2 %.

gold, 38,000

Same to Caroline A Brigham et al exrs Wm H Brigham. Same property. Sub to morts \$40,000. Jan 9, due Sept 18, 1895. 8,000

Same to Emily M and Hamilton H Salmon exrs Hamilton H Salmon. Same property. Sub to mort \$38,000. Jan 9, due Jan 16, 1896. 2,000

Rogers, John J mortgagor with Abner W Colgate mortgagor. Extension of mort. Nov 1, nom

Ross, Francis H to EMIGRANT INDUSTRIAL SAVINGS BANK. 30th st, No 154, s s, 120 w 3d av, 16.8x98.9. Jan 3, 1 year, 4 1/2 %.

See Conveys. 6,500

Runk, Chas E to John A Stewart et al trustees of LIVERPOOL AND LONDON AND GLOBE INS CO in New York. St Nicholas pl, s e cor 150th st, 74.11x100. Jan 7, 5 years. gold, 47,500

Same to George Wolf. Same property. Jan 7, 2 years, 5 %.

10,500

Saline, Wm T to Samuel and Henry Corn. 5th av, No 139, e s, 57.6 n 20th st, runs n 32.6 x e 90 x n 2 x e 48 x s 44 x w 25 x n 9.6 x w 113 to beginning, with use of lane to st. Leasehold. Jan 8, installs. 7,000

Salberg, Meta to Henrietta Lippman. Attorney st, No 159, w s, 175 s Houston st, 24.10x100. Jan 8, 3 years, 5 %.

16,000

Same to Clemens Muller. Same property. Sub to last mort. Jan 8, 2 years. gold, 2,500

Sanderson, Maud wife of and Harold A to Ernest C, John D and William Bli-s. 86th st, No 341, n s, 176 e Riverside Drive, 24x100.8. Jan 8, 3 years, 5 %.

40,000

Scudder, Edwd M to Anna J Wood, Huntington, L.I. Columbus av, No 950, w s, 50.5 s 107th st, 25.1x100. Sub to mort \$12,500. Jan 7, 5 years, 5 %.

3,000

Sebur, Elise to The Bachmann Brewing Co. Stanton st, No 122, n e cor Essex st. Saloon lease. Recorded in duplicate. Jan 5, demand. 1,500

Schrenk, Gottfried, Long Island City, to Danl E Seybel. 139th st, n s, 400 e Lenox av, runs n 156.1 x n w on oblique line to point 0.2 1/2 s 140th st, x s to 139th st, x w 50. Dec 6, 3 years. 4,000

Schupp, Peter mortgagor to Isaac Kahn mortgagor. Receipt for part payment on account of mortgage and certificate that balance unpaid is 11,000

Scott, Mary A to Amanda Bussing. St Nicholas av, No 386, e s, 54.11 n 129th st, 18x125. Jan 2, 1 year, notes. 2,200

Seraphine, Michael and Nicholas, of Seraphine & Co, to George Ehret. Amsterdam av, n e cor 185th st. Lease. Jan 2, demand. 3,110

Sergansky, Charles to Elizabeth Rosenbaum et al trustees for Edna Cullman. Monroe st, No 83, n s, 68.2 e Pike st, runs n 71.11 x e 17.7 x s 29.3 x e 4.7 x s 42.10 to Monroe st, x w 22. Jan 3, 3 years, 5 %.

9,000

Silberman, Saml J to John S McLean as trustee. Canal st, No 83. P.M. Jan 2, due Jan 1, 1900, 4 1/2 %.

15,500

Smith, James to John B Martin. Kingsbridge road, s e cor 171st st, 22.2x52x20x61.8. Jan 7, 5 years, 5 %.

7,000

Somerville, William to Lavinia H Montross. 123d st, s s, 155 e 3d av, 25x100.11. Jan 1, 5 years, 5 %.

6,000

Spear, Charles to Margt M Spear. Hudson

- st, No 529. P M. Nov 1, 5 years, 5 %.
- Staats, Henry mortgagor with John A Brown, Jr, Philadelphia, mortgagee. Extension of reduced mort. Jan 2, nom
- Stark, Armin to William Engel. 9th st, s s, 93 e Av B, 25x93.11. Sub to mort \$20,000. Jan 5, installs. 4,500
- Same to Andreas Reich. Same property. Jan 5, 5 years, 5 %. 20,000
- Stevens, Frances to Chas S Kendall as trustee. Madison av, n w cor 116th st, 60x110. Jan 2, due July 2, 1895. 27,000
- Stilwell, Lizzie B to Josephine Wandell. 43d st, s s, 416.8 w 6th av, 20.10x100.5. Sub to dower Hannah W T Saffen. Jan 5, 3 years, 5 %. 14,000
- Stumm, Edward, Ithica, N Y, to Amelia Kleinschmidt, Orchard st, e s, 112.6 n Broome st, 25x87.6. $\frac{1}{2}$ part. Jan 1, 3 years, 5 %. 2,000
- Tansill, Minnie V B and Robt W, Jr, Kingston, N Y, to Jacob Bookman, 103d st, No 155 W. P M. Dec 31, due Jan 1, 1900. 4 $\frac{1}{2}$ %. 25,000
- Same to same. Same property. P M. Sub to mort \$25,000. Dec 31, due Jan 1, 1898. 7,000
- Thompson, Saml A to Oscar T Marshall. 3d av, No 1488, s w cor 84th st, 24.2x98.6. Leasehold. Jan 5, notes. 1,333
- The Minister, &c, Reformed Low Dutch Church of Harlem in the 9th Ward of the City of New York to THE BANK FOR SAVINGS in the City of New York. 3d av, n w cor 121st st, 126.2x103.5x126.2x—. Jan 10, 3 years, 4 $\frac{1}{2}$ %. 140,000
- The Treadwell & Harris Baking Co (Lim) to TITLE GUARANTEE AND TRUST CO. Water st, Nos 299-305, s s, runs s 71.7 x e 26.9 x s 0.7 x e 8.1 x n 0.4 x e 7 x n 72.5 to st, x w 50.8. Jan 10, 1 year, 4 $\frac{1}{2}$ %. 35,000
- Same to same. South st, n w cor Montgomery st through to Water st. P M. Jan 10, 3 years, 5 %. 100,000
- The trustees of Fourth Reformed Presbyterian Church, New York, to THE TITLE GUARANTEE AND TRUST CO. 48th st, n s, 140 e 9th av, 64x100.5. Dec 29, 4 years, 5 %. 12,000
- Tisch, Charles mortgagor with Mary C Tompkins mortgagee. Extension of mort. Jan 3, nom
- Titus, Henry P and Alice M T Morris, Long Island City, N Y, to TITLE GUARANTEE AND TRUST CO. Gouverneur slip, n w cor Front st, 40x63.10. Dec 31, 3 years, 5 %. 12,000
- Toch, Jacob L to Sigmund D Rosenbaum. 57th st, n s, 315 e 10th av, 60x100.5. Jan 3, demand. 8,000
- Tousey, Chas G to Wm W Hall. 79th st, P M. Dec 7, due Jan 8, 1896, 4 $\frac{1}{2}$ %. 5,000
- True, Clarence F to Francis M Jencks. West End av, s w cor 93d st. P M. Jan 4, demand. 35,000
- Same to same. Same property. Sub to last mort. Jan 4, demand. 36,000
- Truberg, Emelie to Franz Rust. 19th st, n s, 475 w 2d av, 25x92. Leasehold. Jan 2, 5 years. 12,000
- Turnbull, Robt J, Morristown, N J, to Cath V R Turnbull, Morristown, N J. Grand st, s w cor Mulberry st, 40x76.7x41.8x74.2. Nov 11, 5 years, 5 %. 26,950
- Van Dyck, Frances E B mortgagor with METROPOLITAN LIFE INS CO proposed assignee. Extension of mort. Dec 21, nom
- Same with same. Extension of mort. Jan 8, nom
- Van Bokkelen, Wm K to Mary C wife of Conrad W Jordan. 65th st, P M. Sub to mort \$—. Dec 31, due Jan 1, 1896, 5 %. 5,000
- Vooth, Lena M to Justine Schnitker. 1st av. P M. Jan 7, 5 years, 5 %. 12,000
- Warmstadt, Morris J to Eliz C Cryder. 19th st, P M. Jan 7, 3 years, 5 %. 40,000
- Wechsler, Cordelia to Lewis C Mack, Somerville, N J. 74th st, No 132, s s, 320 w Columbus av, 20x102.2. Jan 7, 5 years, 4 $\frac{1}{2}$ %. 24,000
- Weissmann, Henry A mortgagor with Rosa E Rainford mortgagee. Extension of reduced mort. Nov 1, nom
- Welker, George to Henry Schwarzwalder trustee of Emilie Schwarzwalder. 45th st s s, 225 e 10th av, 25x100. Jan 10, due Jan 1, 1900, 4 $\frac{1}{2}$ %. 15,000
- Werner, Charles to Conrad Stein. 4th st, No 127, n s, 124.9 w 1st av, 25x96.2. Jan 10, 3 years, 5 %. 3,000
- Westheimer, Hannah mortgagor with F D Weekes trustee mortgagee. Extension of mort. Nov 5, nom
- Weiterer, William to Solomon De Jonge and ano exrs and trustees Nina Herzog. 18th st. P M. Jan 9, due Jan 1, 1896, 5 %. 17,500
- Williams, James to Danl E Seybel. 74th st, s s, 100 e 2d av, 3 lots, each 25x102.2. 3 morts, each \$5,000. Jan 3, 3 years, 5 %. 15,000
- Wildung, George to Julie Fleischmann and Isaac Mayer. 2d av, n w cor 76th st. P M. Jan 2, due Feb 23, 1895, 5 %. 11,750
- Wood, Walter N to Susie E Hoyt et al trustees for Fredk M Hoyt. West 10th st, No 273, n s, 147 e Washington st, 28.8x95x27.10x95. Jan 3, due Jan 1, 1896, 5 %. 5,000
- Worden, Emilie B N wife of and Danl T to THE MERCANTILE TRUST Co trustee under will Saml F B Morse. 65th st, s s, 125 e 5th av, 25x75. Dec 31, due Jan 1, 1898, 5 %. 7,000
- Woman's Hospital in the State of New York to Clarence E Smith, Brooklyn. 92d st. P M. Jan 8, 3 years, 4 $\frac{1}{2}$ %. 40,000
- 23d and 24th WARDS.**
- Aitken, Chas M to Twenty-third Ward Land Impt Co. Hoe av. P M. Dec 10, due Jan 7, 1898, 5 %. 612
- Barnecott, Katie to Herman Mundheim. Worth av, s w cor Spring st, 27.9x94x abt 28x96. Jan 8, 4 years. 400
- Bassford, Mary C to The Teachers' Building and Loan Assoc of New York City. Bathgate av, e s, 100 n 182d st, 40x100. Dec 21, installs, 5 %. 2,160
- Becker, C Adelbert to Abraham B Tappen. Oakland pl, n s, 100 w Crotona av, 23x98.9x23x99. Dec 31, 1 year, 5 %. 2,500
- Boos, Theresa S to Simon Danzig and Gabriel S Kutz. Westchester av. P M. Jan 7, due June 1, 1897, 4 $\frac{1}{2}$ %. 1,000
- Same to same. Same property. P M. 2d mort. Jan 7, 1 year, 5 %. 2,000
- Brattigam, Joseph A to Priscilla S Purser, Youkers, N Y. 133d st, s s, 279 w Willow av, 16.8x100. Jan 7, 3 years, 5 %. 3,300
- Same to same. 133d st, s s, 295.8 w Willow av, 16.8x100. Jan 7, 3 years, 5 %. 3,300
- Same to same. 133d st, s s, 312.4 w Willow av, 16.8x100. Jan 7, 3 years, 5 %. 3,400
- Broderick, Mary A to Bernard Halpin. Pelham av. P M. Jan 7, 1 year, 5 %. 1,000
- Brown, Sarah E to Wm A Nelson. 1st st, s e cor Willard av, 110.2x154.2x100x108. Jan 8, 3 years, 5 %. 1,000
- Cantwell, Nellie F to James J Jones. Mott av, e s, 108.9 n 165th st, runs n 26 x e 87.9 x s 25.9 x w 12.6 x s 0.3 x w 75.3. Sub to mort \$3,400. Dec 29, due Jan 1, 1896. 2,000
- Cleverdon, Robt N to Serial Building Loan and Savings Inst. Berry st, n s, 250 w Anthony av, 25x90; Mount Hope pl, n s, 150 w Morris av, 25x125. Dec 18, installs. 1,400
- Cotter, John to The Bradley & Currier Co (Lim). 139th st, s s, 153.3 w Willis av, 53.3x190. Sub to morts \$25,000. Dec 20, 6 months. gold, 5,000
- Cotter, Nicholas to The Bradley & Currier Co (Lim). 139th st, s s, 100 w Willis av, 53.3x100. Sub to morts \$25,000. Dec 20, 6 months. gold, 5,000
- Connor, Ellen widow mortgagor with Eugenie Palmer, Paris, France, mortgagee. Extension of mort. Oct 27, nom
- Same mortgagor with Thornton M Rodman trustee for Eliz J Webster, Sarah A Noblit and Mary J Linard mortgagees. Extension of mort. Oct 27, nom
- Same mortgagor with Maria Rodman, Flushing, L I, mortgagee. Extension of mort. Oct 27, nom
- Flood, Rosa wife of and Timothy to HARLEM SAVINGS BANK. 162d st, s s, 146.7 e Prospect av, 35x—x35x99.4. Dec 29, 1 year, 5 %. 3,000
- Fischer, Henry F to Abram S Post as committee of John Rogers. Vanderbilt av, n e cor 172d st, 40x90. Jan 4, 3 years, 5 %. 6,000
- Same to Wm C Roe as trustee for Harry Overington, Samuel O Masler and Wm C Roe. Same property. Sub to last mort. Jan 4, notes, 10 days. 300
- Foley, Mary E wife of and John formerly Brady to Henry Rabe. Cambreling av, e s, 100 s Jacob st, 50x100. Jan 4, 4 years. 800
- Ford, Sarah T wife of Calvin B, New Haven, Conn, to Frederick Sexaner. Taylor av, e s, lot 167 map of Belmont, 24th Ward, 100x102.6x100x100. Jan 2, due Jan 1, 1898. 1,000
- Goll, Frederick to Fritz Schmidt. Willis av, No 210, e s, 50 n 13 $\frac{1}{2}$ th st. P M. Sub to mort \$13,500. Jan 2, due Jan 1, 1901, 5 %. 6,000
- Griffin, James to Judson S Todd. Macombs Dam road, w s, 286.4 n 184th st, runs n 265 x w 100 x n 44 x w 75.9 to centre line Loring av original line, x s 277 x e 170 to beginning. Jan 7, 2 years, 5 %. 10,000
- Same to Samuel Love. Same property. P M. 2d mort. Dec 28, due Jan 1, 1897. 10,000
- Gorman, Michael to Katie Hoehn. Nelson av. P M. Jan 2, 2 years. 1,400
- Guggolz, William and Wm H Schumacher to J H Albert Heller. Washington av, n w s, 152.5 w 183d st, —x—x22.3x169.10. Jan 2, 3 years, 5 %. 4,000
- Same to same Washington av, n w s, 196.10 s w 183d st, —x—x22.3x157. Jan 3, 3 years, 5 %. 4,000
- Hanretty, Owen F to Twenty-third Ward Land Impt Co. Vyse av. P M. Dec 28, due Dec 29, 1897, 5 %. 500
- Harding, Lewis to Clementine Schrader, Bielsiedel, Germany. 137th st, s s, 60 e Alexander av, 15x72. Jan 4, 3 years, 5 %. gold, 5,000
- Hoffstadt, Mary wife of and J Henry to Wm Niles. Rockfield st, n s, 525 e Marion av, 25x126.10. Jan 4, 1 year. 450
- Horan, Henry F to Twenty-third Land Ward Impt Co Vyse av. P M. Dec 5, due Dec 11, 1897, 5 %. 800
- Jones, Charles to HAMILTON BANK of New York City. Westchester Railroad st, n e cor Eagle av, as lot existed before opening of 149th st, runs n along av 300, x e 200 to Terrace pl, x s 300 to st, x w 200, except parts taken for opening 149th st. Dec 27. Secures credits not to exceed 25,000
- Kanter, Emil to Sara Rafel. Cauldwell av. P M. Jan 2, 5 years, 5 %. 5,000
- Keller, Karl H to HARLEM SAVINGS BANK. Stebbins av. P M. Jan 8, 1 year, 5 %. 650
- Kirsten, Robt J to Jacob Ruppert. Westchester av, s e cor Union av. Lease. Sept 10, demand. 4,500
- Knapp, Alfred D to Chas E Bigelow. Grotton, Mass. Canal av, e s, 250 n 135th st, 200x107.10 to Mott Haven Canal. Jan 5, due Jan 5, 1896. 6,000
- Larsen, Charles, Brooklyn, N Y, to Twenty-third Ward Land Impt Co. Hoe av. P M. Dec 10, due Jan 7, 1898, 5 %. 528
- Lawrence, Fannie E to Hugh N Camp. Lots 39, 40 and 41 map of villa sites and lots part Anthony estate, Kingsbridge Heights. 3 P M morts, each \$520. Dec 12, due May 1, 1897, 5 %. 1,560
- Leuthner, Frederick to Frederick Dille-muth. 160th st, n e s, 150 s e Courtlandt av, 50x100. Jan 5, due Jan 1, 1898. 1,038
- McDonald, William to Twenty-third Ward Land Impt Co. Vyse av. P M. Dec 10, due Jan 7, 1898, 5 %. 1,002
- McGiffert, Martha S, Mechanicsville, N Y, mortgagor with Henry Stoehr mortgagor. Extension of reduced mort. Dec 22, nom
- Meyer, Chas H to Bernheimer & Schmid. 3d av, No 2551, cor 138th st. Saloon lease. Jan 3, note, demand. 4,000
- Monaghan, Andrew to Terence Jacobson. 167th st, n s, 78.7 w Fox st, 30x88.5; Tiffany st, e s, 160 s 169th st, 30x7—.3x n 14 x n w 30 x s w 7.7 x w 45.11. Jan 7, due Nov 1, 1897. 500
- Monaghan, Andrew and John Lynam to Twenty-third Ward Land Impt Co. Vyse av, n e cor 172d st. P M. Dec 10, due Jan 7, 1898, 5 %. 1,290
- Mott, Adeline wife of and Richd W to Newbury D Lawton. Bathgate av. P M. Jan 2, 3 years, 5 %. 1,500
- Munday, Peter to Geo W Van Slyck. Grand av, n e cor Prospect av, 101.1x303x100.5x328.2. Jan 7, due Jan 1, 1900. gold, 2,000
- Murtha, James E to Twenty-third Ward Land Impt Co. Hoe av. P M. Dec 10, due Jan 7, 1896, 5 %. 498
- O'Donnell, Joseph P to Paul G Decker. Topping st, w s, 430 n 174th st, 50x100. Jan 3, note. 1,500
- O'Connell, Thomas to Ann Fagan widow. Forest av. P M. Dec 24, due Dec 23, 1897, 5 %. 1,500
- O'Hara, Richard to Michael Meyer. Park-side pl, w s, lot 60 map of Norwood, 24th Ward, 25x90; Decatur av, e s, lot 125 map of Norwood, 24th Ward, 25x100. Dec 31, 3 years, 5 %. 2,600
- Palmer, Franklin G, Philadelphia, Pa, to Amanda Bussing. Jefferson st, n s, part lot 82 map of Morrisania, 23d Ward, at east boundary line of said lot and land formerly of B Kelly & Armstrong, runs w along st 109.5 to e s of proposed Clinton av, x n 196.7 to land of Kelly & Armstrong, x s 222 to beginning. Dec 31, 1 year. See Conveys. 2,000
- Same to same Jefferson st, n s, part lot 82 map of Morrisania, being 109.5 w from boundary line of said lot and land formerly of B Kelly & Armstrong and at e s of proposed Clinton av, runs n along said proposed av 196.7 x n w 26.10 to north boundary line of said lot, x w 16.10 to centre of said av, x s 220.4 to Jefferson st, x e 30 to beginning. Dec 31, 1 year. See Conveys. 2,500
- Reeber, Geo A and Wm C to Abbie H Wightman. Sedgwick av, e s, 455.4 n Renwick property, 30x101.9x—x98.10. Jan 5, due April 1, 1895. 1,200
- Rosell, Karl M to Robert Courtright. Creston av, e s, 432.11 n Wellesley st, 25x33.10x25.2x36.4. Jan 7, 3 years. 1,600
- Roser, Louis to Twenty-third Ward Land Impt Co. Hoe av. P M. Jan 2, due Jan 7, 1898, 5 %. 570
- Schaeffer, Frederick to Patk J Reville. Boston road or av, n s widened, 267.3 e Suburban pl, 24.3x101.6x21.7x97.6. Jan 5, 3 years, 5 %. 1,400
- Schill, Frederick to Eureka Co-operative Savings and Loan Assoc, New York. Nathalie av, e s, lot 23 and north $\frac{1}{2}$ lot 22 map 16 villa sites and 80 lots part Anthony estate, Kingsbridge Heights, 24th Ward, 37.6x125. Jan 5, installs. 5 %. 4,000
- Seymour, Franklin to The Harlem Library. Brookline st. P M. Dec 31, 1 year, 5 %. 1,000
- Selje, Fritz to Emily Cook. St Anns av, s e cor 136th st, 100x100. Jan 8, due April 1, 1895. 1,200
- Shuldiner, David to Sigmund Gottlieb. 160th st. P M. Dec 28, due April 1, 1895, 5 %. 200
- Simendinger, Alphonse J to Edward D McGreal. Tremont av. P M. Jan 4, 3 years, 5 %. 1,285
- Smith, James T to Fredk M Mellert. Bathgate av. P M. Jan 2, 3 years. 2,200
- Sprung, Caroline D M to Amelia Schwarzler. Trinity av. P M. Jan 4, 2 years. 1,000
- Stabler, Walter to Safety Co-operative Building Loan and Savings Assoc. 3d av, w s, 402.3 n 169th st, 25x107.11x25x106.4. Nov 7, 1894, installs, 5 %. 7,25

Sullivan, Mary to Twenty-third Ward Land Impt Co. Vyse av. P M. Jan 2, due Jan 8, 1898, 5 % 700
 TITLE GUARANTEE AND TRUST Co mortgage with Wm S Denmark mortgagor. Extension of mort. Jan 1. nom
 Toussaint, Julius F to Eureka Co-operative Savings and Loan Assoc, New York. Kirkside av, w s, 401.4 n Wellesley st, 100.4x103.8x102.7x118.9. Kirkside av, e s, 244.9 n Wellesley st, 50x100.4. Dec 21, instalts, 5 % 5,000
 Toelberg, Marie to Susan A Tier, Mt Vernon, N Y. Freeman st (see Conveys). Jan 7, due Jan 8, 1898. 2,500
 Same to Twenty-third Ward Land Improvement Co. Same property. Sub to mort \$2,500. Jan 7, due Jan 15, 1896, 5 % 775
 Tove, Park J to Twenty-third Ward Land Impt Co. Hoe av. P M. Dec 10, due Jan 7, 1896, 5 % 498
 Von Beesten, Frederick to Charles Meyer. 148th st. P M. Jan 3, 3 years, 5 % 2,475
 Wilson, Alexander to Twenty-third Ward Land Impt Co. Vyse av. P M. Dec 10, due Jan 7, 1898, 5 % 350

MORTGAGES—ASSIGNMENTS.

NEW YORK CITY.

JANUARY 4, 5, 7, 8, 9, 10.

August, Matilda guard of Hermon August to Hermon August. nom
 Alkus, Isidor, Brooklyn, to Thomas O'Connor. \$5,000
 Arnold, Chas H, Providence, R I, to Chas H Arnold, New York. nom
 Atchinson, William to Chas F Jeussen. nom
 Burrell, James P and ano trustees of Sarah A Clarke to Judson S Todd. 5,131
 Bertine, Theo M to James Mulholland. nom
 Baum, Levi to Frederic J Middlebrook. 10,000
 Rohlen, Carsten H to John J Bell. nom
 Brugman, Albert F and ano exrs Annie Brugman to Rosa E Rainsford. consid omitted
 Brigham, Caroline A et al exrs Wm H Brigham to Saml W Brown. nom
 Brown, Almira J, Milburn, N J, to Ida E Brown. 1,504
 Bechtel, Eva extrx George Bechtel to The George Bechtel Brewing Co. nom
 Bertine, Edwd D to Wm H Hewlett. 1,773
 Bertine, Theo M to The West Side Bank. 5,000
 Bingham, Wm H and James to Fredk A Snow. nom
 Brooke, Wm W exr Rosina Hurd to Wm W Brooke, all of Canton, Mass. 5,000
 Canon, Sylvanus T and ano exrs Wm D Brooks to Ellen M Brooks, sole legatee and devisee of Wm D Brooks. 3,500
 Caslin, Mary A to Ellen Dalton, Brooklyn. 6,000
 Carstairs, Danl H and J Haseltine, of Carstairs, McCall & Co, to Mary E Duesing. nom
 Camp, Hugh N to Frederic E Camp, attorney in fact for A Maunsel Bradhurst. Assigns 11 morts. nom
 Same as exr Eliz T Bradhurst to same. nom
 Same as trustee to same. Assigns 7 morts. nom
 Daly, Chas P exr Maria L Daly to Anna Wankar. nom
 Derick, Adeline F to Adelia S Price. nom
 Danzig, Simon and Gabriel S Kutz to Hiram E and Henry Dater trustees Philip Dater. nom
 Duesing, Mary H to Bernard and Phillip Kutz. nom
 Dorsett, Ella L to Annie Orniston. 1,319
 Dorsett, R Clarence to Eliza M Dorsett. 721
 Einbigger, Rudolph to Maria C Einbigger. 1,500
 Frey, Magdalena to Concordia Chndt. 1,500
 Flammer, J George to Eliza Segelken. 10,000
 Furman, Reginald to The Farmers' Loan and Trust Co. 1/2 part. 2 assigns, each \$10,000. 20,000
 Guggenheimer, Eliza to Rosa Schwartz and Gertrude Harburger. 3,000
 Greenfeld, Samuel to Joseph Larchan. 2,000
 German-American Real Estate Title Guarantee Co to Chas D Towt et al trustees of Mary T Van Buren. 18,500
 Hoyt, Susan E et al trustees for Fredk M Hoyt to The Metropolitan Life Ins Co of the City of New York. 5,000
 Heide, F William to Babette Korn. 1,800
 Hillman, Caleb M guard of Florence L Beames to Ignatz Eisert, Brooklyn. 1,000
 Hadden, Alexander to Lucius A Rockwell. 5,146
 Hamilton Bank of New York City to Nelson H Salisbury. 2,472
 Happel, Adam to John McLaughlin. 2,533
 Huyler, Allen H et al exrs and trustees Martha M Huyler to The Mutual Life Ins Co of New York. 4,500
 Jackson, Kath R et al exrs Wm H Jackson to Ann H Jackson. 15,054
 Johnston, Adelaide E, Plainfield, N J, to Mary M Craig, Orange, N J. nom
 Kuebler, Frederick to Joseph Stegmayer. 3,000
 Kendall, Chas S to Henry C Raynor. 2,000
 Kernochan, James P and John J Wysong trustees to J Frederic Kernochan as committee of Marie Marshall. Assigns 5 morts. nom
 King, Bennett J to Leah S King. 12,500

Lisperard, George, Brooklyn, to Ernst W Schoneberger, Morristown, N J. 10,000
 Levy, Jacob and Sarah F Deutsch to Samuel Weil. 8,500
 Light, Wm J to The Murray Hill Bank. 10,000
 Levine, Abraham to Joseph Solomon. 425
 Moore, Maria T B, Newport, R I, to William Gililan, London, Eng. 16,053
 Mackay-Smith, Virginia S et al exrs Ellen E Ward to Virginia S Mackay-Smith and ano trustees will of Ellen E Ward for Wm C Stuart. nom
 Middlebrook, Frederic J, Brooklyn, to John A Lewis et al exrs and trustees Benj B Sherman. 7,000
 Middlebrook, Frederic J, Brooklyn, to Wm A Nash. 17,089
 Middlebrook, Frederic J, Brooklyn, to Anna H Jackson. 20,061
 Same to Martha B Stevens. 15,077
 Moloney, Thomas to Gustav Lange. 5,000
 Same to same. 4,000
 Metcalfe, John T exr Susan S Metcalfe to Saml D Babcock. 4,000
 Meisel, Anna to Kunigunda Bischoff. 9,000
 Orniston, Annie to Louise S Davis. 1,000
 O-hoff, Fredk V to Charles Buschen-dorf, College Point, L I. gold, 2,000
 Palumbo, Vincenzo to Heyman Schnitzer. 500
 Pokorney, Wenzel, Hoboken, N J, to Heinrich Frolich. 1,700
 Pyne, M Taylor to Edwd M Scudder. 3,058
 Richards, James to The State Trust Co. nom
 Ryer, Daniel, Westchester, N Y, to Sophia Ruhl. 2,000
 Rottkamp, John to Chas F Hatterman. 2,000
 Rose, Geo L, Yonkers, N Y, heir Joseph Rose to Mary D Rose, Yonkers, N Y. nom
 Schweitzer, Julius to Henry Herrmann. Assigns 4 morts. 4,000
 Silverman, Ernestine and Robt H exrs Henry M Silverman to Daniel Rosenbaum. 5,000
 Smith, Marie C to John J Buckley. 5,028
 Smith, Helen S to Ella L Weuman. nom
 Spicer, Geo A, Fultonville, N Y, to The Mohawk Valley Lumber Co. nom
 St John, Wm P to The Hamilton Bank of New York City. 5,400
 Smith, Mary E individ and extrx Wm M Smith to Mary F Hayes. gift
 Seaman, Wm I, New Dorp, S I, to M Taylor Pyne. nom
 Schaeffer, Frederick to Charles Gloede. 2,700
 Schell, Edwd H et al exrs Edward Schell to Joseph Bird substituted trustee will of James Thomson. 1,000
 Schiffer, Herman W, Albany, N Y, to Regina Tolck. 750
 Smith, Wm T and Wm K, of W T Smith & Son, Philadelphia, to Anna N Rogers. 1,056
 Tolck, Regina to William Riedell. 750
 Todd, Judson S to Jared W Bell. nom
 The Irving Savings Inst to Gustavus L Lawrence. 8,000
 Todd, Judson S to Edward Winslow. Assigns 6 morts. nom
 The German Savings Bank in the City of New York to Elizabeth Bergdoll et al exrs and trustees Louis Bergdoll. nom
 The Mohawk Valley Lumber Co to James W Green, Gloversville, N Y. val consid
 Title Guarantee and Trust Co to Catharine Colvill. 4,000
 Same to The Pacific Fire Ins Co. 15,000
 Title Guarantee and Trust Co to Effingham Maynard. 12,000
 Same to same. 10,000
 The United States Life Ins Co, New York, to Union Trust Co of New York. 24,450
 Traitteur, Chas H to Louisa Grunewald. 12,000
 Towill, Charlotte W wife of Thomas, Mt Vernon, N Y, to Cath H Webster, Mt Vernon, N Y. 6,333
 The Farmers' Loan and Trust Co guard of Henry W and Maria L Harris to Maria L Marshall. 35,000
 Same to same. 20,000
 The Farmers' Loan and Trust Co guard of Maria L Harris to Maria L Marshall. 20,000
 The Farmers' Loan and Trust Co to same. 49,000
 Same to same. 100,000
 Same to same. 54,500
 The Farmers' Loan and Trust Co to Reginald Furman. nom
 United States Trust Co of New York to Helen C and Virginia Butler and Lillian L Swann widow. 30,165
 Van Riper, Charles and James M La Coste to Henry G Silleck, Jr. 1,350
 Wandell, Townsend as trustee for Maria Meylor to Josephine Wandell. 7,000
 Wandell, Josephine to Peter, Jr, Christopher, John and Chas G Moller. 13,000
 Wiener, Eugenia K and The Real Estate Trust Company of Philadelphia trustees will of Lewis Wiener to Joseph De F Junkin, Philadelphia, Pa. 8,000
 Wiener, Eugenia K extrx Lewis Wiener to Eugenia K Wiener and The Real Estate Trust Co of Philadelphia trustees under will of Lewis Wiener. Assigns 9 morts. 105,000
 Wright, Charles to Estelle R Cammann. nom
 Westervelt, Elsworth guard of James Westervelt to James Westervelt. nom
 Wright, Wm H and Wm J Pragnell to Arena A wife of Wm H Wright. 2,500

Woodbridge, Anna W, New Brunswick, N J, to Helene wife of Nathan Selan-cupp. 4,000
 William R Beal Land Impt Co to Pauline A Reynolds. 1,382
 Wassermann, Laura guard of Lawrence and Alice Wassermann to Woolf Endel. 8,000

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9 the same — Standard Spirit Co... 373 86	8 Spanton, Essie H—W D Graud... 245 36	11 Teto, Wm M—J A Eden... 944 00
10 McDermott, Thos P — Bessie Loucheim... 232 27	8 Schreiber, Mary } Adolph Bandischreiber, Ezekel } tel... 308 73	5 Underhill, Rawson—R B Bontexon... 34 69
10* McCracken, Wm V—The Carnegie Steel Co (Lim)... 76,109 76	8 Scanlon, Thomas — Henry Herrmann... 39 65	9 Unger, Jonas — Bodine-Thomas Glass Mfg Co... 312 77
11 McDonald, Philip F—G F Victor... 1,181 95	8 Staples, Ernest—H C Wintringham... 189 29	5 Vogel, Emily—J F Liether... 152 14
11 McKeon, Matthew J—C H Weisert... 400 71	8 Sanborn, Elmer E—Annie H Connor... costs 85 46	8 Vix, George—D J Diehl... 231 96
11 McCone, ell, John J—J J Lynes assignee... 91 33	8 Sipe, Louis—Gustav Reismann... 1,067 08	8 Vernam, Remington—Andrew McKenzie... 147 72
11 McGaun, John C—S C Boehm & Co... 674 91	9 Shane, Benjamin—G W Babcock... 976 45	8 Viano, Nancy—Louise Martignier... 5,470 91
11 McGinnis, John—J W Butler... 492 50	9 Suse, Frederic E—Covis Floquet... 23 605 40	8 Vernam, Florence G—A W Parker... 3,622 28
7 Nathans, Nathaniel—Morris Rosenfield... 127 71	9 Sim Do—Edward Bussell... costs 27 82	8 the same—the same... 1,233 57
8 Neustadter, Marcus—W H Schiefelin & Co... 100 81	9 Strubeauch, John C — Howard Menn... 1,193 37	9 Voos, Martin—Thomas Boyd... 43 70
11 Newman, Isaac } Abaaham Arndt, Newman, Sarah } (D) 3,146 09	9 Stevens, Howard A } H L Dessar... 184 81	9 Vallou, Maurice—Siegmund Gerthwohl... 37 50
11 Nason, Alfred G—W E Davis... 607 96	9 Sunderland, Herbert—S S Patterson... 46 11	10 Vernam, Remington — Peter McKenzie... 3,193 79
7 O'Connor, James—W S O'Connor admr... 14,304 49	9 Stegmann, Andw C—John Hoy... 549 91	7 Van Riper, Joseph P—Bryant & Co... 52 96
8 O'Brien, Edwd H—E H Tobin... 190 81	9 Stewart, George } John Hynes... 640 95	7 Vanden Berg Jose—Edward Salt... 124 12
8 Olcott, Jane W—Davis, Collamore & Co (Lim)... 87 16	10* Stevens, Adolph E—Albert Herzig... 89 46	5 Wood, Louise T—E T B Perine... 787 75
9 O'Neill, John—Charles Wilker... 135 76	10 Silber, Joseph—R C Blancke... 552 87	5 Wolf, Sanford—R S Roberts... 526 36
9 O'Rourke, John A—E H Kelly... 85 76	10 Semple, William, Jr—The Carnegie St. el Co (Lim)... 76,109 76	7 Webb, Matthew, Jr—James Rozell... 404 37
11 Oates, Hanna—T A Roene... 332 57	10 Seligman, Solomon—Samuel Seligman... 712 11	7 Wernentin, Wm F—S P Porter... 691 80
11 Oberg, Victor—William Fleischer... 112 53	10 Switzer, Walter E—Franklin Nat Bank... 509 79	7 Wilson, Annie—George Hahn... 94 70
11 Overton, John A—Solomon Solomon... 87 23	11 Sullivan, Mary A—Hugh Young... costs 68 97	7 Weller, Charles—Alfred Spiezel... 359 29
11 Oliver, Robert—Clara F Delafield... 318 15	11 Starke, Louis H—T A Edison... 26 49	7 Wakeman, William—Hugh Langan... 272 00
11 O'Neill, John—The Hospital Supply Co... costs 83 03	11 Strait, E Smith—Morris Levy... 6 0 22	8 Weidenschlag, Abraham — A E Lewis, Jr... 17 03
5 Pappajohn, Nicholas—J F Luther... 152 14	11 Seale, Charles—C Cottier & Son... 3,410 67	8* Wick, Adam—D J Diehl... 231 96
7 Powers, Edw A—H I Fritzsche... 236 76	11 Schimel, Philip Benuo Lewinson... 223 27	8 Wick, Robert—August Seibert... 155 48
7 Punzo, John—Alois Kohn... 123 10	11 Singer, Joseph B—Morris Mihalovich... 333 72	8 Weiss, Mark—Henry Goodkind... 267 81
8 Pinckney, Chas W } The Mutual Life Ins Co, Pinckney, Jane } NY... (D) 78 81	11 Stern, Emily } J W Butler... 492 50	8 Weiss, Joseph—Anchor Brewing Co... 127 20
8 Plewe, Robt E—S G Condit... 184 93	11 Sosnowsky, Samuel—Meyer Salzstein... 1,033 46	8 Warshauer, Jacob C—A L Ranney... 34 62
9 Pruss, John A—S M Barber... 48 18	11 Sarouy, Otto—J H Dew... 46 71	8 Weis, Albert } Emil Odbermann } and 12 other judgments... 49,769 79
9 Place, Oscar W—D S Walton... 566 00	11 Schutt, Gene C—Antha M Virgil... 124 90	9 Walker, Frank R—Mfrs Paper Co... 87 14
9 Platz, Max J—Simon Goldenberg... 469 08	11 Schultz, Mary—Mary McKeon... 5,387 47	9 Warner, Chas S—E R Halstead... 125 40
10 Parker, Alfred L, Jr—W H Burke... 54 65	11 Salomon, Bernard—W & J Sloane... 98 25	9 Woolsey, Edw J — Benjamin Wright... 1,842 37
10 Papadopolo, Carrie—Hugh Reilly... costs 231 12	11 Spang, Henry W—R E Burgess... 233 65	9 Walter, Earnest A—D S Walton... 566 00
11 Palmer, Chas R—Abijah Weston... 1,923 52	8 Smith, Jessie I } Michal Dowl-Smith, Addison } ing... 362 47	9 Willoughby, Dilon C — Morse, Williams & Co... 297 12
11 Peyser, Isaac M } H F Gundrum... 126 50	5 East Side Jewelry Exchange—Max Speiser... 1,102 08	9 Wardelman, John — Michael O'Rourke... 37 90
11 Powell, T H Kite—H W Johns Mfg Co... 96 77	5 Eastern Steamship Co—W L Hubbel treas... 1,091 47	10 Widayer, Harry, Jr—The Metropolitan Telephone and Tel graph Co... 103 17
11 Palvrino, Michael—The Mayor, & c... 177 00	5 The Bergmann Gas and Electric Fixture Co—Bergmann Mfg Co... 1,534 12	10 Waydell, John C } Waydell, Frederick } J C Fisher... 1,186 76
11 Paradise, H M—F W Conklin... 243 40	5 Sigua Iron Co—P M Brown... 4,926 79	11 Wool, Jacob — L S Bayliss assignee... 233 92
5 Reich, Lazarus—Porter Fitch... 1,376 81	5 Field Engineering Co—John Parmenter... 187 78	9 Yun Suen—Edward Bussell... costs 27 82
5 Rice, Vests L — Davenport & Rock Island Railway Co... 277 86	5 U S Book Co—w S Carter... 5,651 90	9 Young, James—R H Bunney... 1,615 14
5 Rauwer, John } The People Reinhardt, Henry } State N Y... 1,000 00	5 The Scandinavian and Finlands Emigrant Co (Lim)—Jarl Hornborg... 2 020 17	8 Zerwick, Joseph D—E H Hamilton extr... 205 95
7 Reich, Lorenz } W F Cochran... 4,421 94	5 the same—the same... 1,973 87	8 Ziegler, Emelia—Robert MacDonal... 219 06
7 Reich, Elizabeth } 4,421 94	5 the same—the same... 2,118 35	
7 the same—the same... 17,465 89	7 Netherland American Steam Navigation Co—Nathan Goldstein... 100 00	
7 Rich, Wm H—Edward Smith & Co... 184 55	8 N Y Central & Hudson River R R Co—Francesco Carducci admr... 250 00	
7 Ritch, Sarah F—the same... 96 72	8 Charles Casper & Co—L L Sattel... 327 28	
8 Rogers, James H—E A Rosenham Co... 461 14	8 The Yonkers Land and Impt Co—Charles Coulthurst... 930 56	
8 Robinson, Joseph—A M Bachrach... costs 12 13	8 Prentice Brownstone Co — C L Stroug... costs 70 79	
8 Rosowsky, Isaac—R A Breidenbach... 768 50	8 The Jarboe Paint and Iron Mfg Co — L S Quackenbush... 1,842 18	
8 Reinhardt, Henry—Simon Goldenberg... 837 11	8 Fast Side Jewelry Exchange—Albert Reittman... 245 48	
8 the same—Mathilde Bauer... 303 88	9 Banning, Electric Chemical Fire Extinguisher Co—Dittmer Furniture Mfg Co... 93 53	
8 Rieger, August—William Bley... 76 18	9 U S Machine and Inventions Co—Laura J Wilkins... 1,077 91	
8 Reali, Louis—Emile Garnier... 111 33	9 The Long Island R R Co P J McLarny... costs 86 30	
8 Ruberti, Alessandro C—David Zieley assignee... 170 50	9 The Third Av R R Co—Patrick O'Hara... costs 76 30	
9 Reilly, Joseph B—Mary E Snowden... 223 65	9 Southern Boulevard R R Co—T W Pearsall trustee... 581 79	
9* Roos, George—Birdsall, Waite & Perry Mfg Co... 281 00	9 the same—P N Spofford individ and extr... costs 362 65	
9 Roache, Wm H—N Y Cab Co (Lim)... 132 58		
9 Ruhland, Mathilda—Jennie Heiman... 469 77		
9 Roumaine, Wm A—George Brown... 547 65		
9* Ruehl, Andrew—John Hoy... 549 91		
9* Reinhard, Frederick — The Nat Butchers' and Drovers' Bank, City N Y... 133 72		

SATISFIED JUDGMENTS NEW YORK.

January 5 to 11—Inclusive.

Adler, Albert S—Jacob Rauth... 1890... \$206 85
*Albin, Katie—H Koehler & Co... 1891... 277 18
Ass Ita, Giuseppe—V E di'Giacomo... 1891... 244 92
Andrews, Adison F trustee — Mary P Bater... 1893... 70 00
*Adler, Albert S—Charles Reilly, Comm'r... 1889... 100 00
Sam—same... 1893... 6,924 80
Biller, Wm J—J A Derismes... 1895... 101 67
Cornes, John H—Eliz M Lynch... 1885... 188 29
Colvin, Henry—Bridget Lynch... 1894... 375 66

Table of names and dates with associated numbers, including entries like Cram, Jacob—C H Wetzcl. 1894. 550 32, De Graf, Henry P—C W Denike. 1894. 1,909 05, Du Cros, Letore—Redfern (Lim). 1895. 253 55, etc.

Table of names and dates with associated numbers, including entries like Same—V E N Cook. 1892. 824 35, Same—same. 1894. 355 23, Same—P A H Jackson. 1894. 3,759 95, etc.

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

MECHANICS' LIENS.

NEW YORK CITY.

JANUARY 5.

Table of mechanics' liens for January 5, including entries like Wooster st, Nos 46-50, e s, bet Grand and Broome sts, abt 71.8x100, Dawson B Hilton agt Wm J Purdy, owner and contractor. \$194 75.

JANUARY 7.

Table of mechanics' liens for January 7, including entries like 101st st, s s, whole front, bet Park and Lexington avs, 405x abt 100.11, Thomas Roberts-Stevenson Co agt Jame Duffy, owner and contractor. 739 25.

JANUARY 8.

Table of mechanics' liens for January 8, including entries like Madison av, n e cor 31st st, 32x100, John Pirki agt Eleanor J Chapman, owner, and Beatry J Sguier, contractor. 1,103 75.

JANUARY 9.

Table of mechanics' liens for January 9, including entries like Columbia st, No 72, e s, 55.8 s Rivington st, 25.1x99.11, Jacob Prudowsky agt Morris Margowitz, owner and contractor. 284 20.

*Editor RECORD AND GUIDE: The lien filed by Joseph F. Jones against me is unjust, unwarranted and calculated to injure my credit; this lien will be bonded and fought to the Court of Appeals if necessary. LUTHER F. HARTWELL.

JANUARY 10.

Table of mechanics' liens for January 10, including entries like Columbia st, No 72, e s, 55.8 s Rivington st, 25.1x99.11, Robert Cable agt Annie Markowitz, owner, and Morris Markowitz, contractor. 88 00.

JANUARY 11.

Table of mechanics' liens for January 11, including entries like Columbia st, No 72, e s, 58 s Rivington st, 25.1x99.11, Max Zwerdling agt Mrs Nachamy Markowitz, owner, and Morris Markowitz, contractor. 85 00.

SATISFIED MECHANIC'S LIENS.

NEW YORK.

JANUARY 7.

Table of satisfied mechanics' liens for January 7, including entries like 17th st, No 405, n s, 91 e 1st av, 25x92, John Glasbrenner agt John and Mary Doe and Mrs McCarthy and Frank F Lemon. (Lien filed Nov 21, 1894). 141 20.

JANUARY 8.

Table of satisfied mechanics' liens for January 8, including entries like Madison av, n w cor 116th st, 50x100, Park H Higgins agt Julius Lippman and James Dunn. (Sept 12, 1893). 46 13.

JANUARY 9.

Table of satisfied mechanics' liens for January 9, including entries like 2d av, n e cor 20th st, 100x98.3, Wm D Lent agt The N Y Post Graduate Medical School and Hospital and John M Jones. (May 12, 1894). 448 52.

JANUARY 10.

Table of satisfied mechanics' liens for January 10, including entries like Amsterdam av, s e cor 77th st, 27.2x100, Cabinet Work and Parquette Flooring Co agt Geo R Dunn. (June 28, 1894). 175 00.

JANUARY 11.

Table of satisfied mechanics' liens for January 11, including entries like 8th av, n e cor 119th st, 25x100, Valentine Moeslein agt Richard W Hawks. (Jan 4, 1895). 40 00.

*Discharged by deposit. †Discharged by bond.

BUILDINGS PROJECTED.

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

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

NEW YORK CITY.

SOUTH OF 14TH STREET.

Plan 27—Beekman st. s w cor Pearl st, 7-sty brk and iron store and office building, 100.6x33.2, gravel roof; cost, \$100,000; John Pettit, 93 Nassau st; ar't, Jas M Farnsworth; b'r, C L Goetehins.
 21—Grand st. n s, 50.1 e South 5th av, three 7-sty brk and iron stores and lofts, 25x100; cost, \$25,000 each; John J Clark, 108 W 73d st; ar'ts, Cleverdon & Putzel.
 20—South st. s s, 100 w Jackson st, 2-sty iron freight shed, 123x59, material of roofing not given; cost, \$19,000; Durvea Bros, 50 Broadway; ar't and b'r, Berlin Iron Bridge Co, 95 Nassau st.

BETWEEN 14TH AND 59TH STREETS.

26—34th st. Nos 221-229 E, 1-sty brk wagon shed, 22x67, gravel roof; cost, \$600; ow'r, ar't and b'r, New York Condensed Milk Co, on premises.

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

14—3d av, No 2072, 1-sty frame shed, 10x9; cost, \$50; Geo Bryant, 121 E 112th st; c'r, Wm Johnston; no ar't given.

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

19—63d st. n s, 275 w Central Park West, 5-sty brk and brownstone flat, 25x87; cost, \$22,500; William Drought, 212 West 104th st; ar'ts, Neville & Bagge.
 18—84th st. s s, 175 e Amsterdam av, three 5-sty brk and Connecticut brownstone flats, 33.4x91; cost, \$35,000 each; ow'rs and b'rs, Egan & Hallecy, 284 Columbus av; ar'ts, Neville & Bagge.

NORTH OF 125TH STREET.

23—127th st. s s, 100 e Convent av, eight 5-sty brk flats, 25x86.10; cost, \$22,000 each; Francis J Schnugg, 1 E 94th st; ar't, Louis Entzer, Jr.
 25—133d st. s s, 160 e Madison av, 5-sty brk and limestone flat, 24.8x90; cost, \$22,000; Andrew Larsen and Didrik Sakariassen, 1029 Tiffany st; ar't, John De Hart.

23D AND 24TH WARDS.

16—Simpson st. w s, 246.6 n 169th st, 2-sty frame dwell'g, 22x36; cost, \$3,000; Thos O Ferguson, ow'r and m'n, 146 E 128th st; ar'ts, Neville & Bagge.
 17—135th st. s s, 375 e St Anns av, two 4-sty brk and brownstone flats, 25x68; cost, \$16,000 each; James T Barry, 2498 Valentine av; ar'ts, Neville & Bagge.
 15—Brook av. s e cor 134th st, 5-sty brk flat and store, 25x96; cost, \$35,000; Rody McLaughlin, 363 Brook av; ar't, John C Burne.
 28—163d st. s s, 126.6 w 3d av, 4-sty Philadelphia brk and brownstone flat, 20x68; cost, \$15,000; Michael J and Margaret Garvin, 837 Cauldwell av; ar't and b'r, M J Garvin.
 29—163d st. s s, 146.6 w 3d av, 4-sty Philadelphia brk flat, 27.6x68; cost, \$18,000; ow'rs, ar't and b'r, same as No 28.
 24—165th st. n s, 25 e Tiffany st, 3-sty frame dwell'g and store, 22x45; cost, \$5,000; Mary Laydon, cor Tiffany and 165th st; ar't, John De Hart.
 22—Vise av. w s, 275 s Charlotte pl, 2-sty frame dwell'g, 20x34.6, slate roof; cost, \$3,000; Max B Goldnick, 605 E 83d st; ar't, W C Dickerson.
 30—162d st. No 647 E, 1-sty frame office, 8x20; cost, \$125; Chas Bleuler, on premises; ar't, Chas H Heck.
 31—Southern Boulevard, s e cor Willis av, 1-sty frame shed, 300x14, tar roof; cost, \$600; Pauline Brommer, Southern Boulevard, near Willis av; ar't, Arthur Arctander.

32—Tinton av. e s, 132.6 n Home st, rear, 1-sty frame storage shed, 31x14; cost, \$500; Ernest Krom, 1170 Tinton av; ar't, F J Miller & Co.

ALTERATIONS.

Plan 15—17th st, No 109 W, add 1 sty to present building, put in new run for horses, new stalls, &c; cost, \$4,450; Jere W Dimick, 31 Madison av; ar't, M V B Ferdon, 1760 Broadway; b'r John A Dooner.
 16—Grand st. n w cor Forsyth st, new stairs first floor put in, also new store front; cost, \$650; Caroline Runk, 955 Lexington av; ar't, Edward Stehler, 551 E 154th st.
 17—Sedgwick av. w s, 50 ft n Hampden st, build piazza on rear of house; cost, \$900; Fredk C Ringer, Fordham Heights, N Y; ar't and b'r, W L Polin, Fordham.
 18—Barclay st, No 62, to shorten building take down front wall and rebuild new vault under sidewalk, new stairs and partition, &c; cost, \$3,000; W H Montanye, 33 W 85th st, ar't, Daniel Burgess, 240 E 86th st.
 19—31st st. No 19 E, 1-sty iron extension, 10x8; cost, \$250; Ellen H Barrett, on premises; ar't and b'r, Patrick Reynolds, 102 E 12th st.
 20—College pl, No 26, to shorten building 25 ft, old front taken down and new one built, &c; cost, \$5,000; E P Lee et al; S V R Cruger, agent, 187 Fulton st; ar't, Geo E Wood, 63 William st; b'rs, R Deeves & Son.
 21—Wooster st, Nos 77-81, and South 5th av, Nos 151 and 153, to erect structure to carry 10,000-gallon water tank; cost, \$500; Lorillard estate, Jacob Frankenthal lessee, 662 Lexington av; ar'ts, Manufacturers' Automatic Sprinkler Co, 136 Liberty st; b'r, J Nelson.
 22—South William st, No 21, build new light shaft, new circular stairs put in from second to third stories, new skylight; cost, \$2,000; Mary E K Putnam et al, Elizabeth, N J; ar't, A J Manning, 160 5th av.
 23—6th av. w s, 20th to 21st sts, add 1 sty to present building; cost, \$80,000; Ilahg O'Neill, on premises; ar't, M C Merritt, 1267 Broadway.
 24—47th st. No 64 W, 2-sty brk extension, 20x33, partitions and doors altered; cost, \$5,000; Chandler Robbins, 116 W 21st st; ar't, Henry R Marshall, 874 Broadway.
 25—28th st. No 43 W, partitions and stairs altered, skylights reset, entire front of building faced with galvanized iron, new store front put in; cost, \$2,500; Marcus A Bettman and Henry Goodkind, 18 Broadway; ar't, Fredk Friend, 232 9th av.
 26—129th st. Nos 227 and 229 E, two 1-sty brk and iron extensions, one 17x32, and one 16x48, doors and windows altered, portion of floor cemented, &c; cost, \$3,000; William H Payne, 98 Park av; ar't, W H C Hornum, 181 E 121st st.
 27—113th st, Nos 63 and 65 E, alter roof trusses, brk piers removed and iron columns substituted, new balcony constructed, &c; cost, \$3,000; Mount Zion Congregation; Leopold Jacobson, pres't, 1685 Lexington av; ar't, Michael Bernstein, 241 East Broadway.
 28—31st st, No 429 E, place wooden tank on roof supported by iron beams; cost, \$250; William Wicke Co, on premises; ar'ts and b'rs, List & Lennen, 301 W 59th st.
 29—59th st, No 71, east partitions removed, front wall up to second story removed and store front to extend out to building line put in; cost, \$3,000; Harriette F Strong, 33 E 75th st; ar'ts, Brunner & Tryon, 36 Union sq East.
 30—College pl, No 22, floor lights removed and space filled in, lower flights of stairs removed and new ones put in, new elevator shaft built, front wall taken down, building shortened and front rebuilt; cost, \$8,000; Irving Grinnell, 141 E 36th st; ar't, Chas C Haight, 111 Broadway.
 31—Bedford st. s e cor Barrow st, repair damage caused by fire; cost, \$500; Edward M Voorhees, Montclair, N J; no ar't or b'r given.
 32—Houston st, Nos 318-322 E, 5-sty brk extension, 23.2x80, portions of side walls taken down, girders put in, vault under sidewalk built, &c; cost, \$20,000; Moses Zimmermann, 211 E 68th st; ar't, J Kastner, 744 Broadway.
 33—College pl, n w cor Park pl, front wall taken down, building shortened and wall rebuilt, windows on first sty altered; cost, \$3,000; Trustees of Columbia College, ow'rs of land; Harriett W Armstrong and Amelia H McAllister, ow'rs of building; Stanley W Dexter, att'y for College, 12 E 12th st; ar'ts, Trowbridge, Colb & Livingston, 287 4th av; m'n, H Watson.
 34—5th av, No 326, new skylight put on roof of extension, store fronts on first and second stories taken out and new ones put in, portion of partition in front removed and wooden posts and girders put in; cost, \$2,000; Lucy E Lee and Kath P Hurlbert; agent, Eliza P Ward, 245 West 45th st; ar't, F T Camp, 114 Nassau st; b'r, John W Davis.
 35—64th st, No 144 W, partitions altered, portion of front taken out and bay window put in; cost, \$1,400; Mary E Cox, 176 2d av; ar't, Oswald Wirz, 822 Broadway.
 36—Madison av, No 198, 2-sty brk extension, 16.6x14, new door openings made; cost, \$1,000; Wm W Astor, 21 W 26th st; ar't and b'r, John Downey, 410 W 34th st.
 37—Platt st, Nos 2 and 6, and Pearl st, No

219, 4-sty brk extension, 27x20, portion of walls taken out and iron columns and girders put in; cost, \$5,000; James L Truslow, 783 St Marks av, Brooklyn; ar'ts, Fowler & Hough, 280 Broadway; m'n, W and T Lamb.
 38—East Broadway, No 253, build vault under sidewalk; cost, \$75 (?); Simon Liebowitz, on premises; ar'ts, Schneider & Herter, 48 Bible House.
 39—14th st, No 22 W, and 13th st, No 21 W, 5 and 6-sty brk extension, 25x206.6, side walls taken out and iron columns put in; cost, \$50,000; Laura F Hearn, 46 E 69th st, ow'r of No 20 W 14th st and 21 and 23 W 13th st, and heirs of Mary S Van Buren, ow'rs of 22 W 14th st, H & F Van Buren, 21 W 14th st, att'ys; ar'ts, John B Snook & Son, 12 Chambers st.
 40—Frankfort st, No 23, first sty floor beams lowered 18 inches, stairs altered, new posts and girders put in, patent light placed over front area, new store front put in and general repairs; cost, \$1,000; Eliz A and Lucy Braine; att'y, Theodore Braune, 120 E 34th st; ar't, Geo P Chappell, 24 State st.
 41—3d av, No 846, repair window sash and cornice; cost, \$25; Elizabeth Rightmire, 145 E 52d st; ar't, Louis F Heinecke, 62 Bowery.
 42—142d st. s e cor Brook av, 1-sty wood and iron extension, 9x20, partitions altered, opening made in cellar wall to connect both buildings, new windows put in, &c; cost, \$900 (building to be used as temporary school); Mayor, Aldermen, &c; ar't, C B J Snyder, 146 Grand st.
 43—Pearl st, No 280, present hoistway to be enlarged and new fire-proof shaft built; cost, \$2,150; William P Abendroth, Port Chester, N Y; ar't, John B Cashman, 1 Broadway.
 44—77th st, No 433 E, 2-sty brk extension, 20.10x97.6; cost, \$3,000; Weinfred Bowes, on premises; ar't, Jas J F Gavigan, 835 Broadway.
 45—1st av, No 562, the floor arches under sidewalk and door of baker's oven raised 18 inches; cost, \$100; Gottlieb Kaufmann, 49 E 66th st; ar'ts, Buchman & Deisler, 11 E 59th st.
 46—Greenwich st, No 205, front and part of side walls taken out, building shortened and front rebuilt, stairway altered; cost, \$1,200; Honora Harty, on premises; ar't and c'r, John R Hughes, 501 Bainbridge st, Brooklyn.
 47—10th av, No 296, 1-sty brk extension, 18.6x35; cost, \$2,600; Hubert F Fox, on premises; ar'ts, McMurray & Co, 324 W 24th st.
 48—Grand st, No 309-321, iron columns in rear taken out and new brk wall built, new passenger and freight elevators put in, also new boilers put in under sidewalk on Orchard st; cost, \$25,000; Arthur J Ridley, 118 E 61th st, and Edw A Ridley, 35 W 49th st; ar't, Geo M Walgrove, 99 Nassau st; b'rs, Wm H Arnott & Co.
 49—17th st, No 516-520 E, 2-sty brk extension, 29.4x42, build brk partition wall, posts removed and girder put in; cost, \$10,000; Thos P Galligan, Sr, 335 E 57th st, and Thos P Galligan, Jr, 331 E 57th st; ar'ts, Buchman & Deisler, 11 E 59th st.

MISCELLANEOUS.

BUSINESS FAILURES.

N. Y. ASSIGNMENTS—BENEFIT CREDITORS
 Jan.
 7 Bayerdoerfer, Frank (41 and 43 Maiden lane, importer of diamonds and watches), to John J Connolly; preferences, \$2,800.
 7 Brown, Francis G (15 Whitehall st, dealer in oils and merchandise), to Chas W Bangs; without preferences.
 7 Lord, Chas S (2665 3d av, dealer in dry-goods), to John S Hanson; prefer nees, \$700.
 8 Wadsworth, Fredk S and Edw G, of firm of F S & E G Wadsworth (616 W 25th st, manufacturing machinists), to Edward A Isaacs; without preferences.

Proceedings of the Board of Aldermen Affecting Real Estate.

APPROVED PAPERS.

Resolutions passed by the Board of Aldermen calling for the following improvements have been signed by the Mayor for the week ending January 5, 1895. *Indicates that the Mayor neither approved nor objected thereto, therefore the same became adopted.

REGULATING, GRADING, CURBING AND FLAGGING.
 111th st, bet Amsterdam av and Boulevard.
 116th st, bet Boulevard and Amsterdam av.
 189th st, from Amsterdam to Wadsworth av.
FENCING VACANT LOTS (WHERE NOT ALREADY DONE).
 101st st. s s, 100 e 3d av, extends e 400 ft.
 140th st, both sides, bet 7th and 8th avs.
 141st st. s s, bet 7th and 8th avs.
 8th av. e s, bet 139th and 141st sts.
GAS MAINS LAID, AND LAMP POSTS ERECTED AND LAMPS LIGHTED.
 Irving pl, n w cor 15th st; 1 post at expense A T Herutich.
 Oakland pl, bet Franklin and Prospect avs.
 131st st, bet Amsterdam and Convent avs.
WATER MAINS.
 131st st, bet Amsterdam and Convent avs.

Hughes, T J. 3283 3d av...J & M Haffen. (R) 3,600
 Jacobs, Adelaide. 544 W 29th...W A Miles & Co. Pump. 50
 Jabloner & Kurtz. 231 Rivington...D Stevenson B Co. (R) 800
 Jenkins, J T. 326 Av A...Bernheimer & S. (R) 1,500
 Kelleher, Mary. 354 St Nicholas av...Bernheimer & S. (R) 2,725
 Kimmig, Peter. 157 6th av...G Ehret. (R) 1,500
 Koch, Paul. 84 7th...S Liebmann's Sons B Co. (R) 900
 Koehler, J H. 654 9th av...C Stein. 1,300
 Kohring, H W. 1976 Lexington av...W F Kohring. (R) 1,007
 Kronmao, David. 16 1st av...I Reisman. 110
 Kuggin, A & M. 16 Rivington...Malcolm B Co. (R) 600
 Leshe, Helen. 126 E 125th...J H Bates Restaurant Fixtures. 100
 Liebman, Philip. 112 Clinton...H Prince. 7,650
 Linnert & Klein. 254 Houston...I Reisman. 100
 Langebach, Chas. 1476 1st av...J Ahles B Co. (R) 500
 Lagarowitz, A. 114 Greenwich...C H Childs. Pump. 70
 Lane, Hy. 441 Amsterdam av...Bernheimer & S. (R) 6,000
 Lewey, Max. 126 2d av...A B Marx. Pool Table. 85
 Long, W S. 263 7th av...Bavarian Star B Co. 3,500
 McCarthy, P J. 623 1st av...Howard & Childs. Pump. 100
 McGough & Walker. 125 W 125th...J Kahn's sons. Restaurant Fixtures. 300
 McKane, G N. 1270 Broadway...Brunswick-B-C Co. Pool Table. 400
 Malchow, D J. 1740 Lexington av...G Ehret. (R) 2,000
 Meyer, C H. 2551 3d av...Bernheimer & S. 4,000
 Meyer & Heins. 913 3d av...Haaren & Meisgen. (R) 1,900
 Michels, H W. 1543 Av A...G Ehret. (R) 2,500
 Miller, Chas. 253 W 29th...M Groh's Sons. (R) 750
 Myer, Jacob. 85 Eldridge...Burger B Co. 800
 McGovern, John. 191 E 109th...Bernheimer & S. 1,000
 Mullen, B. 67 Carmine...F Ibert. 1,200
 Murray, R I. 281 W 12th...Bachmann B Co. (R) 3,000
 Mihalik, John...240 2d...J Mihalik. 400
 Modesto & Cagnini. 327 E 106th...Bavarian Star B Co. 1,050
 Noonan, Cornelius. 59 Greenwich...Bernheimer & S. 500
 Newald, Hy. 77 Nassau...H Elias B Co. 600
 Ogle, J F. 1641 Broadway...J Eichler B Co. (R) 800
 Peokocimer, Adolph. 194 Rivington...Malcolm B Co. (R) 1,300
 Perlstein & Weinstein. 100 Orchard...H B Scharmann & Sons. 800
 Powers, C R. 389 3d av...S B Hauser. Restaurant Fixtures. (R) 1,000
 Rogers, John. 160 8th av...M McConnell. 2,000
 Reda, Santo. 2190 1st av...F A Lisiewski. (R) 700
 Reese, Alex. 104 2d av...G Ehret. 1,000
 Reineke, Julius. 124 Forsyth...D Stevenson exr of. (R) 600
 Ruschmeyer & Reubert. Fort George av, 11th and Amsterdam avs...G Ehret. 4,000
 Rau, Wm. 414 E 5th...H Flegenheimer. 2,400
 Schepsky, Max. 64 Forsyth...Welz & Zerweck. (R) 1,500
 Schnakenberg, C and D. 2436 8th av...G Ehret. (R) 1,800
 Schroeder, Andrew. 1455 3d av...G Ehret. (R) 500
 Schwartz, J and A. 311 East Houston...S Kaufman. 300
 Selvage, Pasquale. 24 Spring...Bernheimer & S. 200
 Seraphine, M & N. 185th st and Amsterdam av...G Ehret. 3,110
 Smith-Pierson Co. 14 Cortland...P H Liebler. Restaurant Fixtures. 4,000
 Spiess, Aug. 2 and 4 Church...Bernheimer & S. (R) 2,500
 Steele & Fisher. 380 3d av...R Hutcheson exr of. Restaurant Fixtures. (R) 550
 Stoerzer, C & B. 278 3d av...F & M Schaefer B Co. 2,445
 Sauer, Jacob. 145 Spring...G Ehret. 1,500
 Suine, P J. 326 E 60th...G Ringler & Co. (R) 590
 Spinner, Anton. 122 E 4th...J Eichler B Co. (R) 500
 Teschmacher, Martin. 258 Greenwich...Consumers' B Co. (R) 2,000
 Tatje, Henry. 118 Greenwich...D Mayer B Co. 1,000
 Thyslius, Gustave. 32 New Chambers...Claus Lipsius B Co. 1,150
 Treanor, Owen. 263 Hudson...F & M Schaefer B Co. 761
 Todd, Jas. 399 7th av...G Ehret. (R) 1,400
 Torres, M. 93 Maiden lane...Restaurant F Co. Restaurant Fixtures. 200
 Ve'termann, Chas. 906 8th av...M Groh's Sons. (R) 3,000
 Wall, Chas. 346 E 85th...G Ehret. (R) 500
 Weissler, Peter. 1707 9th av...Bernheimer & S. (R) 1,500
 Weygandt, Adolph. 45 Rivington...P Doelger. (R) 500
 Wollman, Sarah. 505 Canal...Paterson Consol B Co. (R) 400
 Wuelfrath, P L. 56 Av D...Obermeyer & L. (R) 1,000
 Yam, M and H. 175 Ludlow...India Wharf B Co. (R) 1,466
 Wilker, Hy. 181 Pearl...H H Hingslage. (R) 4,000
 Wurtmann, Chas. 73 Centre...Consumers' B Co. (R) 1,800
 Weber, Louisa. 389 7th av...J H Diehl. (R) 1,000
 Weiss, Saml. 237 Rivington...J Ahles B Co. (R) 1,000
 Zimmermann, Albert. 42 West...Bachmann B Co. 2,500
 Zimmermann, Peter. 672 E 16th...Berger B Co. (R) 800
 Zimmer, Hy. 143 Alexander av...G Ehret. (R) 7,500

HOUSEHOLD FURNITURE
 Arnold, Gussie. 222 Lexington av...S Baumann. 212
 Austin, Fanny. 275 W 38th...H Mannes & Sons. 401
 Axenroth, Mamie. 199 E 82d...S Baumann. 136
 Acton, A I. 100 W 61st...J Baumann. 270
 Adler, A. 215 E 69th...J Baumann. 341
 Alexander, L. 156 W 35th...J H Little. 159
 Anderson, Addie. 228 E 23d...Garvey Bros. 145
 Apgar, H J. 101 W 136th...Lindeman & Sons. Piano. 350
 Barzilay, I J. 344 E 87th...H M Fleishman. 140
 Bowen, S E. 228 W 24th...Garvey Bros. 293
 Brown, C A. 39th st and Broadway...L Baumann. 119
 Bach, Albert. 198 Grand...J H Little. 129
 Boaley, R D, Mrs. 52 W 100th...J H Little. 126
 Brooks, Julia. 108 McDougal...J H Little. 151
 Benedict, W N & L. 250 W 22d...J H Bates. 115
 Bent, F S. 221 W 35th...McClain, S & Co. 345
 Berlinger, Wm. 34 Sutton pl...Jacob Bros. Piano. 165
 Breschel, Adolph. 151 W 16th...Jacob Bros. Piano. 300
 Burgess, Rich. 226 W 67th...Jacob Bros. Piano. 190
 Bamister, W H. 34 E 4th...J Baumann. 161
 Baumarth, Chas. 190 E 104th...Manhattan L and G Co. 125
 Benarosh, A. 2451 8th av...J Baumann. 154
 Berger, Agnes. 35 and 37 E 23d...S Baumann. 8,434
 Blake, Mary L. 49th st, near 7th av...Cowperthwait & Co. 525
 Blake, E S. 54 E 25th and 61 E 25th...M J Levi. 500
 Blakeley, Chas. 516 Hudson...J Baumann. 160
 Boyd, G R. 1724 Madison av...L Baumann. 213
 Brandies, Mrs L. 250 W 39th...Cowperthwait & Co. 162
 Burlinghof, C A. 2213 5th av...J Baumann. 170
 Butler, Martha. 204 E 126th...L Baumann. 115
 Cain, Rose. 370 Columbus av...D O'Farrell. 266
 Callahan, Chas. 533 E 82d...M Donohoe. 183
 Carr M L. 37 W 61st...H Mannes & Sons. 162
 Carragher, Kate. 621 E 149th...L Baumann. 121
 Clark, Ada. 145 W 16th...H Mannes & Sons. 150
 Clark, W C. 68 W 100th...R M Walters. Piano. 240
 Clifton, Helen. 255 W 43d...F Moral. 100
 Corbett, Fernando. 276 W 113th...D Frank. 100
 Cameron, J D. 417 3d av...J Gregg & Co. 122
 Clayton, R S, Mrs. 205 E 48th...J H Little. 113
 Carle, K B, Mrs. 9 W 133d...Lindeman & Sons. Piano. 140
 Cook, G H. 148 W 17th...J Moriarty. 124
 Cooper, S V, Mrs. 1327 Columbus av...Lindeman & Sons. Piano. 200
 Driscoll, Annie. 324 E 14th...J Moriarty. 414
 Davidson, A. 428 E 77th...A Bernstein. 124
 de la Cal, E. 23 W 53d...Jordan, M & Co. 177
 Driscoll, Annie. 328 E 14th...J Moriarty. 414
 Dumphy, J P. 45 8th av...J H Little. 346
 Dell, Willie, Mrs. 68 North Moore...J Michalis. 129
 de Redon, Elise C. 43 W 21st...J R Grafton. 4,000
 Davison, Teresa. 67 W 100th...S Baumann. 145
 Dean, Patk. 404 E 70th...J Baumann. 126
 Deering, M E. 46 Bank...H Mannes & Sons. 150
 De Wolf, W F. 317 W 36th...J Baumann. 137
 Dickinson, Maggie. 156 E 126th...L Baumann. 213
 Dike, Mabel A. 250 W 51st...H Mannes & Sons. 225
 Dougherty, Chas. 444 W 57th...L Baumann. 122
 Dunlap, W W. 127 W 27th...D O'Farrell. 1,07
 Earle, Oliver M. 105 W 103d...Empire Loan Co. 125
 Engle, Pauline. 2287 1st av...L Baumann. 126
 Everle, John. 230 E 108th...L Baumann. 125
 Ellis, Emma P. 382 W 32d...Cowperthwait & Co. 118
 Eberhart, Emilie. 121 W 28th...J Kurtz. 190
 Eiffer, R E. 534 E 89th...Lindeman & Sons. Piano. 275
 Fletcher, F P. 1827 Amsterdam av...Lindeman & Sons. Piano. 250
 Ferguson, Della. 109 W 40th...American Guarantee Assoc. 200
 Fineke, Wm. 168 E 72d...O Schmeising. 270
 Flaerty, Patk. 308 E 46th...J Baumann. 173
 Fauning, Mary. 564 E 135th...L Baumann. 164
 Farrell, Nellie L. 1723 1st av...L Baumann. 128
 Fogarty, Katie L. 210 E 17th...Cowperthwait & Co. 126
 Forster, Annie. 645 6th av...L Baumann. 179
 Gerey, J J. 17 W 99th...J Baumann. 160
 Gerrity, Katie. 1882 Park av...L Baumann. 129
 Gluckster, S R. 254 W 39th...L Baumann. 310
 Griffin, M. 220 E 89th...J Baumann. 139
 Gale, Diano. 248 W 38th...McClain, S & Co. 165
 Germaine, W H. 1968 7th av...J Baumann. 399
 Grosky, N C. 42 E 110th...L Baumann. 217
 Gorst, P C. 2158 7th av...Lindeman & Sons. Piano. 350
 Hanley, J J. 111 W 115th...Lindeman & Sons. Piano. 350
 Healy, Henrietta. 20 E 43d...J L Melville. 300
 Henly, James. 473 W 145th...Lindeman & Sons. Piano. 225
 Higgins, T C. 2507 8th av...Lindeman & Sons. Piano. 240
 Holbrook, Lena. 16 W 60th...J L Melville. 200
 Howe, Susie. 132 W 127th...Lindeman & Sons. Piano. 300
 Horan, Katie. 118 E 127th...L Baumann. 175
 Hosehe, Frieda. 841 st and East End av...L Baumann. 126
 Hurley, Margt. 141 E 29th...Jordan, M & Co. 110

Hadwin, Dora. 363 W 36th...J Baumann. 427
 Harrison, J L R. 349 W 28th...J Baumann. 130
 Hawkes, Bessie. 3056 3d av...Jacob Bros. Piano. 240
 Heinze, Emil. 235 E 27th...J Baumann. 159
 Hashor, J C. Storage...A Day. 110
 Hubert, Pearl. 314 W 141st...McClain, S & Co. 358
 Happoldt, O C. 252 W 52d...L Baumann. 450
 Harris, Rena. 357 W 58th...D O'Farrell. 180
 Hauck, Geo. 218 Av B...Cowperthwait & Co. 178
 Hay, W N. 229 E 50th...Manhattan Loan & G Co. 100
 Helmbucht, Laura. 7 E 8th...L Baumann. 309
 Honig, Regina. 83 Av A...Concordia F Co. 175
 Howe, F S. 15 Ferry...L Baumann. 237
 Huling, H P. 113 W 89th...H Mannes & Sons. 146
 Hunter, Robt. 546 W 44th...L Baumann. 152
 Jones, Mrs E. 225 W 27th...D O'Farrell. 145
 Jospe, Herman. 97 1/2 E 7th...J Baumann. 198
 Jackson, S. 5 Jackson...Jacob Bros. Piano. 150
 Jacobs, Mollie. 212 E 70th...Jacob Bros. Piano. 190
 Jacobs, Isaac. 8 E 113th...L Baumann. 133
 Jackson, J R & L L. 17 W 83d...C W Jackson. 1,300
 Kane, Katie. 302 W 119th...S Baumann. 166
 Kasslaw, Kitty. 302 W 119th...L Baumann. 188
 Kaufman, Max. 437 W 28th...Cowperthwait & Co. 124
 Keim, Wm. 876 6th av...L Baumann. 157
 Kent, E E. 239 W 31st...L Baumann. 132
 Keller, Anna. 206 E 10th...S Baumann. 196
 Kelly, Mary. 35 Caroline...D O'Farrell. 164
 Kraus, Flora. 163 E 102d...L Baumann. 110
 Kent, E E. 239 W 31st...McClain, S & Co. 158
 Kiernan, J B. 467 2d av...Cowperthwait & Co. 365
 Kingsley, Lizzie. 224 Chrystie...S I Herschmann. 104
 Kno-s, Wm, Mrs. 503 W 46th...McClain, S & Co. 133
 Kohn, H & E. 340 E 11th...S I Herschmann. 194
 Lambrecht, Annie. 442 E 56th...Krakauer Bros. Piano. 250
 Leonard Alfred. 262 W 43d...J Baumann. 143
 Lyons, Kate. 2024 3d av...Lindeman & Sons. Piano. 260
 Lyons, W H. 575 E 133d...Lindeman & Sons. Piano. 225
 Lindsley, Jennie. 300 W 42d...J H Little. 153
 Litjenstrale, Josephine. 60 W 25th...R Forder. 600
 Larkin, M. 167 8th av...Manhattan L and G Co. 100
 Leonard, Abbie. 318 E 123d...L Baumann. 124
 Lincke, M A. 173 E 105th...L Baumann. 153
 Loskamp, Mary E. 239 W 44th...C S St John. 700
 Lucas, Susan. 268 W 127th...L Baumann. 111
 Marcan, Mrs B J. 788 6th av...Empire Loan Co. 100
 Marriot, E E. 170 W 78th...T McMarriott. 1,750
 Matthews, Mary. 438 9th av...L Baumann. 116
 Montgomery, Margt. 1 W 87th...J Baumann. 264
 Morton, Florence. 232 W 24th...H Mannes & Sons. 125
 McBride, Mary. 671 Greenwich...McClain, S & Co. 134
 McDevitt, Ann H. 541 Canal...McClain, S & Co. 226
 Maitland, Florence. 228 W 24th...Garvey Bros. 233
 Mallanda, Aug. 1661 Av A...L Baumann. 127
 Marx, Davis. 256 East Broadway...S Heyman & Co. 428
 Meeks, M A. 667 Lexington av...S Green. 150
 Miller, G S. 35 Mt Morris av...Manhattan L and G Co. 300
 Manz, Francis. 173 Broadway...S Heyman & Co. 250
 Mustard, John. 511 W 125th...Lindeman & Sons. Piano. 300
 Nees, Louisa. 417 W 47th...R M Walters. Piano. 240
 Neymond, Anna. 266 William...J Kurtz. 146
 Nark, L. 223 E 69th...Jacob Bros. Piano. 200
 Nichols, H B. 154 W 101st...L Baumann. 135
 Norcross, J W, Jr. 138 and 138 W 37th...J J Friedrich & Bro. 150
 Oest, John. 557 Greenwich...M Donohoe. 143
 O'Brien, Mrs. 858 2d av...L Baumann. 128
 Patterson, James. 19 W 106th...Lindeman & Sons. Piano. 245
 Patten, Harriet. 5 E 27th...J Baumann. 245
 Pfeiffenschneider, J. 1297 Lexington av...Cowperthwait & Co. 126
 Pierce, Mary. 1711 Park av...L Baumann. 122
 Powell, J B. 158 W 119th...H Mannes & Sons. 538
 Powers, J V. 254 E 74th...R M Walters. Piano. 175
 Powers, Wm. 1837 Madison av...H Mannes & Sons. 400
 Pick, Henrietta. 404 E 5th...A H Mangold. Piano. 225
 Quimby, C A. 2213 5th av...Cowperthwait & Co. 188
 Reynolds, L. 222 Edgecombe av...J Ross-wog. 250
 Raynor, Florence. 863 8th av...J Baumann. 360
 Ripley, Louise. 253 W 15th...J Baumann. 243
 Robbins, Ella. 124 and 126 W 31st...J Baumann. 223
 Rollins, Bessie. 39 W 12th...L Baumann. 902
 Rosenbauer, B F. 66 E 94th...Jordan, M & Co. 532
 Rivers, Nettie W. 169 W 48th...J Gregg & Co. 507
 Roberts, T & F. 468 W 23d...G Beck. 401
 Rafart, Mary. 66 E 11th...A Raab. 385
 Reddich, Helen. 114 E 58th...W D Daff. 1,000
 Rainschmidt, Chas. West Farms, N Y...J H Little. 131
 Saldive, Benj. 393 Bowery...Jordan & M. 189
 Shaw, G D. Sheridan av, near 169th st...S Silverman. 100
 Sheehan, Wm. 924 Trinity av...Jordan, M & Co. 125
 Springmayer, Gus, Mrs. 20 E 111th...J H Little. 159
 Schmitt, J G G. 396 Bleecker...L Baumann. 114

Seitz, Annie. 3052 3d av....L Baumann. 154
 Schwartz, Emma. 519 W 161st....Lindeman 200
 & Sons. Piano.
 Smith, C B & D C. 225 W 115th....American 125
 Guar Assoc.
 Sneed, J W. 135 E 104th....H M Fleishman. 200
 Skinner, Eugene. 43 W 35th....J S Forgot-
 ston.
 Snyder, Kate. 20 Morton....J Baumann. 100
 Stevens, F A. 224 W 104th....J A Ryan. 201
 Shattuck, M P. 2365 3d av....L Baumann. 200
 Simons, C F. 101 E 4th....H B Kellner. 125
 Smith, Katy. 327 W 27th....L Baumann. 152
 Solon, E & G. 126 Macdougall....L Bau- 213
 mann.
 Spiegel, Frank. 231 W 27th....L Baumann. 140
 Spooner, F B. 225 W 135th....Manhattan L 125
 and G Co.
 Stern, Albert. 201 E 20th....L Baumann. 300
 Thompson, Irene C. 127 E 46th....Jordan, 136
 M & Co.
 Thomson, C A. 216 E 128th....Greater N Y 185
 Loan Co.
 Trask, Eliz A. 16 Abingdon sq....L Bau- 108
 mann.
 Taylor, Mary J. 211 W 34th....F F Proctor. 107
 Van Guiler, W H. 106 W 83d....J Bau- 450
 mann.
 Volgeman & Postel. 221 E 6th....S I 200
 Herschmann.
 Walker, Florence. 328 W 40th....McClain, 127
 S & Co.
 Whalen, Nora. 266 W 117th....Jacob Bros. 134
 Piano.
 Willinsky & Feier. 140 Suffolk....S I 175
 Herschmann.
 Wilson, James, Mrs. 329 W 35th....Mc- 134
 Clain, S & Co.
 Wilson & Genever. 10 E 16th....J Gregg & 220
 Co.
 Wollman, Stanley. 117 E 82d....J S Forgot- 185
 ston.
 Wilson, Maud. 165 E 106th....J Moriarty. 150
 Wright, Rachel. 363 Manhattan av....Linde- 133
 man & Sons. Piano.
 Walker, G. 110 E 28th....Jordan, M & Co. 250
 Wallace, Agnes. 512 W 50th....L Bau- 733
 mann.
 Whitehead, H B. 45 W 24th....L Baumann. 154
 Williams, H E. 117 W 89th....L Baumann. 124
 Willard, John. 218 E 83th....L Baumann. 226
 Wood, Ed. 156 W 35th....L Baumann. 322
 Young, G P. 22 W 37th....H Mannes & 297
 Sons.

MISCELLANEOUS.

Arnold, A & Co. 802 5th....Purity Filter Co. 50
 Machine.
 Atechinson, Wm. 10 Carmine....C F Jessen. 2,500
 Drug Fixtures.
 Attardi, Joseph. 173 Ludlow....S Klingler. 250
 Barber Fixtures.
 Bowen, Cath. 155th st, near Eagle av....A 500
 Armstrong. Horses
 Brundli, Jacob. 482 Broome....F Kuhn. 400
 Machine.
 Banks, John. 239 W 124th....A Schwaab. 213
 Barber Fixtures.
 Bartz, Joe. 621 6th av....C Klein. Barber 400
 Fixtures.
 Basile, G. 202 E 59th....Archer Mfg Co. 220
 Barber Fixtures.
 Bauer & Eichler. 305 E 38th....S B Adler. 2,000
 Coal Yard Fixtures.
 Bender, Wendel....G H Cook. Wagon. 125
 Brockman, Max. 15 Howard....C N Martin. 100
 Machines.
 Barbieri, Andrea. 489 10th av....C Blasi. 100
 Barber Fixtures.
 Barbieri, Pasquale. 627 9th av....C Blasi. 120
 Barber Fixtures.
 Blumenkrohn, Ida. 132 E 86th....M Levin. 75
 Butcher Fixtures.
 Brawner, Henri ta. 24 E 28th....Bacon & 3,722
 Jones. Hotel Fixtures.
 Brown, W. 107 Columbia....Z Moskowit. 200
 Presses, &c.
 Buckley, P J. 133 W 24th and 60 W 24th.... 1,500
 M E Buckley. Express Fixtures.
 Burnham & Franklin. 19 Cherry....Isabel 1,784
 Oliver. Machinery, &c.
 Balsamo, F. Bedford Park, New York.... 200
 V Allestato. Blacksmith Fixtures.
 Bloom, Jacob. 30 Orchard....C Haller. 30
 Machines.
 Carolan, Nichl. 226 W 50th....Hincks & J. 200
 Coach. (R)
 Cole, Saml. 45-47 Bowery....C L Frank. 2,085
 Hotel Fixtures.
 Colletta, Salvatore. 44 8th av....F Saldofor- 94
 maggio. Barber Fixtures.
 Cuddipo, J R. 44 Pine....P H Gross. 182
 Office Fixtures.
 Cameron, Duncan ... G E Buffett. Office 1,500
 Fixtures.
 Crampaylia, N. 139th st and 3d av....M 100
 Berci. Barber Fixtures.
 Ciresi, A & G. 881 3d av....G Cusco. Barber 3,200
 Fixtures.
 Clark, Fredk....Storage. W Brock. Office 185
 Fixtures.
 Clements, D H. 305 7th av....W Snyder. 600
 Fish Market Fixtures.
 Cowen, W W. 143-145 Elm....H Edner. 1,000
 Machinery, &c.
 Carroa, Joe. 1337 3d av....S Klingler. Barber 467
 Fixtures.
 Di Franco, C. Laight....J Souvay. Barber 38
 Fixtures.
 Di Muro, G. 406 E 10th....A Schwaab. 375
 Barber Fixtures.
 Dryer, C A. 207 E 110th....S H Gainsborg. 3,200
 Printing Fixtures.
 Dulberger, Martin. 308-310 Broome....D 150
 Friedman. Picture Frames, &c.
 David B Hill Club. 239 E 123d....J J Hart- 800
 veit trustee. Club Fixtures.
 Deuterman, Geo. 9 Extra pl....S Wetzler. 25
 Horses, Coach, &c.
 Earle, F P. Hotel New Netherland....G H 1,000
 Robinson trustee. Hotel Fixtures. (R)
 Engl, Sigmund. 1st st, near AV A....Archer 192
 Mfg Co. Barber Fixtures. (R)
 Espofa, V. 365 10th av....R Rainforth. 123
 Barber Fixtures.
 Eckel, Danl. 615 2d av....J H Bates. Bar- 100
 ber Fixtures.
 Elsele, A A. 38 Jackson....S Valentine's 200
 Sons. Bakery Fixtures. (R)
 Fox, Patk. 615 W 54th....L Heilbrun. 547
 Horses, Coal, Carts, &c.

Farmer Bros. 422 W 42d....Hincks & John- 750
 son. Coach, &c.
 Fallon & Urban. 106 and 97 and 99 Green- 200
 wich av....F Knubel. Butcher Fixtures.
 Fendler, E L. 42d st and Broadway....C 4,000
 Fendler. Drug Fixtures.
 Fenn, P C. 576 8th av....P Westphal. Bar- 567
 ber Fixtures.
 Fenuell, Wm. 224 South....J Fennell. Ma- 600
 chinery.
 Feuer & Cohen. 904 E 5th....J Lawler. 72
 Horses, Wagon, &c.
 Frola & Meluso. 35 Mulberry....Saporito & 123
 Cairo. Grocery Fixtures.
 Feinier, G F. 37 John st, New York....P 400
 Favor. Office Furniture.
 Furphy, H C. Flatbush....G White. Presses. 600
 Fasciotta, Filippo. 2226 5th av....C Seiss- 275
 meca. Barber Fixtures.
 Fehskens, Wm. 334 E 92d....C Elssesser. 125
 Horse, Wagon, &c.
 Fisher, Wm. 509 W 26th....R Koller. 58
 Bakery Fixtures.
 Fox, M E. 167th st, near Vanderbilt av.... 318
 F O Pierce & Co. Machinery. (R)
 Gannon, Ellen M. 117 West Washington pl, 302 W 13th st and 1786 Broadway....J 500
 S Forgotston. Office Fixtures and Furni-
 ture.
 Garfield, Fannie. 1491 Lexington av....A 1,200
 Ohlers. Drug Fixtures.
 Geiger, Wm. 332 E 27th F Bolton. 115
 Blacksmith Fixtures.
 Goodfield, C H. 296 Grand....A Rosenson. 87
 Machine.
 Goodman, Max. 183 Orchard....J Wesoky. 150
 Horse, Wagon, &c.
 Goworowski, Walery. 381 East Houston.... 415
 J Weiss. Drug Fixtures. (R)
 Grafton, J H. 19 Beckman....Manhattan L 50
 and G Co. Photo Fixtures.
 Gianatassio, Rosario. 819 9th av....A 1,654
 Schwaab. Barber Fixtures.
 Gibson, J M. 58 Liberty and 104 E 22d.... 400
 W E Provost. Office Fixtures. (R)
 Goldstein, P & M. 123 Division....H Heing- 300
 son. Machine.
 Greene, H W. 19-21 E 14th....Dauchy & 1,734
 Co. Office Fixtures. (R)
 Greenberg, M & M. 397 4th av....M Klein- 369
 berg. Trunk Store Fixtures.
 Goldstein & Weinstein. 84 Market....Gold- 200
 st-in & Weinstein. Tailor Fixtures &c.
 Haug, W A. 1685 2d av....Archer Mfg Co. 900
 Barber Fixtures. (R)
 S me....same. (R) 900
 Heck, Gustav. 268 West 53d....S Littman. 80
 Barber Fixtures. (R)
 Hopper, Frank. 26 Warren....F Bock. 300
 Stock Hardware.
 Herbert Booth King & Bro Pub Co. 309 and 311 E 22d....C B Cottrell & Sons Co. 1,000
 Press. (R)
 Heusner, A and C R. 400 E 63d....H Wendt. 800
 Machinery, &c.
 Hoellerr, P J. 525 and 527 E 11th....G J 1,000
 Schnatz. Horses, Coaches. (R)
 Holzenberger, Jos. 35 Broome....M Levin. 75
 Butcher Fixtures.
 Horowitz, Frank. 209 W 27th....M Levin. 100
 Butcher Fixtures.
 Hunter Bros. 419 E 91st....G H Toop. 2,000
 Horses, Machinery, &c.
 Herington, H A. 61 Ann....P Herder. 331
 Machines. (R)
 Heyl, J F. 487 Willis av....M Waixel. 150
 Laundry Fixtures.
 Iannittel, Luke. 233 7th av....Archer Mfg 110
 Co. Barber Fixtures. (R)
 Jacobs, Flora. 171 Suffolk....A D Puffer & 2,440
 Sons. Soda Fixtures.
 Jennaco, Francesco. 113 3d av....N D'Amico. 1,800
 Barber Fixtures
 Jacobowitz, Ignatz. 216 E 3d....M Rosen- 315
 feld. Printing Fixtures.
 Jacobs, Simon. 5 Gouveneur....A Reimer. 99
 Store Fixtures.
 Jacobs & Marcus. 1384 Av C....A D 5,334
 Puffer & Son. Soda Fixtures. (R)
 Kimsil & Wessel. 1403 3d av....A Mauer. 300
 Machine.
 Knox, James F, Sons & Co. 411-413 Pearl 5,900
Potter P P Co. Press, &c. (R)
 King, John & Son. 634 W 48th....J G Wil- 100
 son. Horses, Trucks.
 Klein, Herman. 450 Amsterdam av....B 160
 Goodman. Confectionery Fixtures.
 Kmetz, Michael. 129 and 131 Crosby....A 500
 Berkovitz. Machines.
 Koch, C R. 56 E 10th....S W McDonnold. 150
 Presses.
 Kennell, J A. 199 E 4th....P Engel. Win- 133
 dow Panels, &c.
 La Barba, V. 776 7th av....G Pirrone. 250
 Barber Fixtures.
 Liebler & Maass. 224 Centre....R F Emme- 6,468
 rie. Presses, &c.
 Locusto, G B. 2075 2d av....G Coniglio. 300
 Grocery Fixtures.
 Lovell, J W. 148 Worth....Whitlock Ma- 3,645
 chine Co. Press. (R)
 Lohman, John. 276 Cherry....Farmers' 3,600
 Dairy Dispatch. Milk Fixtures.
 Looser, Kasper. 406 W 41st....C Looser. 800
 Derricks, &c.
 Miller & Heilmann. 20 Vesey....J Steven- 750
 son exr of. Printing Fixtures.
 McCullough, Frank. 21 Broome....J Me- 1,000
 namec. Horses, Coal Wagons. (R)
 Mandelbaum, J J. 301 1/2 E 79th....J Wer- 500
 ner. Barber Fixtures.
 Mastrocola, Chas. 19 Bowery....Archer 220
 Mfg Co. Barber Fixtures.
 Michaelies, H H. 139 Rivington....T 500
 Michaelies. Horses.
 Marx, Henry. 575 Grand....J Newmark. 1,188
 Express Fixtures.
 McDonald, James....A J Miller. Cab. 350
 McIlroy, W H. Abingdon Square Hotel.... 5,000
 Chicago Lumber Co. Hotel Fixtures. (R)
 McRoberts & Dooley. 30 Greenwich....E F 500
 Miller. Store Fixtures.
 Messer, Adolph. 58 Ludlow....R Rainforth. 90
 Barber Fixtures.
 Meyer, M & I. 321 and 323 E 3d....A Bern- 200
 stein. Horse, Wagon, &c.
 Michael, J C. 381 8th av....J C Martin. 2,500
 Drug Fixtures. (R)
 Miller, Wm. 462 E 151st....S Silverman. 35
 Horses, Carts, &c.
 Monahan, John. 516 and 518 E 118th....W 800
 Galvin. Horses, Trucks, &c.

Noelan, Henry. 234 E 120th....I Lippmann. 70
 Machinery.
 N Y Freestone Quarrying Co....M Snow 20,000
 trustee. Machinery. (R)
 Nelson, S. 2 Stanton....J L Weller. Confec- 35
 tionery Fixtures.
 "Owl Club"....P J Doolan et al. Club Fix- 1,500
 tures. (R)
 O'Connor, Margt. 52 W 16th....Hincks & J. 1,300
 Coach. (R)
 Olivati, Ercole. 283 Bowery. A Petrone. 35
 Barber Fixtures.
 O'Brien, J and F. 542 E 119th....Ellen 361
 Handy et al. Horses, Truck, &c. (R)
 O'Brien, J J. 245 W 35th....F Moral. 50
 Butcher Fixtures.
 Patituccia, A. 409 E 113th....Archer Mfg 188
 Co. Barber Fixtures. (R)
 Penner, Ferd. 1564 Av A....G J Popella. 100
 Grocery Fixtures.
 Pilla, Francesco. 626 Morris av....G An- 125
 tomcci. Barber Fixtures.
 Pohlay, M....H Bangs. Drug Fixtures. 1,250
 Pertsch, F & W. 1 Broome....A Pertsch. 200
 Presses, &c. (R)
 Pause Loom Co. 173-179 Grand....Machin- 2,200
 ery. (R)
 Pruss, J A & A. Pelham and Arthur avs.... 526
 H Kramer. Bakery Fixtures.
 Quandt, Paul. 949 E 132d....D Muller. Ma- 915
 chinery. 485
 Radigan, Simon....A J Miller. Cab.
 Raufhus, Otto. 106 and 108 Av C....F 539
 Duhrkop. Drug Fixtures
 Renner, Henry. 707 Greenwich....F Schmith. 500
 Grocery Fixtures.
 Robinson, W A & L. 3d av and 126th st.... 390
 J H Bates. Photo Fixtures.
 Rauld, I. 225 Monroe....J Matthews Co. 3,450
 Soda Fixtures.
 Rosenthal, I & A. 224 Broome....H Lott- 436
 man. Bath Fixtures.
 Rubino, Michl. 290 9th av....J Souvay. 200
 Barber Fixtures. (R)
 A Rueli Hotel Co. Fort Hamilton....H M 30,000
 Haar trustee. Hotel Fixtures. (R)
 Scher, Jos. 129 Allen....R Rainforth, Bar- 43
 ber Fixtures.
 Schierenbeck, Fredk. 315 E 48th....M 5,000
 Schierenbeck. Bottler Fixtures, &c.
 Schlamberg, J. 1976 2d av....R Rainforth. 135
 Barber Fixtures.
 Shaw, Geo. 133 Willett....Archer Mfg Co. 129
 Barber Fixtures. (R)
 Sachs, Adolph. 1443 2d av....Charlotte 2,000
 Sachs. Cigar Fixtures.
 Sagendorf, H W. 315 Canal....J F Levy. 108
 Machinery.
 Scheibner & Bondy. 718 E 11th....J Metz. 130
 Printing Fixtures.
 Seligman, Morris. 2068 3d av....F P Taylor. 112
 Bakery Fixtures.
 Sommers, M....Metropolitan Carriage Co. 150
 Wagon.
 Southwick, O M. 2128 7th av....D J Dwyer. 133
 Paintings, &c.
 Staub, J J. 2401 8th av....S Littman. Bar- 75
 ber Fixtures. (R)
 Schlagowsky, Emil. 1443 Av A....S Litt- 80
 man. Barber Fixtures.
 Saccardo, P J. 535 W 52d....J Souvay. 672
 Barber Fixtures.
 Schippell, A C L. 64 E 14th....A H Lievers. 750
 Barber Fixtures. (R)
 Schor, Joseph. 120 Lewis....B Springer. 150
 Tailor Fixtures.
 Seyffert, Louise. 1452 2d av....G F Weeden. 75
 Bakery Fixtures.
 Silberstein, Louis. 90 South....J Rothberg. 200
 Hotel Fixtures.
 Stahl, Casper. 348 E 76th....P Langel. 200
 Horses, Wagon, &c.
 Stanziale, B. 128 Mulberry....G Acierno. 400
 Butcher Fixtures.
 Tassi, Raffaele. 6 Gouverneur slip and 634 1,500
 Water st....D Berni. Machinery, Horse,
 Truck, &c.
 Thorpe, A I. 104 E 14th....M Gardner. 150
 Press. (R)
 Van Wail, H. 72d st and Lexington av.... 28
 Archer Mfg Co. Barber Fixtures. (R)
 Vollmer, F G. 144 Hester and 341 W 38th 100
Empire Loan Co. Furniture, Fix-
 tures, &c.
 Vogler, J & A. 276 3d....Roberts & Collin. 750
 Bakery Fixtures. (R)
 Volkmar, H G. 207 W 75th....Carroll & 100
 Connelly. Horse and Coupe.
 Wallach, Wolf. 25 Columbia J Mat- 1,875
 thews Co. Soda Fixtures.
 Wassell, H M. 225 Madison....H I Jacobs. 700
 Drug Fixtures.
 Weill, M M....Waite & Bartlett Mfg Co. 411
 Electrical Fixtures.
 Wunderli, G & Co. 142-144 Wooster....P 1,318
 Prybil. Machinery.
 Weller, J L. 53 Chrystie....H A Hall. Soda 2,500
 Fixtures.
 Werner, Christian. 800 Courtlandt av....A 1,000
 Zincke. Drug Fixtures. (R)
 Wood, F E. 142-146 W 39th....Hincks & J. 50
 Coach. (R)
 Waldner & Greenfeld. 125 Goerck....D 90
 Steckler. Bakery Fixtures.
 Watson, Oliver. 71 Walker....Walker & B. 3,916
 Press, &c. (R)
 Weil, Bernard. 68 South 5th av....J A Raab. 35
 Butcher Fixtures.
 Wilson, E N. Sherman Sq Hotel, W 71st st 3,889
Gorham Mfg Co. Silverware.
 Wyatt, Francis. 12 Old slip....A E J Tovey. 2,906
 Chemical Fixtures.
 Zagat, P H. 1491 Lexington av....F Gar- 1,425
 field. Drug Fixtures.
 Zimmermann, N. 72 Forsyth....P Reiden- 90
 bach. Wagon.

BILLS OF SALE.

Axelrod, Isaac. 21 Monroe....M Blumsom. 1,200
 Tailor Fixtures.
 Brinu, Simon. 8 Baxter ... B Ziskind. 659
 Clothing Store Fixtures.
 Brophy, John. 207 and 209 W 120th.... 1
 Mary Brophy. Express Fixtures.
 Bischoff, Hy. 33-37 Grace av, West Wash- 1
 ington Market....W Anderson. Produce
 Fixtures. (R)
 Cohen & Goldstein. 13 Essex....M Cohen. 300
 Confectionery Fixtures.
 Cajazza, S. 31 Marion....P Musumecce. Bar- 100
 ber Fixtures.

Table listing various businesses and individuals with their addresses and associated values. Includes entries like 'Cusco, G. 881 3d av...', 'Consoli & Bossi. 85 Christopher. A Ruberti. Bakery Fixtures.', etc.

Table listing various businesses and individuals with their addresses and associated values. Includes entries like 'Cohen, Annie-S Schiff, Jones st.', 'Coffin, G L-L L Shlirmer, East Orange.', etc.

Table listing various businesses and individuals with their addresses and associated values. Includes entries like 'Coevman, George-Little Falls B and L Assoc, Belleville.', 'Churchill, A H-S J Churchill, Montclair.', etc.

Westchester County Conveyances.

The transfers for this County had not arrived up to the time of going to press. EDITOR.

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.

JANUARY 2 TO 8—INCLUSIVE.

Table listing conveyances in Essex County for January 2 to 8, 1895. Includes entries like 'Ahrens, Elizabeth-H Ost, n w cor Belmont av and Kinney st 50x75; e s Kinney st 75 w of Belmont av 25x50...\$12,000', etc.

MORTGAGES.

Table listing mortgages in Essex County. Includes entries like 'Alstin, W H-R Byington, Orchard st.', 'Andrae, Huldrich-Security Savings Bank, North 11th st.', etc.

CHATTEL MORTGAGES.

SALOON AND RESTAURANT FIXTURES.

Table listing chattel mortgages, saloons, and restaurant fixtures. Includes entries like 'Allhoff, Henry-G Krueger B Co.', 'Duffey, John-C Feigenspan.', etc.

HOUSEHOLD FURNITURE.

Table listing household furniture. Includes entries like 'Rauzhof, Barbara-A H Van Horn.', 'Byrne, Minnie-same.', etc.

REVIEW AND RECORD.

BROOKLYN, JANUARY 12, 1895.

Notes Gathered Here and There.

The Executive Committee of the Brooklyn Institute has decided to ask Mayor Schieren to have work commenced on the first section of the museum of the institute on Eastern Parkway. Park Commissioner Squier has arranged for the grading and excavating of the new site, and it now rests with the Mayor to issue bonds for the commencement of the work.

* * * *

The local Board of Managers of the proposed Normal School at Jamaica and State Superintendent of Public Instruction Croker are at odds over the acceptance of plans for the new building. The managers approved of plans sent in competition by Pierce & Brun, of New York, for a building to cost \$80,000. Mr. Croker has criticised them for accepting the plans. He insists on the acceptance of Architect Janes' plans which were rejected by the board. The State appropriated \$100,000.

* * * *

The report of the Board of Assessors shows that property to the value of \$103,675,543 is exempt from taxation in this city. This includes churches, schools, police stations, engine and truck houses and hospitals. Could this property be added to the assessable resources it would result in an average reduction of \$4.34 on each \$1,000 of the valuation—equal to an aggregate annual saving to the taxpayers exceeding \$2,125,000.

Personals—Brooklyn.

Architect Herbert D. Reynolds will continue the business of the firm of I. D. Reynolds & Son, at the Ar buckle Building, under the name of I. D. Reynolds' Son. The late Isaac D. Reynolds was known as one of the oldest architects in this city.

Dr. Z. Taylor Emery, Health Commissioner, of Brooklyn, N. Y., has appointed Mr. Wm. Paul Gerhard, C. E., to the position of honorary consulting sanitary engineer to the Department of Health of the City of Brooklyn.

Brooklyn Real Estate.

What promises to be one of the most important auction sales of real estate held in Brooklyn this season, is that belonging to the estate of the late Daniel McCabe, of that city. The sale, which is in partition proceedings, will occur at the Real Estate Exchange, Brooklyn, Wednesday, February 6th, Thos. A. Kerrigan, auctioneer. The great number of first-class parcels, offering choice opportunities for investment, and which are fully described in the advertisement printed on another page, will attract the attention of buyers. Mr. McCabe was well-known in real estate circles, and for years, as it will be remembered, had his office at No. 959 Fulton street, near Washington avenue, in the fine block now about to come under the auctioneer's hammer. He was a careful buyer, considering well the location of his many purchases, and the properties now to be offered bear testimony of his shrewd judgment in this respect, all being income-producing. Further particulars and catalogues, showing diagrams of each parcel to be sold, may be obtained of Hon. Thos. E. Pearsall, attorney for plaintiff, at his office, 183 Montague street, Brooklyn, or of John B. Byrne, clerk of the Supreme Court, referee, at the Court House.

Gossip—Brooklyn.

The following are the comparative tables for Kings County Conveyances, Mortgages and Projected Buildings for the corresponding weeks of 1893 and 1894.

CONVEYANCES.

	1894. Jan. 5 to 11, inc.	1895. Jan. 4 to 10, inc.
Total number	325	320
Amount involved.....	\$667,012	\$962,218
Number nominal.....	154	159

MORTGAGES.

	1894. Jan. 4 to 10, inc.	1895 Jan. 3 to 9, inc.
Total number.....	302	382
Amount involved.....	\$854,338	\$1,303,237
Number over 5 per cent.....	156	177
Amount involved.....	\$390,648	\$376,466
Number at 5 per cent. or less.....	146	205
Amount involved.....	\$463,690	\$926,771

PROJECTED BUILDINGS.

	1894. Jan. 6 to 12, inc.	1895 Jan. 5 to 11, inc.
Number of buildings.....	48	61
Estimated cost.....	\$146,900	\$318,950

Thomas Rosecrans has sold the two-and-a-half-story brownstone dwelling, lot 18.9x100, No. 456 7th street, for Rankin & Ross, the builders, to Mrs. Elizabeth Lamont for \$7,700.

F. E. Heron has sold the two-story and basement frame dwelling, lot 20x100, No. 222 52d street, for Mrs. Hammond, on private terms.

Corwith Bros. have sold the two-story and basement frame dwelling, lot 25x100, No. 216 Eckford street, for George H. Perry, executor of Debbie A. Williams, to George and Elmira Robbins.

Henry I. Batchelder has sold the two-story and basement brick dwelling, lot 16.8x100, on the south side of Hancock street, east of Lewis avenue, to Joseph A. Thompson, on private terms.

Francis T. Johnson has sold a plot, 100x100, on the south side of Putnam avenue, west of Ralph, to Cyrus Mayfield, of New York, for \$14,500.

Jones & Co. have sold the two-and-a-half story redstone dwelling, 18.4x46x80, No. 641 10th street, for Thomas Brown, the builder, to David Haynes, of New York, for \$10,000.

E. H. Hazelwood has sold the three-story frame dwelling, lot 18.9x100, on the north side of Nassau avenue, 66.4 feet west of Morgan avenue, for Daniel Maher, to Charlotte Bierschenk for \$3,400.

Builders—Brooklyn.

DWELLINGS.—Charles Buschmann will erect a two-story and attic frame cottage on the northwest corner of Avenue T and West 4th street. It will have all improvements and hot air heating, and cost \$3,500.

I. D. Reynolds' Son is preparing plans for a two-story brick extension to be added to the three-story and basement brownstone dwelling on the northeast corner of Franklin and Jefferson avenues for Francis Clayton. It will be 20x35 feet in size and contain dental office and laboratory. The trim will be hardwood, with open fire places, gas logs, cabinet mantels, art glass windows, tiling and hot air heating. Cost, \$4,000.

John Saddington will erect five two-and-a-half-story stone front dwellings on the north side of Hancock street, 100 feet east of Throop avenue. They will contain all improvements, hardwood trim, cabinet mantels, tiling and hot air heating.

Wilfred Burr is excavating for seven two-story and basement brick dwellings on the south side of Jefferson avenue, 100 feet east of Sumner avenue. They will be 18x45 feet each, arranged for two families to a house. They will have all improvements and hot air heating; cost, \$3,700 each.

CLUB HOUSE.—The Irving Club, which has purchased the three-story and basement brick double dwelling and plot 80x100 feet on the south side of Herkimer street, east of Bedford avenue, will add an extension to the rear. It will be constructed of brick, three stories high, with a peaked roof, 42x40 feet in size, making the completed building 42x94 feet. The basement will be fitted up with four bowling alleys and a room with lockers for the wheelmen, also a large storage room for bicycles. The first story will have a billiard room 42x40 feet. The remainder of this floor will be divided into a parlor, library, office and coat room. The second story will have a gymnasium, dining room, pantry and kitchen, bath and six bedrooms. The interior will be trimmed in hardwood and be heated by steam; cost, \$10,000.

CHURCH.—The congregation of the Evangelical Lutheran Church of the Redeemer is about to erect a brick and stone church edifice on the northeast corner of Bedford avenue and Hewes street.

WAREHOUSE.—A syndicate composed partly of the New York Central, New Jersey Central and the Delaware and Lackawanna railroads, will erect a five-story brick warehouse on the Poillon estate, adjoining the property at the foot of Bridge street. The building will be made fireproof and will be equipped with elevators capable of lifting freight cars to any floor. Large docks will be built out into the river.

THEATRE.—Ground was broken on Monday for the Montauk Theatre, to be built for the Montauk Theatre Company, on the old Abbey property, Fulton street, opposite Flatbush avenue, described in THE RECORD AND GUIDE of November 3. The building will be fireproof in every respect.

HOSPITALS.—Plans are being prepared by the Chief Engineer of the Navy at Washington, D. C., for a hospital building to be erected at the Navy Yard. The building will be constructed of brick and stone, one, two and three-story. It will have all modern improvements, passenger elevator, hardwood trim and floors, tiling, bath and laundry fittings and steam heat.

The Charities Commissioners have ordered plans prepared for a brick hospital to be erected at the Kings County Penitentiary, on Nostrand avenue. The building will contain thirty beds. The work is in charge of Commissioner Burtis.

Obituary—Brooklyn.

Ex-Building Commissioner William H. Gaylor died at his home, No. 510 Bedford avenue, on Tuesday, from heart trouble. Mr. Gaylor was born at Stamford, Conn., March 8, 1821. He was apprenticed to a builder of that city, and after mastering that business turned his attention to architectural drawing. He commenced business in this city in 1863 and soon gained fame as one of the leading architects. Among the buildings designed by him were All Souls' Church, Smith & Gray's Eastern District building, the Empire Theatre and Wright's Business College. Mr. Gaylor was Building Commissioner under ex-Mayor Seth Low; his administration of that office was remarkably successful.

Long Island—Gossip.

Glen Head.—The three-story stone, marble and frame mansion with the plot at Glenwood has been sold by the heirs of S. L. M. Barlow to Dr. Valentine Mott, of New York, for \$35,000.

Hempstead.—C. F. Norton has sold his two-story and attic frame cottage and plot on the south side of Jackson street to Frederick Smith for \$2,500.

Long Island—Builders.

DWELLINGS.—Bellmore.—C. A. White is about to erect a two-story and attic frame dwelling on Village street. It will have all improvements.

Jamaica.—Theodore Chapman has commenced the erection of a two-story and attic frame dwelling on Clinton avenue. The interior will be trimmed in hard wood and contain all improvements, and hot air heating.

Lawrence.—J. L. Wood has the contract to erect a two-story and attic frame dwelling for S. P. Hinckley.—George VanDine will erect a three-story frame dwelling with stores on Central avenue.

Long Island City.—Alexander Gladstone is preparing plans for a two-story and attic frame Queen Anne cottage to be erected on Riker avenue. It will have all improvements and hot air heating; cost, \$2,300.—Also plans for a two-story and attic frame cottage, 35x22 feet, to be erected at Woodside, for Frank Grattan.

Rockaway Beach.—Charles Crabbe has the contract to erect a two-story and attic frame dwelling on Storm avenue, for Bradley A. Hart, of Orange, N. J. It will have all improvements and hot air heating, and cost \$6,000. Henry Ives Brown is the architect.—John Murray has commenced the erection of a two-story and attic frame cottage on the Boulevard. It will contain all improvements and hot air heating.

East Quogue.—John Laving has the contract to erect a two-story and attic frame dwelling, 26x30 feet, with an extension 18x20 feet, for William Walker. It will cost \$2,000.—M. Daughlish, of New York, has purchased a plot on Bayside avenue and will erect a two-story and attic frame cottage. It will contain all improvements and hot air heating.

Farmingdale.—O. M. Burton has commenced the erection of a two-story and attic frame cottage here.

Far Rockaway.—W. H. Van Voorhis, of Ozone Park, has the contract to erect a two-story and attic frame villa house on Franklin avenue, for R. F. Norton. It will have all improvements.

SCHOOL HOUSES.—Long Island City.—H. L. Harris, of New York, has plans for a four-story brick and stone school house to be erected on 9th avenue, near Broadway. It will have all improvements, sanitary plumbing, range, modern school furniture and steam heat; cost, \$45,000.

Cold Spring Harbor.—At the school meeting of District No. 4, the trustees were appointed to be a committee to look for a site for the new school building.

Valley Stream.—Work has commenced on the addition to the school house.

HOTEL.—Rockaway Beach.—Harding & Gooch, Postal Telegraph building, New York, are the architects for a five-story frame addition to the New Venice hotel, mentioned in THE RECORD AND GUIDE of October 6th, owned by the Lancaster Improvement Co., No. 2 Wall street, New York.

Have Your Records Bound!

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RECENT AUCTION SALES.

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

FOR WEEK ENDING JAN. 10.

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

W. COLE.

Table of auction sales by W. Cole, listing property addresses and prices. Includes items like 'Halsey st, No 147, n s, 285 w Marcy av...' and 'Halsey st, No 518, s s, 380 e Lewis av...'.

J. COLE.

Table of auction sales by J. Cole, listing property addresses and prices. Includes items like '23d st, No 173, n s, 60 w 4th av...' and '53d st, n e s, 140 s e 8th av...'.

T. A. KERRIGAN.

Table of auction sales by T. A. Kerrigan, listing property addresses and prices. Includes items like 'Av A, s s, 55 e Ocean av...' and 'Carroll st, No 107, n s, 20.10 e Hicks st...'.

Table of Referee's Sales at County Court House, listing property addresses and prices. Includes items like 'Walworth st, No 210, w s, 290 s Willoughby av...' and 'Sterling pl, n s, 357.10 e 6th av...'.

Kings County Records.

CONVEYANCES.

Wherever the letters Q. C. and C. a. G. 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.

JANUARY 4, 5, 7, 8, 9, 10.

Table of conveyances in Kings County, listing property addresses and names of parties. Includes items like 'Adams st, n s, 440.10 w Coney Island Plank road...' and 'Ashford st, w s, 245 s Vienna av...'.

Table of conveyances in Kings County, listing property addresses and names of parties. Includes items like 'Gottlieb F Jaeck to Louis Jaeck...' and 'Carroll st, n s, 41.8 e Hicks st...'.

Erasmus st, s s, bet Lott and Prospect sts. }
 Vernon av, s w cor Prospect st, with all }
 other land in the town of Flatbush, of }
 which Henry Schroeder died seized. }
 Foreclos. Wm J Buttling to John Reis. }
 1/2 part. 1/2 morts \$2,000. 1,000 }
 Erasmus st, s s, bet Flatbush and Rogers }
 avs. 1/2 part, excepting portion thereof. }
 Vernon av, s w cor Prospect st. 1/2 part, }
 John Reis to Henrietta Dieckman. nom }
 Erasmus st, s s, 75 e of e line lot 6 map }
 John A Willink property which lot is }
 now opened as a st, 75x175.3x75x175.5, }
 except portion conveyed to E H Steers }
 and Henry Cook. }
 Vernon av, s w cor Prospect st, 100x200. }
 Henry Schroeder to same. 1,800 }
 East Broadway, s s, 109.9 w Prospect st, }
 runs s 150 x w 10 x s 25 x w 50 x n 175 }
 to East Broadway, x s 60. Partition. }
 Robert Merchant to Edwd S Scott. 2,825 }
 Same property. Edwd S Scott to Roman }
 Catholic Church of Holy Cross, Flatbush. }
 2,825 }
 East Broadway, n s, 200 w Nostrand av, }
 50x260 to Martense st or av. }
 Linden Boulevard, s s, 950.8 w Canarsie }
 or Clove road, 75x261.9 to Martense av, }
 x75x261.8. }
 Lavinia C Van Valer to Catharine Beatty. }
 nom }
 Fernald st, n s, 200 e Albany av, 60x100. }
 Fernald st, n s, 100 e Albany av, 60x100. }
 William Butler, Sorrento, Cal, to Mark D }
 Knight. 800 }
 Fiske pl, No 18. Party wall agreement. Tu- }
 nis G Bergen with Fanny D Woodhull. nom }
 Front st, n s, 196 e Bridge st, 21x101.6. }
 Edward P Farrell to Martiu D Bradley, nom }
 Same property. Martin D Bradley to Mary }
 F Farrell. nom }
 Fulton st, No 1395, n s, 577.8 w Tompkins }
 av, 18.2x84.4x17.9x88.4. Annah E Bene- }
 dict to John Bredbeck. Mt. \$4,000. nom }
 Fulton st, n e s, 390.8 s e Bond st, runs n e }
 125 x e 14.9 x n 100 to De Kalb av, x e }
 85 x s 100 x s w 41 x s w 25 x n w 35 x s }
 w 100 to Fulton st, x n w 44. Wm H }
 Reynolds to Montauk Theatre Co. 185,000 }
 Garden pl, s e s, 169.2 s w Joralemon st, 50 }
 x89. Sarah F widow, James, Wm C, }
 Charlotte and Sarah F Nesmith heirs Jas }
 J Nesmith to Peter Larsen. 7,000 }
 Gerry st, s s, 150 e Harrison av, 25x100, h }
 & l. Foreclos. Wm J Buttling to Abra- }
 ham Arndt and Sarah his wife, New York. }
 Mt. \$5,000. 1,000 }
 Same property. Abraham Arndt and Sarah }
 his wife to Wolf Natelson. Mt. \$5,000. nom }
 Same property. Wolf Natelson to Sarah }
 Arndt, New York. Mt. \$5,000. nom }
 Grand st, n s, 268.2 e Roebling st, 20x100. }
 Agnes wife of Louis Schissel to Oscar }
 Goerke. Mt. \$5,000 and tax 1894. 7,000 }
 Grant st, n s, 75 e of land of Reformed }
 Protestant Dutch Church, 25x100. }
 Rogers av, e s, 100 s Erasmus st, 72.8x }
 31.6x72.5x—. }
 Peter J Heffron to Julia J Heffron his wife. }
 gift }
 Halsey st, n s, 107.2 w Broadway, runs n }
 18.5 x n w 56.4 x n e .034 x n w 8 x s w 3.5 }
 x s 43.6 to st, x e 60. John F Gateson to }
 Wm J Nicklas, New York. nom }
 Halsey st, s e cor Lewis av, 20x60. Michl }
 J McLaughlin to James Wixted. Mt. \$6,- }
 000. nom }
 Hancock st, s s, 403 e Nostrand av, 20x114 }
 x20.1x115. Lyman D Morse to Clara A }
 Morse, B & S. nom }
 Hancock st, s s, 80 w Howard av, 25x75, h }
 & l. Katie M Carroll life tenant and }
 Gustavus M Carroll remainderman to }
 John J Murphy. nom }
 Same property. John J Murphy to Gustavis }
 M Carroll. nom }
 Hancock st, s s, 441.5 e Lewis av, 16.8x }
 100, h & l. Henry J Batchelder to Jo- }
 seph A Thompson. Mt. \$6,500. }
 exch }
 Hart st, s s, 254.2 w Evergreen av, 20.10x }
 97.6. Bridget Deegan to Wm Mogk. 2,000 }
 Hart st, n w s, 225 n e Hamburg av, 50x100. }
 Release dower. Margaret Cooney formerly }
 Margt Ruhl widow to Elizabeth Ruhl. nom }
 Hart st, n s, 125 w Hamburg av, 25x100. }
 Mary A Moore to Joseph R Stein. Mt. }
 \$1,600. nom }
 Hart st, n w s, 225 n e Hamburg av, 25x }
 100. }
 Hart st, n s, 250 n e Hamburg av, 25x }
 100. }
 William H Dill to Elizabeth Ruhl. 3,200 }
 Hart st, n s, 200 e Stuyvesant av, 28x100, }
 h & l. Henry Roth to John C Kertscher }
 and Annie his wife, by the entirety. nom }
 Hawthorne st, s s, on a line which at Win- }
 throp st is 1,580.7 e Flatbush av, runs w }
 25x106. Wm Hawkins to Saml W Low. }
 Mt. \$2,500. 4,500 }
 Hendrix st, w s, 100 s Eastern Parkway, }
 46x100. Release mort. Emeline Gallup }
 to Frederick Eiermann. nom }
 Henry st, w s, 46 s Woodhull st, —x89x22x }
 89. Cath L Rudkin to Mary J Rudkin. nom }
 Hoyt st, e s, 72.7 n Livingston st, 44x122.5 }
 x44.5x129.1. Herbert S Smith assignee }
 for benefit creditors of Geo W Oakley to }
 Solomon Oakley. Mt. \$30,000. 15,850 }
 Same property. Geo W Oakley to same. }
 All title. Mt. \$30,000. 15,850 }
 Hoyt st, Nos 21 and 23. Geo W and Julia }
 A Oakley and Herbert S Smith general }
 assignee of Geo W Oakley. Acknowledge }
 receipt of \$3,000 balance of share of }
 purchase price of premises and release. }
 Hector M Hitchings or his assignee, Solomon

Oakley, for purchase price, accounting, }
 &c. }
 Hopkins st, n s, 100 w Throop av, 25x100, }
 h & l. George Bayer to Stephen L }
 Scheffel. Mt. \$4,000. 7,000 }
 Hopkins st, s s, 175 w Sumner av, 25x100, }
 h & l. Caroline wife of Frank Burkhart }
 to Margaretha wife of Anton Forster. }
 Mt. \$500. (Correction.) nom }
 Hull st, n s, 425 w Saratoga av, 16.8x100, }
 h & l. William Forkel to John Wicken- }
 haber. Mt. \$2,150. 4,600 }
 Hull st, s s, 75 w Hopkinson av, 18.9x90.3 }
 x18.9x92.4. Phineas F Annin to Wm H }
 Sidney. Mt. \$3,825. }
 Huron st, n s, 225 e Manhattan av, 25x100, }
 h & l. Joseph and Mary Lafferty legates }
 Henry Lafferty to Michael T Lafferty }
 another legatee. Q C conveyed as secur- }
 ity. 605 }
 Jewel st, s e cor Calyer st, 175x100. Jere- }
 miah V Meserole to Peter Blake. 3,100 }
 Keap st, e s, 48.4 s South 4th st, runs e }
 64.2 x s e — x w to Keap st, x n 5.6. }
 Interior lot, 81.4 s South 4th st and 79.6 }
 e Keap st, runs n to line bet Meser- }
 ole and Remsen, x s e along same — x }
 w—. }
 Lydia M Ranken to John M Ranken. }
 King st, Columbia st, Bush st and land N }
 Luqueer. Albon P and Wm Man trustees }
 of Martha M Williams to Wm Man as }
 substituted trustee of Wm S Wetmore, }
 &c. nom }
 King st, n w cor Bush st, being lot 3 block }
 320 assessm't map 12th Ward. John C }
 McGuire, Registrar of Arrears, to William }
 Man. 734 }
 Same property. Wm Man grantee above }
 certifies that he holds the property as }
 trustee for Wm S and Anstice D Wet- }
 more. nom }
 Leonard st, e s, 225 n Nassau av, 25x100. }
 James Edwards to Jane Edwards. 5,000 }
 Leonard st, w s, 50 s Johnson av, 25x100, }
 h & l. John C Kertscher to Jacob H }
 Werbelovsky. nom }
 Linden st, n w s, 175 s w Central av, 25x }
 100, h & l. Catherine Beatty to Lavinia }
 C Van Valer. Mt. \$4,350. }
 Logan st, e s, 110 n Belmont av, 20x100. }
 Foreclos. David F Manning to Francis }
 S Brown, of Philadelphia, Pa. 2,000 }
 Logan st, e s, 130 n Belmont av, 20x100. }
 Foreclos. Same to same. 2,000 }
 Logan st, e s, 150 n Belmont av, 20x100. }
 Foreclos. Same to same. 2,000 }
 Logan st, w s, 150 s Vienna av, 50x100. }
 Henry Josephowitz to Marie Josepho- }
 witz. nom }
 Macon st, s s, 273 w Howard av, 18x100. }
 Lawrence W Clark to Ida R Clark. Mt. }
 \$5,500. nom }
 Macon st, s s, 98 e Ralph av, 18x100, h & l. }
 Maria G Gifuni wife of Joseph to Bernard }
 Levino. Mt. \$4,000 and taxes 1892 to }
 1894. nom }
 Macon st, s s, 285 w Patchen av, 18x100. }
 Theo F Stumpf to Lillie B Stumpf his }
 wife. Mt. \$5,500. nom }
 Macon st, n s, 110 e Ralph av, 18x100, h & }
 l. Annie wife of and James A Gilmour }
 to Andrew D Baird. Mt. \$6,300. nom }
 Macon st, n s, 140 w Patchen av, 20x100. }
 Florence Schroeder to Andrew D Baird. }
 Mt. \$6,750. nom }
 Madison st, s e s, 152 s w Knickerbocker av, }
 18x100, h & l. Domitila Balmaceda wife }
 of Charles to Anne C Craig. Mt. \$2,500. }
 4,200 }
 Maujer st, n s, 75 e Leonard st, 25x100, h & }
 l. Theron L Neff, of Chaplin, Conn, to }
 Edwin and Louis Neff. nom }
 Meserole st, n s, 200 w Waterbury st, 25x }
 100. Frank J Friesing to John A Eppig }
 and ano exrs Leonhard Eppig. Mt. \$1,- }
 400. 3,100 }
 Melrose st, No 113, n s, 188 e Bremen st, }
 25x200. Thos W, Peter and George Dal- }
 ton, New York, and Annie Eschmann to }
 Kate Ball. Q C. 500 }
 Melrose st, s e s, 150 n e Hamburg av, 25x }
 100, h & l. Barbara wife of Frank Eller }
 to John Foerster and Katharina his wife. }
 Mt. \$3,000. 6,600 }
 Monroe st, n s, 505 w Nostrand av, 20x100, }
 h & l. Thomas Everit to Evaline T wife }
 of James Saunders. Mt. \$6,000. 7,400 }
 Montague pl or st, ss. 176.6 e Henry st, 25.6 }
 x100. Donald Mackay exr Eliz R B King }
 to Annie C King. nom }
 Nevins st, e s, 20 n Wyckoff st, 20x75, h & }
 l. Jeremiah C O'Brien to Bridget J }
 O'Brien. 308 }
 Oak st, s s, 195 e Franklin st, 25x75x—x90, }
 h & l. Chas R Query, New York, to Chas }
 L Sicardi. Mt. \$2,000. 3,800 }
 Osborn st, w s, 75 s Blake av, 50x100. }
 Myer Bach and Dora wife of Harris Sa- }
 kolski to Thomas F Stevenson. Mt. \$2,- }
 000. nom }
 Pacific st, s s, 366.8 w Saratoga av, runs s }
 81.4 x s w 16.11 x n 84.6 to st, x e 16.8. }
 Charles M Creamer to Peter A Johnson }
 trustee Brooklyn Slate Mantel Co, Sew- }
 ard & Co, Sayre, Pa, and Eugene Lewis. }
 Mt. \$2,300. nom }
 Pacific st, n s, 83.4 w 6th av, 16.8x90. }
 Foreclos. Andrew J Onderdonk to }
 Chauncey B Graham. 3,300 }
 Pacific st, n s, 100 w 6th av, 16.8x90. }
 Foreclos. Same to same. 3,300 }
 Pacific st, n s, 116.8 w 6th av, 16.8x90. }
 Foreclos. Same to same. 3,300 }
 Pacific st, n s, 133.4 w 6th av, 16.8x90. }
 Foreclos. Same to same. 3,300 }

Pacific st, n s, 150 w 6th av, 16.8x90. }
 Foreclos. Same to same. 3,300 }
 Pacific st, n s, 166.8 w 6th av, runs n 90 x }
 w 5.4 x n 0.9 x w 11.7 x s 88.3 to st, x e }
 16.8. Foreclos. Same to same. 3,300 }
 Pacific st, centre line, s s, 153.2 e Schene- }
 cady av, 29.1x142.2, h & l. Monica M }
 wife of John C Fullerton to Thos F }
 Tracy. 1,200 }
 Palmetto st, s s, 20 w Ridgewood av, 60x }
 80. Release mort. Title Guarantee and }
 Trust Co to Joseph P Puels. nom }
 President st, s w s, 325 n w 3d av, 25x100, }
 h & l. Catharine Markey to Maria wife }
 of Simon Tartaglia. Mt. \$1,600. 3,000 }
 Prince st, s w s, 75 n w Tillary st, 22x85. }
 Hannah E Stoops to Wilhelmine McKee. }
 gift }
 Quincy st, n s, 118.9 w Sumner av, 18.9x }
 100, h & l. Almira L Ogden to John E }
 Ogden. nom }
 Richardson st, s s, 100 w Lorimer st, 25x }
 100. Charles, Florence, George and }
 Richard McGinley by Carrie Mulligan }
 guard to Henrietta Blythe. 950 }
 Rockwell pl, e s, 241.6 n Fulton st, 16.9x }
 100.6. John J Kelly to Susanna wife of }
 Louis Wenk. nom }
 Rodney st, s e s, 175.6 n e Bedford av, 20x }
 100, h & l. Clarence L Burger to Wm B }
 Anderson. Mt. \$8,500. nom }
 Roadway from Surf av to Atlantic Ocean, }
 bet lands of parties hereto. Agreement }
 as to perpetual easement over st. John A }
 Cook with Henry N Henderson. nom }
 Scholes st, n s, 100 w Waterbury st, 75x }
 100. Brooklyn Artificial Ice Mfg Co to }
 Henry Berau. 75,000 }
 Seigel st, s s, 25 e Leonard st, 25x100, h & }
 l. Morris Roth and Solomon Sinat, of }
 New York, to Joseph Rosenberg. Mt. }
 \$12,550, taxes 1894. nom }
 Stanhope st, n w s, 125 n e Hamburg av, }
 25x100, h & l. Louise Hoschler to Will- }
 iam Krack. 5,700 }
 Starr st, s s, 150 w Knickerbocker av, 25x }
 100, h & l. John J Hennemann to Wil- }
 helm Batsche. Mt. \$2,000. 2,800 }
 Stockholm st, s e s, 150 n e Hamburg av, 25 }
 x100. Elisabeth Mertens widow to }
 Vincent Havranek. Mt. \$3,850. 5,800 }
 Sumpter st, s s, 120 w Rockaway av, runs s }
 100 x w 20.4 x — x w 0.2 x — to Sumpter }
 st, x20.6, h & l. Joseph Liebmann to }
 David Liebmann. nom }
 Same property. }
 Throop av, s s, 100 e Middleton st, 20x78. }
 David Liebmann to Joseph Henry and }
 Charles Liebmann. nom }
 Summit st, n s, 100 w Columbia st, 20x100. }
 Jno J Henderson by John F Nelson special }
 guard to Alice Neill. 1-6 part. 717 }
 Same property. Nathaniel White to same. }
 5-6 parts. 3,583 }
 Union st, n s, 100 w 8th av, 100x90, h & l. }
 J Rogers Maxwell to Geo B Dearing. Sub }
 to easement of Lester A Lewis. 21,000 }
 Van Brunt st, e s, 56.4 s Degraw st, 43.8x }
 35.6. Hannah E Stoops to Clara I Childs, }
 Albany, N Y. gift }
 Van Buren st, n s, 322.2 e Lewis av, 17.6x }
 100, h & l. The Bedford Bank to Helen }
 wife of Joseph H Breaznell. Mt. \$4,500. }
 5,400 }
 Vanderbilt st, s e cor East 3d st, runs e }
 105.8 x s 15.8 x w 104.4 to East 3d st, x n }
 11.4. Wm E Murphy as exr Thos Mur- }
 phy dec'd to Wm R Reynolds. 300 }
 Vanderveer st, n w s, 156 n e Bushwick av, }
 24x80, h & l. Julia Reinhardt formerly }
 Schweizer to Elizabeth wife of Charles }
 Herrle. gift }
 Varet st, n s, 130.6 e Bushwick av, 50x100. }
 Yetta Bernstein to Max Bernstein. Mt. }
 \$4,000. nom }
 Warren st, No 83, n s, 155.9 w Hicks st, 20 }
 x99.10. Minnie L Desmond to Mary Ir- }
 win. 4,500 }
 Warren st, s w s, 287.6 n w Bond st, 36.6x }
 100. Hannah E Stoops to Rosalie A }
 Stoops. gift }
 Washington st, No 73, 25x100 to alley. An- }
 tonio De Giuda to Louise De Giuda. 100 }
 Washington st, w s, 153 s Johnson st, runs }
 w 55.3 to Fulton st, x's 26.9 x e 45.10 to }
 Washington st, x n 25. Nathan Kaplan }
 to Geo C Jeffery. nom }
 Washington st, No 123, e s, 54.2 n Nassau }
 st, runs n 26.4 x e 105 x s 26.10 x w 62 x }
 n .06 x w 43, h & l. Michael Doherty, of }
 New York, to Bridget wife of said Michael }
 Doherty. Mt. \$7,500. nom }
 Weirfield st, n w s, 153 n e Evergreen av, }
 17.8x100, h & l. William H Hoyt to }
 Minna Feigenspan, Farmingdale, L I. nom }
 Same property. Minna Feigenspan to Meta }
 Gosewich. Mt. \$2,500. nom }
 Weirfield st, n s, 153 e Evergreen av, 17.8x }
 100. Henry H Cochran to Minna Feigen- }
 span. Q C. nom }
 Windsor pl, n e s, 329.10 s e 7th av, 17x }
 100, h & l. Wm E Kay to Jacob Platz. }
 Mt. \$2,200. 4,200 }
 Woodbine st, n w s, 44 n e Hamburg av, 19 }
 x100. Edward Liebler to Ella E Hall. }
 Mt. \$2,500. nom }
 Same property. Ella E Hall to Edward }
 Liebler and Kate E his wife, tenants by }
 entirety. nom }
 Wyckoff st, n s, 508.4 e Bond st, 16.8x100. }
 Adrian V Martense to Margaret A Mur- }
 phy. 3,600 }
 1st pl, s s, 48.6 e Clinton st, 21.6x100, h }
 & l. Frank Kiernan to Madeline and }
 Teresa Kiernan. B & S. nom }
 2d st, s s, 360 w Hoyt st, 20x90. John F

McCarty to Mary Murphy widow and Elizabeth Murphy, New York. *Mt.* \$2,500
4,450
2d pl, No 76, s s, 175 e Clinton st, 25x133.5. ●
Lucy A McMahon to Dennis McMahon. gift
Mt. \$6,500.
2d st, s s, 150 w 5th av, 14.6x90. Release
mort. William Lane to William Assip. nom
2d st, n s, 109.11 w Bond st, 15.8x86.5x
15.8x86.10, h & l. Jas J Reilly to Eliza-
beth Reilly. nom
3d st, s w s, 209.10 n w 6th av, 88x95. Wm
J Pearson to Louis Bonert. nom
3d st, n e s, 80 n w Bond st, 50x90. Jas J
Reilly to Thos Reilly. nom
4th st, n e s, 209.10 n w 6th av, 88x95. Wm
J Pearson to Louis Bonert. *Mt.* \$4,800. nom
South 4th st, s e cor Keap st, 19.8x63.10, h
& l. Jno M Ranken to Diedrick Heit-
mann. nom
South 4th st, n s, 42.8 e Driggs av, 21.4x
71. Henry Dusenbury exr Caroline M
Haight to Fredk H Haight, Brooklyn,
and Frank M Haight, San Francisco. 5,600
South 4th st, n s, 60 w 2d st, 20x75. James
H Betts, Norwalk, Conn, to J Belden
Hurlbutt, Norwalk. In trust. nom
North 4th st, n s, 175 e Bedford av, 25x100.
Geo W Hamilton to Juliane C H Frahm.
Mt. \$2,000. 3,500
East 5th st, e s, 446.6 n Greenwood av, 25
x100. Henry M Prehn to Saml C Way. 2,100
East 5th st, w s, 216.8 s Greenwood av, 20x
100. Alex C Muir to Elvira B Westberg.
Mt. \$1,600. 2,900
North 5th st, n e s, 80 s e Berry st, 20x80.
Nellie C Scott to James Nolan. 1,600
6th st, s s, 177.10 e 6th av, 17x100, h & l.
Eva G Case to James D Rankin and James
Ross, of Rankin & Ross. *Mt.* \$5,500. exch
East 7th st, e s, 213.5 n Greenwood av, 25x
100, h & l. Thos H Dorning to Wm H B
Godsoe. *Mt.* \$1,200. 1,750
8th st, s w s, 97.10 s e 6th av, 37.8x100.
Ana J B wife of Jose Gomez to Theo F
Pearsall. *Mt.* \$9,000. nom
9th st, s w s, 195.9 n w 5th av, 37.6x72.6.
Release mort. Clara H Pincke to Her-
man Wronkow. 7,200
Same property. Herman Wronkow, of New
York, to Charles Althof. *Mt.* \$12,000. nom
Same property. Charles Althof, of New
York, to Simon Arendt. *Mt.* \$15,000. nom
10th st, n e s, 473 n w 3d av, 47.6x101.8x
66x100. David S and Hildo C Yeoman
to Patrick Gorman. 2,000
11th st, s cor 3d av, 20x65. Partition.
Henry McKean to Christina Kramer. 7,100
East 11th st, e s, 135 s Av C, 40x100. Wm
J Kaiser and Geo W Dalton to Louisa
wife of Chas H Hawhurst. *Mt.* \$500. nom
North 11th st, n e s, 100 n w Roebing st,
25x85x26.11x75. John W Fraser to
Chas L Sicardi. *Mt.* \$600. 1,200
11th st, n s, 177.10 w 8th av, 20x100.
James Jack to Charles Sutter. *Mt.* \$4,-
000. 6,700
14th st, s s, 182.10 e 8th av, 0.4x100. Ag-
nes Morgan to Christopher C Firth. 150
14th st, s s, 90.4 e 8th av, 92.6x100. Nas-
sau Land and Impt Co to Christopher C
Firth. 8,325
14th st, n e s, 381 n w 3d av, 25x100. Re-
lease judgment. Henry McShane Mfg Co
to same. nom
Same property. Release judgment. Danen-
enberg & Coles to Joseph Plunkett. 31
Same property. Release mort. Same to same. 15
East 15th st, w s, 150 s Av B, 100x100.
Release mort. William Mackenzie to
Henry J Robinson. 1,200
Same property. Henry J Robinson to Harry
Grattan. nom
16th st, n s, 150 e 4th av, 19.10x100.
James McLaren to Fredk Heggi. *Mt.* \$4-
000. 5,700
Bay 16th st, n w s, 75 n e Bath av, 125x
96.8. Release mort. John Cowenhoven
Annie Pfuger. nom
17th st, s s, 150 e 8th av, 12.6x100. Mel-
chior Schaumlöffel to Melchior Schaum-
löffel and Catherine his wife. nom
18th st, s w s, 240.4 n w 10th av, 20x100.2.
Lena T Harvey to Nels Nelson. (Cor-
rection.) 735
East 18th st, w s, 312.3 s Newkirk av, runs
s 169 x s w 65.10 x n w 19.2 x e 38.2 x n
20 x e 100. Hannah M Moody, North-
ampton, Mass, to Geo C Case. exch
20th st, n s, 355 e 6th av, 15x100, h & l.
William and Joseph A Thompson heirs
William Thompson to Margaret Ash.
Correction deed. nom
Bay 20th st, s e s, 600 s w 86th st, 50x96.8.
John V Van Pelt to Adaline wife of Gil-
bert Hoffman. 1,250
22d st, s s, 150 w 5th av, 25x100. Fore-
clos. Wm J Buttling to Bank Clerks Co-
operative Building and Loan Assoc. 2,000
23d st, n s, 375 e 4th av, 25x100. Mary E
wife of James F Hagerty and heir of Ann
Weaver to William J Nummy. 1,300
Same property. George Weaver to same. nom
East 25th st, w s, 160 n Voorhees av, 60x
105. Geo W Roderick to Minnie E Mc-
Kane. nom
Same property. Release mort. James B
Voorhies to same. 300
East 29th st, e s, 170 n Av G, 50x100. Ger-
mania Real Estate and Impt Co to Died-
rick Linge. nom
29th st, s w s, 210 n w 4th av, 25x100.2, h
& l. George Beyer to Vincenzo de Julio,
New York. 1,525
31st st, n s, 276.8 w 4th av, 16.8x100.2,

h & l, Wm E Kay to Alex H and Ben-
jamin Brodie. 2,725
East 31st st, w s, 310 n Av G, 60x100. Ger-
mania Real Estate and Improvement Co
to Frederick Pfeifer. 1,012
37th st, s s, 250 e 3d av, 50x100.2. James
G Carroll to William Rexer. 2,000
39th st, s s, 100 e 7th av, 50x100.2. Ed-
ward Lake exr Leonard Kelly to Geo C
Kelly and Rebecca Godsoe. 1888. nom
44th st, s s, 80 w 4th av, 53.9x100, h & l.
Thos P Payne to Frank A Green. *Mt.*
\$6,200. nom
50th st, s s, 300 e 6th av, 25x100.2. David
Bell and Sarah J Bell to Frederick Both-
mann. 1,450
57th st, s s, 100 w 6th av, 20x100.2. Kate
A Righter to Jacob H Edwards. nom
57th st, s s, 320 e 6th av, 40x100.2. Ida B
Lowther, New York, to Maude A Mc-
Ewan. nom
58th st, n s, 160 w 5th av, 40x100.2. Wm
J Morrison to Russell R Raymond. *Mt.*
\$1,350. 1,800
67th st, n s, 223.9 n e 2d av, 20.4x90.5x
20.1x93.3. Patk McElligott to Jno F Ty-
son. nom
84th st, lots Nos 1500, 1501 and 1502 map
1,080 lots First Addition to Bensonhurst,
&c. Wm G Morrissey to Martha E wife
of George F Dodd. 1,200
Av B, s s, 101.6 e Flatbush av, 22x75, h & l.
Herman J Bohle to John Parkin. nom
Av B, n s, 112 w East 22d st, 40x100. Re-
lease mort. Henry Ruthmann to John
Parkin. 500
Arlington av, s e cor Ashford st, 40x100, h
& l. John T Allan to Joseph Herrmann.
Mt. \$5,750, taxes 1893, 1894. nom
Atkins av, w s, 150 n Sutter av, 20x100.
James G and Kenneth Smith to John
Barrett, Green Ridge, N Y. exch
Atlantic av, n s, 150 w Court st, 25x80.
Charles Mollenhagen to Christine Xeller.
9,000
Atlantic av, s e cor Utica av, 16.8x83.4.
Hannah E Stoops to Wilhelmine McKee.
gift
Atlantic av, n e s, 675 n w Hamilton av,
50x126.9x50x127.4, being now 92d st,
bet 3d and 4th avs. Mary J Andrews to
Alexandra wife of Joseph Dapper. *Mt.*
\$1,000. 1,800
Belmont av, s s, 80 e Logan st, 20x90. Fore-
clos. David F Manning to Frances A
Brown, Philadelphia, Pa. 2,000
Belmont av, s s, 120 e Logan st, 20x90.
Foreclos. Same to same. 2,000
Belmont av, s s, 60 e Logan st, 20x90. Fore-
clos. Same to same. 2,000
Belmont av, n s, 60 e Logan st, 20x90. Fore-
clos. Same to same. 2,000
Benson av, e cor Bay 13th st, 108.4x125.
Archibald Young to John Knapp, Jr. 2,800
Bushwick av, e cor Linden st, 50x94, h & l.
Emma wife of Geo W Shellas to John C
Austin, Amityville, and George Mohr-
mann. exch
Bushwick av, s s, 95 e Madison st, 20x100,
h & l. Annie wife of John Schroll to
Egmont Rimmelman. *Mt.* \$4,500. nom
Carlton av, e s, 50.6 s Willoughby av, 21.6
x100. Carrie Emsheimer, New York, to
Hermanus R Planten. 11,500
Carlton av, w s, 40 n Dean st, 20x100.
Mary M Lewis to Kate H Barrett. 6,000
Central av, e cor Hart st, 25x100. Mar-
garetha Breuer to Otto A Wicke. *Mt.*
\$8,500. 11,000
Classon av, w s, 130 n Lafayette av, 15x
100. Lydia F Bowly, of Jersey City, N
J, to Hugh Sullivan. *Mt.* \$1,400. nom
Classon av, w s, abt 105 n Park av, 25x100.
Partition. John B Byrne to Thomas Mar-
tin. (Correction.) 3,125
Clermont av, No 94, w s, 409.5 s Park av,
25x100. Jandine Lyng exr Mary J Sim-
mons to Geo W Wager. 4,500
Same property. Chas F A Bartens and Thos
E Rice to same. Q C. nom
Same property. Henry Herrold reavr How-
ard Harbeck to same. nom
Same property. James Donaldson to same.
Q C. 209
Same property. Howard Harbeck to same.
Q C. nom
Same property. Joshua R Simmons, Howard
and Henry S Harbeck, Minnie E Simmons,
Minnie Wood formerly Simmons and Wm
S Dewep heirs Mary J Simmons to same.
Mt. \$2,500. 4,500
De Kalb av, n s, 200 w Tompkins av, 25x
100.
De Kalb av, n s, 225 w Tompkins av, 25x
100.
De Kalb av, n s, 250 w Tompkins av, 25x
100.
Edgar O Pearce as exr Hosea O Pearce to
James H Cranston. 30,600
Same property. Jas H Cranston to John T
Ackley. *Mt.* \$22,500. exch
De Kalb av, s s, 25 e Schenck st, 58.6x100
x61.2x100. Geo W Powers to Thomas
Grazier. 7,000
De Kalb av, s e s, 125 n e Irving av, 25x
100. John Schaudel to Conrad Reuter. nom
Division av, n s, 164.4 w Roebing st, 21.5x
97.3x21.5x98.2. Jacob Fuhs to Caro-
line Gould. 6,500
Driggs av late Van Cott av, s s, 280.6 e Gra-
ham av, 25x100, James Edwards to Jane
Edwards. 5,000
Driggs av, n w cor Kingsland av, 25x95, h
& l. Heinrich Indorf to James F Quigley.
Q C. nom
Evergreen av, n e s, 20 s e Hancock st, 20x

80. Germania Real Estate and Impt Co
to Richard Witt. *Mt.* \$3,100. exch
Evergreen av, n e s, 25 s e Van Voorhis st,
75x100, h & l. Cyrus Mayfield, of New
York, to Caroline Bland. *Mt.* \$17,750. nom
Evergreen av, e s, 25 n Cornelia st, 25x50,
h & l. Horace Shimell to John T Shimell.
2,000
Evergreen av, n e s, 25 s e Van Voorhis st,
75x100. Chas A Wehr to Cyrus Mayfield.
Mt. \$4,000. exch
Flatbush av, n e s, 189.10 n w Hanson pl,
runs n w 20 x e 58.5 x e 39.2 to Ashland
pl, x s 19.3 x w 33.4 x s w 56.4, h & l.
Wm K Voorhees to Jane Voorhees his
wife. *Mt.* \$7,000. nom
Flatbush av, n e s, 169.10 n w Hanson pl,
runs n e 54.3 x e 27.7 to Ashland pl, x n
19.3 x w 33.4 x s w 56.4 to av, x s e 20, h
& l. Same to same. *Mt.* \$7,000. nom
Flushing av, s s, 375 w Throop av, 25x100.
Release from lien of legacies. Carl Ber-
tina and Louisa Brzezinski children
Maria E Bertina dec'd to Maria E Ber-
tina. nom
Fort Hamilton av, s e s, adj Deborah Mar-
tense, 221-100 acres, 30th Ward, New
Utrecht. D Frank Sperry, Wilmurt, N Y,
to Lucy E Barron. Q C. 200
Fountain av, w s, 230 n Belmont av, 20x
100, h & l. Foreclos. David F Manning
to Francis A Brown, Philadelphia, Pa. 2,000
Fountain av, w s, 170 n Belmont av, 20x
100. Same to same. 2,000
Fountain av, w s, 150 n Belmont av, 20x
100. Foreclos. Same to same. 2,000
Fountain av, w s, 190 n Belmont av, 20x
100. Foreclos. David F Manning to
Caroline L Sussner. 2,000
Gates av, s s, 125 w Bushwick av, 80x100,
hs & ls. Michl Tanner to Charlotte R
Lee. *Mt.* \$30,800. nom
Graham av, e s, 25 n Stagg st, 25x75. Yetta
Bernstein to Max Bernstein. *Mt.* \$8,900.
nom
Gravesend av, w s, adj H J & C J Van
Sicklen, 80.10x— to Van Sicklen st, x98
x—, h & l. Wm K Voorhees to Jane Voor-
hees his wife. *Mt.* \$2,500. nom
Greene av, n s, 100 e Evergreen av, 20x
100. Winslow E Buzby to New York
Building Loan Banking Co. *Mt.* \$2,150.
nom
Greene av, n s, 299.10 e Tompkins av, 0.2x
100. Release mort. Margt C Tice to
Eleanora M Barthman. nom
Greene av, n w s, 25 s w Irving av, 25x83.7
x25x84.9. Foreclos. John F Clarke to
The Bushwick Co-operative Building and
Loan Assoc. 2,500
Greene av, s e s, 200 n e Knickerbocker av,
20x100. Geo W Ostrander to Michael Mc-
Grath and Geo Burns. *Mt.* \$2,800. nom
Glenmore av, n w cor Powell st, 16x86 to
centre of 4 foot alley. Geo C Case to Geo
M Henderson. exch
Same property. Geo M Henderson to Thos
J Henderson. *Mt.* \$3,500. nom
Hale av, w s, 150 s Arlington av, 50x100.
Thomas Baisley to William Lahy, Matti-
tuck, L I. Correction deed. nom
Same property. William Lahy to Alexander
S Cook. Paving assessm't. 950
Harrison av, e s, 25 s Walton st, 25x100.
Geiger August to Peter Geiger. *Mt.* \$4,-
500. nom
Howard av, s e cor Butler st, 27.9x100.
Mary J Monsees to Solomon Styler. Sub
to mort. 1,600
Hudson av, e s, 129.2 s Myrtle av, 25x
100.5, h & l. Hannah E Stoops to Rosalie
A Stoops. gift
Hudson av, e s, 104.2 s Myrtle av, 25x100.5.
Hannah E Stoops to Wilhelmine McKee. gift
Irving av, w cor Himrod st, 100x100. }
Knickerbocker av, n cor Putnam av, 100 }
x— to Union Cemetery, x100x97.5. }
Anna Marquardt to Jakob Marquardt. *Mt.*
\$10,500. nom
Jefferson av, n s, 160 e Lewis av, 20x100, h
& l. Samuel Dean to Minnie E Jones. *Mt.*
\$7,500. 11,100
Jefferson av, n s, 140 e Lewis av, 20x100.
Same to Henry J Oldring, Jr. *Mt.* \$7,-
500. 11,000
Johnson av, n s, 225 e Union av, 25x100,
error. Sebastian Hoh and Anton Sefrin
to Marcus Flegenheimer. *Mt.* \$1,600. 2,700
Kingsland av, s e cor Norman av, 240x100.
John C Provost to John D Walsh. 1,650
Kingsland av, w s, 166.3 n Driggs av, 23.9x
100, h & l. Jochan Nowinski to Freder-
ick Gerhard. *Mt.* \$600. 2,450
Knickerbocker av, w s, 75 n Harman st, 75
x100, h & l. Rosa Deppe to John Bosch.
Mt. \$9,000. exch
Knickerbocker av, westerly cor Troutman
st, 25x100, h & l. Robt B Muller to Ro-
sina Boslet, of Newtown, L I. Sub to any
morts. 13,000
Lawrence av, n s, 259.10 e Bergen lane,
runs n 100 x w 293 to lane, x s — to av,
x e 259.10. John L Laidlaw and ano exrs
Thomas Laidlaw to Owen Mathews. 2,200
Lexington av, s s, 212.6 e Bedford av, 16x
100. George Bates to James O'Sullivan.
Mt. \$3,250. nom
Lewis av, n e cor Pulaski st, 40x100, h & l.
Andrew Miller to Andrew D Baird. *Mt.*
\$9,000. nom
Montauk av, e s, 118.9 n Liberty av, 18.9x
100, h & l. Francis A Sands to Saalvatore
Di Maio, Elizabeth, N J. *Mt.* \$1,316. nom
Montrose av, n s, 100 w Leonard st, 25x
100, h & l. Partition. James Langanto
Louis and George Mehling. 3,400

Same property. Louis and George Mehling to Charles Engert. *Mt.* \$1,500. 4,000
 Myrtle av, n s, 112 w Harman st, 25x73x 35.1x94.10, h & l. Justina Wanner to Elizabetha Wegmann. *Mt.* \$4,500. nom
 Nassau av, n s, 66.4 w Morgan av, 19.8x 100, h & l. Daniel Maher to Charlotte M wife of Chas M Bierschenk. *Mt.* \$2,500. 3,400
 Nassau av, s w cor Hausman st, 110x100. James P Sloane to Chas R Query. nom
 Nostrand av, s e cor Fenimore st, 40x100, h & l. Edward Sibberns assignee Henry M Bischoff to Fredk E Rosebrock. nom
 Ocean av, w s, 131.1 s Newkirk av, runs s 100 x w 150 x n 32.8 x n e 26.6 x n 56.6 x e 125.9. Hannah M Moodey, Northampton, Mass, to Thos J Henderson. nom
 Same property. Thos J Henderson to Anna Dudley. nom
 Park av, n s, 275 e Throop av, 25x100, h & l. Johanna F wife of Peter Bauer to Peter and John B Breckheimer. *Mt.* \$3,050. 4,300
 Park av, s s, 225 e Tompkins av, 25x100, h & l. Dora Davis and Annie Regenbogen to Jacob Abrahams. All liens. exch
 Putnam av, s s, 100 w Ralph av, 200x100. Francis T Johnson to Cyrus Mayfield, New York. *Mt.* \$9,000. 14,500
 Same property. Cyrus Mayfield to Chas A Wehr. *Mt.* \$7,000. nom
 Putnam av, n w s, 240 s w Knickerbocker av, 20x100. John C Austin to Emma Shellas. *Mt.* \$2,500. exch
 Putnam av, n w s, 180 s w Knickerbocker av, 20x100. Same to same. *Mt.* \$2,500. exch
 Putnam av, n w s, 240 s w Knickerbocker av, 20x100, h & l. Emma wife of Geo W Shellas to Frank W Wicht. *Mt.* \$2,500. 4,500
 Rochester av, e s, 25 n Union st, 25x100, h & l. Release mort. Louis De B Kuhn to James L Armstrong. consid omitted
 Same property. James L Armstrong to Margaret wife of James Higgins. 1,000
 Ridgewood av, n s, 66.8 e Dresden st, 16.8x 100, h & l. Wilmot D Losee to George Bayha and Matilda his wife. *Mt.* \$1,800. nom
 St Marks av, s s, 307.6 e Utica av, 20x 127.9. Jno H Dauernheim to Louis Dauernheim. nom
 St Marks av, s s, 146.1 w Franklin av, runs e 0.2 1/2 x s 100 x 0 2 1/2 x 100. Wm A Glenn to John P D Angus. 10
 St Marks av, s s, 155 e Classon av, 20x126. h & l. Carlisle Woods and ano exrs Hugh Woods to Carlisle Woods. 4,500
 St Marks av, n s, 404.6 e Carlton av, 20x 131. Thomas F Stevenson to Abraham Lichtenstein and Dora Sokolski, New York. exch and 1,400
 St Marks av, s s, 150 w Rockaway av, 25x 127.9, h & l. Franz Sahn to Conrad Schoch and Charlotte his wife. 2,225
 St Nicholas av, n e cor Harman st, 100x90. Carl Rutz to Chas C Kreppel. *Mt.* \$2,600. 4,500
 Sheridan av, e s, 143.9 s Adams av, 18.9x 100, h & l. John Barrett, Greenridge, N Y, to James G and Kenneth Smith. *Mt.* \$2,100. 2,800
 Suediker av, e s, 107.6 s Sutter av, 15x100. Chas M Boller to Solomon B Kraus. *Mt.* \$2,550. nom
 Stone av Boulevard, w s, 175 n Belmont av, 23.6x100. Margt B wife of H Brown Kay to Samuel Cohn. 800
 Stuyvesant av, n w cor Vernon av, 30x110, h & l. Anton Vigelius to David Engel. 18,500
 Stuyvesant av, e s, 60 s Monroe st, 20x90, h & l. Henry Schneider to Annie F Schneider. nom
 Stuyvesant av, s w cor Quincy st, runs s 25 x w 80 x s 18.9 x n 43.9 to Quincy st, x e 100, h & l. John Bosch to Rose Deppe. *Mt.* \$15,000. exch
 Sutter av, n s, 125 e Stone av, 25x100. Edwd F Taber to Wm P Wood. Q C. 75
 Thatford av, w s, 20 n Glenmore av, 80x 100. Joshua W Powell to Geo C Jeffery. *Mt.* \$1,500. exch
 Throop av, e s, 78 s Halsey st, 22x50x22x 40. Hannah E Stoops to Frank N Stoops. gift
 Throop av, s s, 100 e Middleton st, 20x78. Henry Liebmann to David Liebmann. nom
 Tompkins av, n e cor Hancock st, 20x75, h & l. Michl Tanner to Charlotte R Lee. *Mt.* \$12,500. nom
 Utica av, s w cor Bergen st, 47.2x67.8. Bergen st, s s, 84.8 w Utica av, runs s 66.10 x w 15.3 x s 58.2 x w 36.8 x n 125 to st, x 52. Release mort. Israel H Pitt to Christopher P Skelton. 4,900
 Vanderbilt av, No 41, e s, 147.7 n Park av, 20.2x100. Partition. John B Byrne to Richd Condon. 4,550
 Van Pelt av, s s, 156.3 e Humboldt st, 18.9 x100. Charles Engert to Louis and George Mehling. nom
 Van Pelt av, s s, 25 e Humboldt st, 18.9x 80, h & l. Charles Engert to Rosa Laux. *Mt.* \$3,400. nom
 Vermont av, begins at point 255 from centre line New Jersey av and 473 n Brooklyn and Jamaica pike, runs s along centre line Vermont av 63.6 x e 86 x n w to Evergreen Cemetery, x w to beginning, h & l. Henry Priggen to John Morrow. *Mt.* \$1,000. exch
 Vernon av, n s, 110 w Stuyvesant av, runs n 73.6 x e 20 x n 11 x n w 28.9 x w 16.5 x

s 100 to av, x e 21. Anton Vigelius to Minnie V Zechiel. 1/3 part. 1,000
 Vesta av, s w cor Vienna av, runs s 300 x w 52 x n w to Vienna av, x e 166. Anna M Wolf to Wm G Wolf. *Mt.* \$1,500. 3,400
 Washington av, w s, 222.2 s Flushing av, 25x200 to Waverly av. Richard Heinrich to Gottlob Luithlen. 1/2 part. Sub to mort \$2,500. 5,000
 Washington av, e s, 276.4 s Fulton st, 19x 117. Thomas Dooner, New York, to Wm C Martin, New York. Confirmation deed. nom
 Same property. Chas G Martin, New York, to Thomas Dooner, New York. Q C. nom
 Washington av, s e cor Carroll st, runs e 161.1 x s 142.4 x w 161.1 to av, x n 143.10. Thomas Frazier to Geo W Pow- exch and 3,000
 Waverly av, e s, 245.2 n Park av, 40x100. Emma Heinrich to Gottlob Luithlen. 1/2 part. Sub to mort \$2,500. 3,500
 Wyckoff av, No 232, s w s, 50 n w Grove st, 25x85. Ernst Loersch to Henry G Schoeck. All title. *Mt.* \$3,000. nom
 3d av, s e s, 20 n e 28th st, 20x100. Zadik Wolf to John Meisels, New York. nom
 3d av, n e cor President st, 28x80, h & l. Fredk H Wellmann to Diederich Wellmann. 1/2 part. nom
 3d av, s cor 11th st, 20x65. Release judgment. Danenberg & Colesto Joseph Plunkett. 31
 Same property. Release judgment. Same to same. 15
 Same property. Partition. Henry M McKean to Christina Kramer. 7,100
 3d av, s cor 11th st, 20x65. Release judgment. 14th st, n e s, 381 n w 3d av, 25x100. Julian J McShane and ano exrs and trustees Henry McShane and Thos G Knight, of Henry McShane & Co, to James F and Peter F Plunkett. 108
 4th av, w s, 87 n 9th st, 33x90, h & l. Agostino G Castagneto to Gerd Wahlers, Hoboken, N J. *Mt.* \$6,000. 12,500
 6th av, n cor 3d st, 95x254.9. Edwd H and Grace D Litchfield individ and trustee for Henry P Litchfield to Louis Bonert. Correction. 33,500
 6th av, No 207, n e cor Union st, 21.8x 92.6. Partition. Alfred J Hook to Mary A McGivern. *Mt.* \$6,000. 7,500
 7th av, e s, 23 s 15th st, runs e 60.1 x s 0.6 x e 37.9 x s 25.3 x w 97.10 x n 25.9. Release mort. Sherman and Guy Loomis to James Cochrane. 1,500
 7th av, e s, 23 s 15th st, runs e 60.1 x s 0.6 x e 37.9 x s 25.3 x w 97.10 to 7th av, x n 25.9. James Cochrane to Hannah Schorn. *Mt.* \$7,000. 12,600
 7th av, e s, 25 n 2d st, 25x96. Lewis E Storms to John Todd. nom
 Same property. John Todd to Edward V Loew, Jr. *Mt.* \$15,000. nom
 7th av, w s, 20 n 21st st, 80x100. Frank E Grace to Joseph S Iverson. *Mt.* \$1,500. 3,500
 7th av, n w s, 50 s w 19th st, 25x72, h & l. Antonie Oltmann, of New York, to Wm M Calder. *Mt.* 6,950. nom
 7th av, w s, 28.9 s 1st st, 26.7x90.9. James G Wallace to Ernestus Gulick. *Mt.* \$10,000. nom
 7th av, w s, 47.3 s 1st st, 26.4x90.9. Same to same. *Mt.* \$10,000. nom
 7th av, w s, 73.8 s 1st st, 26.7x90.9. Same to same. *Mt.* \$10,000. nom
 7th av, w s, 103.3 s 1st st, 26.4x90.9. Same to same. *Mt.* \$10,000. nom
 7th av, e s, 74.6 s 14th st, 25.6x97.10. Wm M Calder to Henry V Aiken. *Mt.* \$7,000. nom
 7th av, e s, 25.2 n 40th st, 25x100. James Delaney to Michael Brophy. 600
 8th av, w cor 15th st, 20x55.9x20x55.2. Leon Abbett, Jr, Hoboken, N J, and Mary A wife of Andrew J Post, Jr, Jersey City, heirs and devisees, & c, Leon Abbett to Albert C De Meritt. B & S. nom
 17th av, n cor 59th st, 20.2x100. Release mort. Wm A Copp exr Mary M Warner to Hans C Pfalzgraf. 225
 Same property. Hans C Pfalzgraf to Samuel Lorch. 1,200
 26th av, n w s, 106 n e Cropsey av, 100x 100. Release mort. Thomas O'Brien to Thos J Cummins. 500
 Flatbush to Canarsie rood, adj Jerome A Suydam land, 24 828-1,000 acres. Flatbush to Canarsie road, s, adj Jno S Schenck land, 820-1,000 acres, extends to Manhattan Beach R R. Flatbush to Canarsie road, s, at intersection of road abandoned by the Town of Flatlands, 42-1,000 acres, with all title in said roads. Albert Lott to Stephen W Collins, of Harrison, N Y. *Mt.* \$8,500. 20,552
 Interior lot, 90 w Stuyvesant av and 73.6 n Vernon av, runs w 20 x s 21.6 x e 20 x n 21.6. Anton Vigelius to Minnie V Zechiel. 350
 Lots 542-549 includ block 26 map 2 Cowenhoven farm, New Utrecht. Norman B Cornwell to John W Dodge. 500
 Lot 86 East av, Wallabout Market. Theis Muller to Joseph Stern & Son. 431
 Lots in 26th Ward, part J Snediker farm, 26th Ward. Release of covenant. Theodore Kiendl to Josef Smentkowski, Lawrence Kreisky and Lawrenz Turczyn. Lot 15 map H W Schmeelk property, Canarsie, 32x114. Henry W Schmeelk to James Lawrence. 100

Plot 20 map beautiful villa plots, Flatbush side Prospect Park. Henry Patton to William Witte. All title. Q C. 36
 Washington Cemetery, 1-16 part, with 1-16 part of profits accruing, excepting portions already taken for the purposes of the Washington Cemetery Corporation. Mark Hamerschlag to John A Bennet. 2,370

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.

JANUARY 3, 4, 5, 7, 8, 9.

Ackerman, Warren P exr James Dunn with Wm K Mott both mortgagors (?). Agreement as to priority of mortgages. Error in this. Jan 4. nom
 Adams, Alice A wife of and Walter to Frieda Palpke, Stapleton, N Y. Lafayette av, n s, 225 w Sumner av, 18.9x100. Jan 1, 3 years, 5 %. \$2,000
 Ahl, Margaretha and Geo F Kroner to Lydia Finch. South 3d st. P M. Dec 31, 3 years, 5 %. 5,000
 Aiken, Henry V to Wm M Calder. 7th av. P M. Jan 7, 1 year. 2,500
 Allan, John T to Joseph Herrmann. Van Siclen av, n w cor Belmont av, 22x95. Jan 2, 1 year. 500
 Allin, Heloise M L to Matilda Hare, Philadelphia, Pa. 13th av, n w cor 57th st, runs w 140 x n 100.2 x e 40 x n 40 x e 100 to 13th av, x s 140.2. Jan 5, 3 years, 5 1/2 %. 2,300
 Altenbrand, Ellen to Mary A Henning. Kent av, n w s, 50 s w North 9th st, 25x 100; Kent av, n w s, 100 n e North 8th st, 24.6x100. Jan 4, due Jan 2, 1898, 5 %. 4,000
 Althof, Charles to Herman Wronkow. 9th st, s w s, 195.9 n w 5th av, 18.9x72.6. Dec 31, 1 year, 5 %. 1,500
 Same to same. 9th st, s w s, 214.6 n w 5th av, 18.9x72.6. Dec 31, 1 year, 5 %. 1,500
 Anderson, Peter to David W Cromwell exr S W Erstaphicol. Patent line bet Brooklyn and Flatbush at west line Cath Clancy's land, runs s to Carroll st, x e 100 x n 155 x w 81 x n to patent line, x w 20. Dec 31, 2 years. 1,200
 Arguelles, Eliz De S wife of and Facundo to Title Guarantee and Trust Co. Macon st, s s, 191.8 w Reid av, 16.8x100. Jan 8, 3 years, 5 %. 3,000
 Arndt, Abraham mortgagor with Josephine Fries. Extension of mort. Dec 21. nom
 Ash, Margaret to Jane V H Scranton extr Edwin K Scranton. 20th st, n e s, 355 s e 6th av, 15x100. Dec 24, 3 years. 1,000
 Assip, William to John Morton & Sons. 2d st, s s, 150 w 5th av, 14.6x90. Jan 3, demand. 3,000
 Austin, John C and George Mohrmann to Geo C Case. Broadway, s w s, 38.2 n w Putnam av, runs n w 28 x s w 50.4 x s 11.8 to av, x e 28 x n e 38.8. Jan 2, 3 years, 5 %. 4,000
 Same to Cornelia U Elliott. Bushwick av, e cor Linden st, 50x94. Jan 3, 3 years, 5 %. 8,000
 Same to Emma Shellas. Same property. Sub to mort \$8,000. Jan 3, 3 years. 2,000
 Same to Hamilton Trust Co. Broadway, s w s, 38.2 n w Putnam av, runs n w 28 x s w 50.4 x s 11.8 to Putnam av, x e 28 x n e 38.8. Jan 3, 3 years, 5 %. 10,000
 Barr, Elizabeth to St Paul's Institute at Tarsus, Asia Minor. Clarkson st, s s, 650 e Flatbush av, 35x200. Dec 12, 5 years, 5 %. 2,500
 Barry, Joseph J to Cassius M Brown. 59th st, s s, 40 e 11th av, 40x100.2. Dec 31, 1 year. 134
 Barschow, Fredk C to Carsten Plate exr Frederick Black. Conover st, n w s, 75 n e Dikeman st, 25x100. Jan 4, 5 years. 2,000
 Barteaux, Guilford R to Alfred E Willard. 1st st, n s, 300 w 5th av, runs w 37 to centre old Gowanus road, x n to centre line block x e along same to point 300 w 5th av, x s 100. Jan 3, 1 year. 1,200
 Barthel, Henry to John Scholl, New York. Ashford st, e s, 159.7 n Atlantic av, 18x 100. Jan 2, 3 years, 5 %. 2,000
 Barton, Wm H to Chas D King and Geo W Adams, of King & Adams. Hopkins st, n s, 375 e Marcy av, 25x100. Jan 5, 1 year. 956
 Same to Theo G Christmas. Hopkins st, n s, 400 e Marcy av, 25x100. Jan 5, 1 year. 825
 Barton, Wm H to Hall Sash and Door Co. Hopkins st, n s, 325 e Marcy av, 50x100. Jan 5, 1 year. 3,000
 Baur, Gotlieb to Salome Vehslage. McDougal st, s s, 362.6 e Hopkins av, 18.9 x100. Dec 31, 5 years, 5 %. 2,500
 Bayha, George to Wilmot D Losee. Ridgewood av, P M. Dec 31, installs. 500

Beck, Charles to Sarah M B Kellogg, New York. Halsey st, n s, 150 w Howard av, 16.8x100. Jan 2, 3 years, 5%. 2,000

Bell, Chas J and Mary Patterson to Henry Schroeder. Ryder av, s s, bounded by lands of B Johnson, L Ryder and G and J Lott, excepts 1/2 acre, Gravesend. Jan 7, 1 year. 1,200

Same to same. Same property. Jan 8, 6 months. 62

Bell, Robt J to The Emigrant Industrial Savings Bank. Warren st, n s, 303.4 w Smith st, 16.8x100. Jan 3, 1 year, 4 1/2%. 2,400

Berau, Henry to Paul Koch. Scholes st. P M. Oct 9, 10 years, 5%. 18,000

Bertina, Louis C to Thomas Guille. Flushing av, s s, 375 w Throop av, 25x100. Jan 8, 3 years, 5%. 3,000

Beuret, Eugene mortgagor with Gussie S wife of Geo H Rilliet. Extension of mort. Dec 31. nom

Birch, John T to Isabella J Bush, Mattewan, N Y. Prospect pl, s s, 250 e Rochester av, 16.8x127.9. Jan 5, 3 years, 1,500

Same to Almon Gunnison and ano trustees with Curtis B Lowerre. Prospect pl, s s, 83.4 e Rochester av, 16.8x127.9. Jan 5, 3 years. 1,500

Same to Clinton S Harris et al trustees of Geo B Brush. Prospect pl, s s, 266.8 e Rochester av, 16.8x127.9. Jan 5, 3 years. 1,500

Same to Fanny B Faris. Prospect pl, s s, 250 e Rochester av. Jan 5, 1 year. 600

Bierds, Charlotte A wife of Wm H to Josephine B White. President st. P M. Jan 3, 1 year, 5%. 2,600

Bierschen, Charlotte M wife of Charles to Edgar H Hazelwood. Norman av. P M. Jan 2, due Jan 1, 1897. 400

Blake, Peter to Jere V Meserole. Jewel st, s w cor Calyer st. P M. Jan 4, 4 years. 1,500

Blodgett, Susan E mortgagor with William Berri mortgagor. Extension of mort. nom

Bloodgood, Edwd D to The City of Brooklyn. Washington av, n w cor Degraw st, 52.3x118.10x129.10, gore. Nov 22, due Dec 31, 1898, 5%. 1,312

Same to same. Eastern Parkway, n cor Underhill av, 25.1x152.1x25x150. Nov 22, due Dec 31, 1898, 5%. 3,500

Same to same. Washington av, w s, 16.3 s Douglass st, 25x114.10x27.4x103.10. Nov 22, due Dec 31, 1898, 5%. 927

Same to same. Washington av, s w cor Douglass st, 16.3x103.10x56.4x87.10. Nov 22, due Dec 31, 1898, 5%. 1,592

Same to same. Washington av, w s, 41.3 s Douglass st, runs w 114.10 x s 16.4 x e 25 x e 97.9 to av, x n 25. Nov 22, due Dec 31, 1898, 5%. 927

Same to same. Washington av, w s, 153.9 n Park pl, 100x100. Nov 22, due Dec 31, 1898, 5%. 3,220

Same to same. Washington av, n w cor Park pl, 53.9x100x9.8x109.3. Nov 22, due Dec 31, 1898, 5%. 1,417

Blumenau, Levi to Henry E Muller. Smith st, w s, 25.7 s Bergen st, 19.5x70. Dec 31, due Jan 1, 1898, 5%. 3,000

Bolling, Leontine C H, Philadelphia, Pa. to Pierre W Wildey, New York. Berkeley pl P M. Dec 29, due Jan 2, 1897. gold, 700

Bonert, Louis to Grace D Litchfield individ and with Ed H Litchfield trustees for Henry P Litchfield. 3d st. P M. Dec 27, 2 years, 5%. 11,000

Same to Edwd H Litchfield. 6th av, n e cor 3d st. P M. Dec 21, 2 years, 5%. 11,000

Bonert, Louis to Wm J Pearson. 3d st. P M. Dec 19, due Jan 3, 1896, 5%. 7,000

Breckheimer, Peter and John B to Fredk N L Schmitt. Park av, n s, 275 e Throop av, 25x100. Jan 7, 1 year, 5%. 1,000

Breen, Edwd F to Marion H Moore. King st, n e s, 215 s e Van Brunt st, 25x80.3x31.9x60.6. Jan 4, due Dec 26, 1895. 100

Brexendorf, Matilda wife of and Max to Title Guarantee and Trust Co. Willoughby av, n s, 60 w Marcy av, 20x100. Jan 7, 3 years, 5%. 5,500

Brown, Philip B, Babylon, N Y. to Thomas Clark, Long Island City, N Y. Hall st, w s, 360 n Myrtle av, 16x100. Jan 3, 4 years, 5%. 2,000

Brown, Geo A W to Ferdinand Kallenbach. Cleveland st, w s, 200 s Ridgewood av, 50x100. Jan 2, 3 years. 3,300

Same to Sidney E Smith. Same property. P M. Jan 3, 3 years, 5%. 1,850

Burghardt, Frank J to William Geyer. Gates av, n w s, 100 n e Knickerbocker av, 25x131.2x25x131.8, error. Jan 4, 1 year. 3,000

Burkhardt, Dora widow to Frederick Siglok. Buffalo av, w s, 102.9 n St Marks av, 25x100. Jan 4, due Jan 2, 1898, 5%. 600

Burmeister, John to Kings Co Savings Inst. Moore st, n e cor Humboldt st, 25x80. Dec 29, due Jan 1, 1896, 5%. 5,000

Burrell, James to Jose Gros. Tillary st, n s, 144.9 w Hudson av, 20x78x25.2x93.7. Jan 2, 2 years. 1,200

Burroughs, Horace F and Marvin Cross, of H F Burroughs & Co, with Phebe H Ketcham, both mortgagors. Agreement as to priority of mortgages made by Michael Dowley and Mildred P Turton. Jan 3. nom

Buss, William to Barbara Jung. Ellery st, s s, 175 w Marcy av, 25x100. Jan 3, due Jan 2, 1897, 5%. 1,000

Burnside, John to Wesley Reeve. Richardson st, n s, 100 w North Henry st, runs n 100 x w 44 x s e 167 to st, x e 6. Jan 4, due Jan 1, 1898, 5%. 1,000

Cabill, Geo S to Mary F Place. Myrtle av, s s, 102.6 w Adams st, runs s 75 x w 19.3 x n w 90 x e 27.1 x e 1.8 x n 50 to Myrtle av, x e 27.6. Jan 4, 3 years, 5%. 24,000

Carroll, James G to Title Guarantee and Trust Co. 4th av, s e cor 46th st, 20.2x100. Jan 4, 3 years, 5%. 5,000

Same to same. 4th av, e s, 20.2 s 46th st, 4 lots, each 20x100. 4 morts, each \$3,500. Jan 4, 3 years, 5%. 14,000

Caulfield, John to DeWitt C Weekes. Henry st, w s, 75.6 s Nelson st, 74.6x95.6. Dec 31, 1 year. 2,000

Chichester, Bertie F and Jerry A Wernberg as trustee Ellen Fearn dec'd to Andw J Onderdonk et al exrs Horatio G Onderdonk. Myrtle av, s s, 57.6 e Ryerson st, 18.6x78.6. Jan 4, due Nov 1, 1899, 5%. 6,000

Same to same. Myrtle av, s s, 76 e Ryerson st, 18.6x78.6. Jan 4, due Nov 1, 1899, 5%. 6,000

Collins, Sarah to Joseph Larocque, New York. Downing st, e s, 250 s Gates av, 25x101. Jan 7, 1 year. 5,000

Connors, Patrick to Grette Hansen. Van Brunt st, n w s, 75 s Sullivan st, 25x90. Dec 31, due Jan 1, 1897. 400

Same to Margaret O'Brien. Same property. Dec 31, due Jan 1, 1897. 200

Conway, Patk M to Seth Low, of New York. Gates av, n s, 249.10 e Stuyvesant av, 25.2x100. Jan 9, 1 year, 5%. 3,226

Cook, Alex S to William Lahy, Mattituck, L I. Hale av. P M. Jan 7, 3 years. 500

Cowenhow, Saml V D to Title Guarantee and Trust Co. Norwood av, w s, 100 n Hatton pl, 25x150. Jan 4, 3 years, 5%. 900

Crawford, Kate wife of and John to Daniel Murray, Springfield, L I. 16th st, No 82, s s, 262.6 e 3d av, 19.4x90. Jan 1, 2 years. 800

Crosby, M Adelia to Sarah A Jarvis. Putnam av, s s, 156.3 w Reid av, 18.9x100. Dec 31, due July 1, 1895. 300

Cronret, Ida wife of Frederick mortgagor with Geo C Smith trustee Francis S Smith dec'd. Extension of mort. Dec 18. nom

Cummins, Thos J to John C McElrain. Jersey City. 26th av, n w s, 106 n e Cropsey av, 100x100. Jan 8, 3 years. 3,000

Cunningham, Mary A to Thomas Colson. Schermerhorn st, n s, 800 e Smith st, 25x100. Jan 2, 3 years, 5%. 2,500

Cush, Adelia A to Brooklyn City Co-operative Building and Loan Assoc. 37th st, s s, 125 e 3d av, 25x100.2. Dec 29, installs. 4,450

Cutler, Albert to John Meehan. Gates av, s e s, 258.4 n e Central av, 16.8x100. Jan 2, 1 year. 200

Davies, Ellen to Amy J Brush. Clarkson av, s s, 275 e Irving pl, 18.9x125. Dec 24, 2 years. 2,000

Same to Granite State Provident Assoc. Same property. Sub to mort \$2,000. Dec 26, installs. 500

Same to Fahie Berkeley. Clarkson av, s s, 225 e Irving pl, 18.9x125. Dec 26, 1 year. 125

Davis, Josephine to Title Guarantee and Trust Co. 17th st, n e s, 222.6 s e 6th av, 17.6x80. Jan 2, 3 years, 5%. 1,000

Dammann, Meinert J F to Title Guarantee and Trust Co. Hull st, s s, 56.3 w Hopkinson av, 18.9x92.4x18.10x94.5. Jan 7, installs, 5%. 3,000

Dearing, Geo B to J Rogers Maxwell. Union st, n s, 100 w 8th av, 90x100. Jan 2, 1 year, 5%. 21,000

Deegan, Bridget widow to Frances G wife of Ernest H Jackson. Hart st, n s, 150 w Evergreen av, 25x95. Jan 7, due Jan 1, 1896. 716

Deinhardt, Martin and John to Phebe E Leverich exr Aug A Leverich. Wyckoff av, e cor Harman st, 25x83.6x25x82.11. Jan 5, 3 years, 5%. 6,000

Same to Magdalena Schenck. Wyckoff av, n e s, 25 e Harman st, 25x84.2x25x82.6. Jan 5, 3 years, 5%. 4,000

Detlefsen, Chas M to John A Prior, Pequanae, N J. Dwight st, n cor Sullivan st, runs n w along Sullivan st 75 to n w boundary of former Van Dykes mill pond, x e and s e to Dwight st, x s w 50 to beginning. Jan 7, 3 years. 2,000

Devere, Grace wife of George to Mary W Veeder. Hudson av. P M. Jan 3, due Jan 15, 1898, 5%. 200

Dieckmann, Charles to John Brooks. 17th st. P M. Jan 3, 1 year, 5%. 4,000

Dieckman, Henrietta to Geo H Roberts. Vernon av, s w cor Prospect st; also Erasmus st. P M. Jan 8, 3 years. 2,600

Same to Rose wife of John Reis. Same property. Jan 8, 1 year. 850

Diem, Lena to Katharina Nedelkovitsch. 15th st, s w s, 247.10 s e 16th av, 25x100. Jan 3, 3 years, 5%. 2,600

Dix, Annie L wife of and Wm J to John S Van Cleef. Henry st, e s, 112 n Coney Island plank road, 40x139.6. Jan 4, due Jan 2, 1898, 5%. 1,500

Dolan, Mary J wife of and John J to John W Barnhart, Tarrytown, N Y. Bergen st. P M. Jan 3, 1 year, 5%. 4,000

Dower, Andw J to Sarah F Booth. 10th st, n s, 270.10 w 3d av, 15.7x100. Jan 8, 3 years, 5%. gold, 2,000

Dollar, Rosa wife of and Samuel to Elsie H Patchen. Prospect pl, s s, 365 w Vanderbilt av, 20x131. Jan 5, 2 years, 5%. 7,000

Dudley, Anna to Lawrence K Barnes. Ocean av, w s, 111.1 s Newkirk av, runs s 120 x w 150 x n 32.8 x n e 26.6 x n 76.6 x e 125.9. Jan 3, 1 year. 3,000

Eckert, Margarethe to Michael Zimmer. Ralph av, e s, 50 n Sumpter st, 25x100. Jan 2, 3 years, 5%. 3,500

Eich, Leopold to Amelia Eich. Wythe av, n e s, 131.3 n w Morton st, runs n e 90 x n w 21.10 x s w along Wythe av 21.10 (?). Jan 2, 3 years, 5%. 1,200

Eiermann, Frederick to The Title Guarantee and Trust Co. Railroad av, w s, 142 s Fulton st, 4 lots, each 18.9x100. 4 morts, each \$1,400. Dec 31, 3 years, 5,600

Eiermann, Frederick to Emeline Gallup. Hendrix st, w s, 100 s Eastern Parkway, 23x100. Jan 9, 3 years. 2,000

Engel, Bertha wife of Francis to Mary Carman. Vernon av, n s, 375 e Prospect st, 25x200. Jan 5, demand. 300

Engel, David to Anton Vigelius. Stuyvesant av. P M. Jan 4, 3 years, 5%. 10,000

Eppinger, Mary T heir Elizabeth Eppinger to John Dill, Jr. Carroll st, n e s, 112.6 n w 3d av, runs n e 75 x s e 12.6 x n e 25 x n w 36.6 x s w 100 to Carroll st, x s e 24. Jan 9, due Jan 1, 1897. 500

Fabian, Adolph H to Gustav W Schroeder. Vernon av, s e cor Lewis av, 28x80. Jan 3, 3 years, 5%. 10,000

Farrell, Michael to The Title Guarantee and Trust Co. Nevins st, e s, 40 s Sackett st, 20x80. Jan 3, 2 years. 300

Feltman, Charles to Noah Tebbetts. Jardine pl, w s, 80 s Herkimer st, 33.9x92. Jan 3, demand. 662

Same to Reuben R and Warren L Brush. Huntington, L I. Jardine pl, w s, 96.8 s Herkimer st, 17x92. Jan 3, 3 years. 2,000

Same to Geo A Scudder. Huntington, L I. Jardine pl, w s, 89 s Herkimer st, 16.8x92. Jan 3, 3 years. 2,000

Figge, Otto E to Westchester Fire Ins Co. Cornelia st. P M. Jan 5, 1 year. 4,500

Firth, Chris C to The Title Guarantee and Trust Co. 14th st, s s, 99.4 e 8th av, 92.10x100. Jan 4, demand. 20,000

Fisher, Clark, Trenton, N J, to John C Dickinson. Kingston av, e s, 10.2 n Degraw st, runs n e 217.4 to centre line Garrison av, x s w 126.5 to centre line Locust st, x n w 86.11 x w 65.8 to Kingston av, x 117.7. Dec 21, due Dec 26, 1895, 5%. 1,000

Fishbough, Emma to Abram S Post committee of John Rogers Flatbush av, e s, 349.10 n Hanson pl, 20x81.2x21.8x72.10. Jan 4, 3 years, 5%. 4,500

Fischer, Sophia B to Title Guarantee and Trust Co. Jefferson st, s e s, 156.6 n e Hamburg av, 24.6x100. Jan 8, 3 years, 5%. 2,800

Fleming, Frank R, Montreal, Canada, to Arnold Fisch. Henry st, e s, 182 n Degraw st, 22x100. Jan 2, due April 2, 1895. 350

Foerster, John to Frank Eiler. Melrose st. P M. Jan 3, 5 years, 5%. 2,000

Ford, Frances S wife of Erne-t W to John S Tuttle. Carroll st, s s, 486.8 e 8th av, 10x90.3x10x89.9. Jan 2, 1 year. 1,500

Fraas, Ferdinand to Conrad Fraas. Cook st, s s, 200 e Ewen st, 25x88.8. Jan 5, 1 year, 5%. 1,500

Frederich, Lena widow to S Georgiana Crabb. Coney Island road, n w cor Van Siclen pl, 40x105.1x40x106.1; Coney Island road, n s, 80 w Van Siclen pl, 120 to Voorhies pl, x101.2x128x104.1. Jan 7, 4 years. 6,500

Galway, H Thomson to Portland Cement Saving and Construction Co. 59th st, n s, 240 e 4th av, 20x100.2. Sub to mort \$26,400. Secures contract. Jan 4, demand. 725

Gaynor, Thos F to Frederick E Scofield. Ashford st, e s, 133.1 s Ridgewood av, 33.4x100. P M. Jan 7, due Jan 1, 1900. 4,000

Same to Granite State Provident Assoc. Ashford st, e s, 133.4 s Ridgewood av. P M. Jan 7, installs. 800

Same to Fredk E Scofield. Same property. Jan 7, due Jan 1, 1898. 400

Gilhooley, Andrew to Martha E Garthwait, Cranford, N J. Fulton av, s e cor Richmond st, 152.6x182.11x150x178. Dec 24, due Dec 1, 1897, or on my sooner death. 2,000

Same to Lizabeth S Lalor, Trenton, N J. Same property. 2d mort. Dec 24, due Dec 1, 1897. 3,500

Godsoe, Wm H to Thos H Dorning. 7th st, e s, 213.5 n Greenwood av, 25x100. Jan 4, installs. 150

Goodier, Eliz A to William Andrews. Wierfield st, s e s, 155 n e Broadway, 20x100. Jan 7, due March 31, 1895. 100

Gould, Caroline to Jacob Fuhs, Division av, n s, 164.4 w Roebling st, 21.5x97.2. Jan 5, installs, 5%. 1,500

Graham, Chauncey B to Mary E St Armand. Pacific st, n s, 166.8 w 6th av, runs n 90 x w 5.4 x n 0.9 x w 11.7 x s 88.3 x to Pacific st, x e 16.8. Dec 31, due Nov 1, 1897, 5%. 3,000

Same to same. Pacific st, n s, 150 w 6th av, 16.8x90. Dec 31, due Nov 1, 1897, 5%. 3,000

Same to same. Pacific st, n s, 133.4 w 6th av, 16.8x90. Dec 31, due Nov 1, 1897, 5%. 3,000

- Same to Oliver J Wells. Pacific st, Nos 661-669, n s, 83.4 w 6th av, runs n 90 x w 88.8 x n 0.9 x w 11.7 x s 88.3 to Pacific st, x e 100. Dec 31, due Nov 1, 1897, 5 %.
- Same to Nellie C Van Reypen. Pacific st, n s, 83.4 w 6th av, 16.8x90. Dec 31, due Nov 1, 1897, 5 %.
- Same to Anna M E Watkins. Pacific st, n s, 116.8 w 6th av, 16.8x90. Dec 31, due Nov 1, 1897, 5 %.
- Same to same. Pacific st, n s, 100 w 6th av, 16.8x90. Dec 31, due Nov 1, 1897, 5 %.
- Same to Florence Starr. Skillman st, w s, 432.9 n Myrtle av. P M. Nov 1, 6 years, 5 %.
- Same to same. Skillman st, w s, 407.9 n Myrtle av. P M. Nov 1, 6 years, 5 %.
- Same to Marie E Jacobson. Duffield st, e s, 293.4 s Willoughby st. P M. Dec 31, due Nov 1, 1897, 5 %.
- Same to Christina F Wallace. Graham av, P M. Nov 1, 6 years, 5 %.
- Gough, John F to Hannah E Miller trustee Hannah M Lovett. Philadelphia, Pa. Carroll st. P M. Jan 5, due Mar 1, 1898, 5 %.
- Gorman, Patrick to David S and Hildo C Yeoman. 10th st. P M. Jan 4, due Jan 7, 1896.
- Grattan, Harry to Henry J Robinson. New York. East 15th st, w s, 150 s Av B, 100 x100. Jan 8, 3 years, 5 %.
- Grattan, Harry to Wm J Kaiser. Lots 139-141 map Zabriskie homestead, 29th Ward. Jan 4, 5 years.
- Grau, William to Magdalena Wenner. New York. Lots 17 and 18 plot 3 map G H Strykers heirs. Jan 3, 3 years, 5 %.
- Griggs, Rufus T to John Williamson. Prospect av, s s, 175 e 8th av, 50x80.2. Jan 5, 1 year, 5 %.
- Grund, Peter to Lorenz Leopold. Stanhope st n w s, 300 n e Irving av, 25x100. Dec 28, due Jan 1, 1900.
- Guillot, Annie wife of and Edward to Anna I Lidford. 15th st, n s, 78.10 w 7th av, 19.6x100. Jan 2, 3 years.
- Gutting, Geo with Adele and Juliet Bing all mortgagees. Agreement as to priority of morts by Elizabeth McDonald formerly Garside. Jan 5.
- Guse, Henry C to Greenpoint Savings Bank. Calyer st. P M. Jan 2, 1 year, 5 %.
- Gutbrodt, Louise wife of Charles to Geo A Simon and ano trustees will Adam Simon for Emma A Young and children. Putnam av, n s, 380 e Reid av, 20x100. Jan 2, due Jan 1, 1900, 5 %.
- Same to Mary Gutbrodt trustee for Caroline Gutbrodt will Mary Gutbrodt. Same property. 2d mort. Jan 2, due Jan 1, 1900, 5 %.
- Hack, Michael to Ella E Werner. Devoe st, n s, 337.10 e Bushwick av, 25x100. Jan 2, 3 years.
- Haight, Fredk H and Frank M, San Francisco, Cal. to Albert P Hallock as trustee for Caroline M and Eliza H Hallock. South 4th st, n s, 42.8 e Driggs av, 21.4x71. Dec 15, due Jan 1, 1900, 5 %.
- Hamilton, Stephen W and Robt H to The Atlantic Building and Loan Assoc of Brooklyn. Rapelye st, n s, 275 w Hicks st, 18.9x100. Jan 4, installs, 5 %.
- Hamlin, Geo D to Henry Steers guard of Henry S Lake. Jewel st, w s, 124 n Nassau av, 25x100. Jan 4, 3 years, 5 %.
- Hart, James to James W McManus. 49th st, n s, 300 w 5th av, 20x100.2. Dec 22, 1 year.
- Hassan, Wm S to The Title Guarantee and Trust Co. 55th st, n s, 180 w 5th av, 5 lots, each 20x100.2. 5 morts, each \$3,500. Jan 3, 3 years, 5 %.
- Hawxhurst, Louisa wife of Chas H to Wm J Kaiser and Geo W Dalton. East 11th st. P M. Jan 3, 3 years.
- Heinze, Eliza M widow to Ana D Bliss guard Anita Bliss and trustee of William Bliss. Pierrepont st, No 60. s s, 179 e Hicks st, 25x100. Jan 5, 3 years.
- Heitmann, Dietrich to Peter Martens. South 4th st, s e cor Keap st, 19.8x63.10. Jan 7, due in Jan, 1900, 5 %.
- Held, Anna E to Title Guarantee and Trust Co. Suydam pl, w s, 75.7 n Atlantic av, 18x69. Jan 8, 3 years, 5 %.
- Henjes, G H to Elise Forstler. Carroll st, s s, 232 e Hoyt st, 18x85. Jan 2, due Jan 1, 1898, 5 %.
- Henderson, Geo M to Geo C Case. Glenmore av, n w cor Powell st, 16x86 to centre of alley, 11x86, with all title to alley. Dec 31, 3 years.
- Hess, Jacob to Peter Muller. Elm st, n w s, 175 n e Central av, 25x100. Jan 3, due Jan 1, 1898, 5 %.
- Hinkler, Mary wife of and Conrad to John Herberger. Schenck av, w s, 125 s Eastern Parkway, 25x100. Jan 4, 5 years, 5 %.
- Hintze, Lissetta J wife of and August J to Jeremiah Reid. 3d st, s s, 28.6 e Smith st, runs s 53.5 x still s 27.4 x e 13.2 x n 80 to st, x w 18.6. Dec 31, 3 years, 5 %.
- Hoffman, Adaline wife of and Gilbert Hoffman to John V Van Pelt. Bay 20th st, P M and building loan. Jan 4, due Jan 1, 1900, 5 %.
- Hollingsworth, Henry S and George Harper to Geo H Roberts. Nostrand av, e s, 305 n Grant st, 25x100. Dec 31, 3 years.
- Same to Jane J Davenport. Nostrand av, e s, 330 n Grant st, 25x100. Dec 31, 3 years.
- Same to Mary N Scranton. Nostrand av, e s, 355 n Grant st, 25x100. Dec 31, 3 years.
- Same to Theo D Dimon. Nostrand av, e s, 280 n Grant st, 25x100. Dec 31, 3 years.
- Hopkins, Sophia A to William Kerby. Atlantic av, s s, 329.7 w Cypress av, 18.5x65.4x18.2x71.5. Jan 2, due July 2, 1895.
- Houston, Edward to Title Guarantee and Trust Co. Concord st, s e cor Gold st, 21.3x51x21.3x53. Jan 4, 3 years, 5 %.
- Howell, Edwin F to Bedford Co-operative Building Loan Assoc. Eastern Parkway, s s, 139 e Buffalo av, runs s 57.9 x e 3.10 x s 72.9 x e 38.6 x s 90 to Union st, x e 80 x n - x e - x n 53.7 to Eastern Parkway, x w 94 to beginning. Jan 2, installs, 1,000
- Hudson, Pamela M widow to John Heuvelman. Columbia st. P M. Jan 4, due Jan 1, 1898, 5 %.
- Hughes, James C to Title Guarantee and Trust Co. State st, s cor Nevins st, 17x90. Jan 7, 3 years, 5 %.
- Hudson, Pamela M mortgagor with exrs Daniel Ayres. Extension of mort. Jan 4.
- Irwin, Mary to Henrietta P Ludlam and ano exrs Edward Ludlam. Warren st. P M. Jan 5, 3 years.
- Jardin, Geo J to August H Schimpf. Atlantic av, s s, 75 e Wyona st, 25x100. Jan 3, due Jan 1, 1900, 5 %.
- Jefferies, Mary G widow Geo C Jeffries to Williamsburgh Savings Bank. Bedford av, e cor Wilson st, 25x84x26.6x100. Jan 4, 1 year, 5 %.
- Jeffery, Geo C to Walter F Hayward. Madison st, No 307 1/2, n s, 216 e Marcy av, 16.8 x100. Dec 22, 1 year, 5 %.
- Same to same. Truxton st, s s, 58.11 w Sackman st, 17.4x56.8. Dec 22, 1 year, 5 %.
- Johnson, Walker L to Gertrude M Moore. 79th st, w s, 180.2 s e 7th av, 80x100. Jan 7, 3 years.
- Johnson, Franklin J to Title Guarantee and Trust Co. Myrtle av, s s, 61 w Fleet pl, 20.7x71.10x20.6x71.10. Jan 7, 3 years, 5 %.
- Jones, Patrick to Clark T Hamilton. 3d av, n e cor Prospect av, 19.6x65x25x65. Jan 7, 3 years.
- Jones, David S exr, &c, Israel S Jones with Sarah M Jones, joint owners of mort, agree that their shares are as follows: to Sarah M \$57,000, to DS \$28,000. Oct 18.
- Kaltwasser, Geo A to Henry Murken. Melrose st, n s, 213 e Bremen st, 25x200. Jan 3, 5 years, 5 %.
- Kearney, James L to Joseph Billy. Dwight st, s e s, 50 n e Dikeman st, 40x106 to Otsego st, x43x121.11. Jan 8, 3 years.
- Kelly, Mary to James McCall. Sullivan st, s w s, 253.2 s e Richards st, 21.10x100. Jan 5, 5 years, 5 %.
- Kelly, Mary F wife of and James I to F Rapelje Poerum. 42d st, s w s, 100 n w 16th av, 38.9x107.1x76.7x100.2. Jan 3, 3 years.
- Kelly, Patk J to Adelaide R Hill. Bainbridge st. P M. Dec 31, installs.
- Kerwick, Andrew to Julia Rosenstock. 57th st. P M. Jan 2, 3 years, 5 %.
- Kerr, Peter G to William Andrews and August Nickel. Belmont av, n e cor Crystal st, 35x100. Jan 7, 1 year.
- Kirby, Josie to Danl S Arnold. Waverly av, e s, 164.2 n Gates av, 13.4x100. Jan 4, 3 years.
- Kunath, Mary to Lebowitz & May. Knickerbocker av, cor Madison st, 25x100. Jan 5, 3 months, 5 %.
- Koch, Frances wife of Bruno to Mary Winkelmann et al exrs John Winkelmann. Lorimer st, w s, 25 s Frost st, 25x100. Jan 3, due Jan 1, 5 %.
- Kohn, Dora and Phillip and Lotty Eisner to Wm K Mott, Glenwood, L I. Cornelia st, s e s, 101.10 n e Central av, 18x100. Jan 2, 3 years, 5 %.
- Krack, William to Louise Horchler. Stanhope st. P M. Dec 31, 5 years, 5 %.
- Kraemer, Charles to Jacob Blank. Harman st, n w s, 200 s w Knickerbocker av, 25x100. Dec 14, 1 year.
- Kreinbrink, A F C to South Brooklyn Savings Inst. Bergen st, n s, 40 e Boerum pl, 20x75. Jan 8, 1 year, 5 %.
- Kreisky, Lawrence to Mary E Cortelyou. Hinsdale av, e s, 196.5 s New Lots road, 20x100. Dec 27, 2 years.
- Kuhn, Maria A widow, John A and Fredk W heirs Joseph Kuhn to Geo F Lotterle. Graham av, e s, 75 s Seigel st, 25x75. Jan 2, due Jan 1, 1898, 5 %.
- La Fermina, Addico to Genaro La Fermina. Navy st, e s, 70.10 s Tillary st, 21.4x - x 15x79. Dec 11, 6 months after death of mortgagor, without interest.
- Langhagen, Charles to Lazarus Weil. Kingsland av, e s, 66.11 n Parker st, runs e 85 x s 17.6 x w 34 x s 15 x w 57.6 to av, x n 33.1. Dec 17, due Dec 1, 1897, 5 %.
- Larsen, Peter to Title Guarantee and Trust Co. Garden pl, s e s. P M. Jan 2, demand.
- Laux, Rosa wife of and Louis to Title Guarantee and Trust Co. Van Pelt av, s s, 25 e Humboldt st. P M. Jan 4, 3 years, 5 %.
- Same to Charles Engert. Same property. 2d mort. Jan 4, installs, 5 %.
- Lawes, Katharine wife of and John to The Title Guarantee and Trust Co. Eldert st, s e s, 176.6 n e Broadway, 17x100. Jan 8, 3 years, 5 %.
- Leahy, Michael to Title Guarantee and Trust Co. Fort Greene pl, e s, 364.10 n Fulton st, 20x100. Jan 2, 3 years, 5 %.
- Lee, Chas T to Edward McCloud, of New York. 48th st, s s, 320 e 3d av, 40x100.2. Jan 9, 4 years.
- Leimbach, Conrad to John and Barbara Drescher. Smafter st, n s, 120 w Stone av, 25x100. Jan 3, 5 years, 5 %.
- Lewis, Samuel to Martin Eichmann and Joseph Knobland. McKibbin st, s e cor Lorimer st, 32x - x51x75. Jan 2, 5 years, 5 %.
- Lichtenstein, Abraham to Isidore Ossorio. St Marks av, n s, 404.6 e Carlton av, 20x131. Collateral. Dec 31.
- Lichtenstein, Abraham and Dora Sokolski to Thos F Stevenson. St Marks av. P M. Jan 2, 1 year.
- Loret, Barbara to German Savings Bank, Brooklyn. Ten Eyck st, s s, 200 e Humboldt st, 25x100. Dec 29, due June 1, 1896, 5 %.
- Losee, Wilmot D to Chas R Bassett. Chestnut st, w s, 200 n Glenmore av, 20x100. Jan 2, 2 years.
- Same to same. Chestnut st, w s, 160 n Glenmore av, 20x100. Jan 2, 2 years.
- Same to Marcus N Preston. Chestnut st, w s, 140 n Glenmore av, 20x100. Jan 2, 2 years.
- Same to Henrietta B Miller. Chestnut st, w s, 100 n Glenmore av, 20x100. Jan 2, 3 years.
- Same to Chas R Bassett. Chestnut st, w s, 180 n Glenmore av, 20x100. Jan 2, 2 years.
- Lucke, Mary J wife of and Hermann to Stephen T Rushmore exr Mary Valentine. 88th st, s s, 110 e 3d av, 317.3x100. Jan 8, 1 year, 5 %.
- Lucke, Caspar to The Title Guarantee and Trust Co. Suydam pl, w s, 39.7 n Atlantic av, 18x69. Jan 8, 3 years, 5 %.
- Same to same. Suydam pl, n w cor Atlantic av, 21.7x69. Jan 8, 3 years, 5 %.
- Low, Fannie T wife of and Edwin H to John C Gulick. Surf av, n e cor West 30th st, 31st Ward, 95x150. Jan 3, due July 1, 1896.
- Marquering, Wm G to Beadleston & Woerz. Myrtle av, No 369 and part 371. Lease. Jan 4, demand.
- Marson, John to Sarah F Jackson. Crystal st, e s, 100 s Glenmore av, 30x100. Dec 13, 3 years.
- Mayfield, Cyrus to Title Guarantee and Trust Co. Evergreen av. P M. Jan 5, 3 years, 5 %.
- Same to Francis T Johnson. Evergreen av, n e s, 25 s e Van Voorhis st, 25x100. Sub to mort \$4,000. Jan 5, due Dec 13, 1896, 5 %.
- Same to same. Evergreen av, n e s, 50 s e Van Voorhis st, 25x100. Sub to mort \$4,000. Jan 5, due Dec 13, 1896, 5 %.
- Same to Chas A Wehr. Evergreen av. P M. Jan 5, installs.
- McCarthy, James J to Geo B Buttlng. Johnson st, n s, 18.10 e Lawrence st, 18.10x60. Jan 2, 3 years.
- McCormick, Mary C L wife of and Edwd J to Eleanor C French. Fulton st, n s, 102.7 w Franklin av, runs n 70.9 x again n 19.11 x w 17.6 x s 9.3 x again s 73.4 to Fulton st, x e 20.4; also Franklin av, s e cor Fulton st, 20x100. Sub to mort \$14,000. Jan 2, 1 year.
- McCormick, Mary to Rose Reis. East 31st st, e s, 260 n Grant st, 2 lots. Jan 2, note.
- McDermott, James W et al exrs Ellen M Murray mortgagees with Herman C and Louise Evarts mortgagors. Extension of mort.
- McDicken, John to Denslo D Hamlin. East 4th st. P M. Jan 2, 5 years.
- McDonough, Thos F to Bond and Mortgage Guarantee Co. 28th st, n s, 225 e 4th av, 50x100.2. Jan 5, demand.
- McDonald, Elizabeth wife of Wm to Adele and Juliet Bing. Knickerbocker av, w s, 75 n Himrod st, 25x100. Jan 4, 5 years, 5 %.
- McElhinny, Neil to Nassau Co-operative Building and Loan Assoc. Fulton st, s s, 25 e Bradford st, 25x100. Jan 8, installs.
- McGivern, Mary A to Edward and James Whelan. 6th av. P M. Jan 7, 3 years, 5 %.
- McGivern, Mary A to Annie E Farley. Carlton av, No 556, w s, 41.6 n Bergen st, 19.6 x85. Jan 7, 3 years, 5 %.
- McGrath, Catharine wife of and John to Rozalija Urbanska. Hoyt st, No 119, s e s, 80 n e Dean st, 20x75. Jan 7, 5 years, 5 %.
- McKane, Fanny to James B Voorhies. Voorhies av, n e cor East 25th st, 75x150. Jan 3, 1 year.
- McKane, Minnie E wife of and Geo N to Mornay Williams trustee Rina B Palmer. East 25th st, w s, 160 n Voorhies av, 60x105. Jan 3, 3 years.
- McKillop, Daniel to Edward McGrath. Oakland st. P M. Jan 1, 5 years, 5 %.

Same to same. Same property. P M. Jan 3, installs. 4,000
 Same to William Runge and Emilie his wife. Myrtle av, n s, 20.6 w Himrod st. runs w 28 x n 64.9 x n e 5.4 x s e 30.6 x s e 5.3 x s 42.10. Jan 3, 5 years. 2,000
 Woelher, John N and Mary to Nicholas Schroeder. 4th av, n e cor 53d st, 20x100. Jan 2, 5 years, 5%. 5,000
 Woods, Agnes wife of and John to Matilda French trustee for Chas T French. Fulton st, e s, 25 n Sprague alley, 25x75.4 to Liberty st, x25x73.1. Dec 20, installs. 397
 Worth, John to Title Guarantee and Trust Co. Marion st, s s, 225 w Patchen av, 25x100. Jan 4, 3 years, 5%. 2,750
 Wright, Wm G to Chas R Halsey. Quincy st, s s, 225 e Marcy av, 20x100. Jan 2, demand. 120
 Wynne, Catherine wife of and Michael to Title Guarantee and Trust Co. Henry st, n e cor Harrison st, 20x83. Jan 9, 3 years, 5%. 4,500
 Keller, Christine to Charles Mollenhagen. Atlantic av. P M. Jan 4, 3 years, 5%. 6,000
 Young, Sarah L wife of and Wm L to Joseph Walter. South 3d st, s s, 50 w Hooper st, 25x75. Jan 4, 1 year. 500

MORTGAGES—ASSIGNMENTS.

JANUARY 3 TO 9—INCLUSIVE.

Alexander, Geo F to T Darlington Buckwalter. \$1,500
 Ayers, Samuel to Title Guarantee and Trust Co. 2,900
 Benjamin, Joseph and John Weisbrod to Joseph R Stein. 946
 Bowers, John M and ano exrs James N Platt to Evelina C Bliss. 20,089
 Bechtel, Eva, Stapleton, S I, to The George Bechtel Brewing Co. 8 assigns. nom
 Boardman, Edwd C exr Angelina M Horton to Mary A Owens. 1,414
 Same to same. 1,531
 Breaznell, Joseph H to Bertha Lohr. 200
 Brooks, James to Mary T Carpenter. 1,500
 Budlong, Julie M extr William Menck to Annie Eade. 1,023
 Clarkson, F to Emeline P Jarvis. 1,700
 Conklin Mfg and Lumber Co to Theresa Abraham. 3 assigns. nom
 Campbell, Henry and Charles Graef exrs Alfred Thompson to Harry C and Olive M Graef. nom
 Charig, Joseph, New York, to Betty Strauss. 2,500
 Cummings, Mary to Bridget McCormack. 2,000
 City of Brooklyn to Nelson E Raymond. 1,130
 Clark, Ida R wife of Lawrence W formerly Tripp to John C Barrett and ano exrs John J Murray. 2,000
 Conklin Manufacturing and Lumber Co to Theresa Abraham. nom
 Dickinson, John C to John D Middleton et al exrs and trustees Reuben S Middleton. 990
 Dill, John, Jr, to Christian Frittien. 1,200
 Dongan, Sarah and Mary E wife of Chas H Van Matter individ and Lillie Dongan individ and extr Mary A Dongan to James Terry. 1,500
 Dill, John, Jr, to Frederick Koehler. 1,400
 Dunn, Margt H to Rebecca Barnett. 2,049
 Dehnert, Susanna to Charles Kunz. 400
 Ellery, Phebe to David Webster. 700
 Eichelkraut, Matilda wife of Theodore formerly Wells to John Auer. 1,825
 Same to same. 1,500
 Fanton, Eliza A to Silas Davis. 1,000
 Firth, Robt W to The Nassau Land and Improvement Co. 1,425
 Franklin Trust Co to Title Guarantee and Trust Co. 12,000
 Gascoine, James to Chas K Hoerning. nom
 Gelston, Maria Antoinette, Maria A, Mary S and Thos H to Chas W Church, Jr. 4,136
 German Society of City of New York to Patk J Gelson. 3,000
 Gorski, Anguste wife of John to Julie wife of and Michael Jabelmowski. 1,000
 Gru, Michael to Margt H Dunn. 250
 Hoffman, Louisa and Annie M Klipp to Sarah H Powell. 6,500
 Heatley, Geo W to Robt J Meldrum. 600
 Hill, Wm P, Paris, France, to Agnes F Tuttle, New York. 7,571
 Hahn, Louisa to Pauline Hahn. 750
 Jaeger, Anna to Barbara Joos. 1,000
 Jones, David S exr and admr Israel S Jones to Sarah E and Emma A Jones. 28,000
 Joost, C M Dorothea guard John H or Henry Ladewig to said John H Ladewig. nom
 Kiendl, Theodore to Caroline M Stagg. 700
 Knox, Effie V wife of Chas H to Eliza S wife of Wm P Taber. 2 assigns, each \$1,700. 3,400
 Same to same. 3,750
 Same to same. 2 assigns, each \$2,450. 4,900
 Same to same. 2,400
 Same to same. 1,800
 King, Mary E wife of Thomas W to Thos W King et al exrs Eliz J King. 4,300
 Kelly, Eugene S to Folkert R Boerum exr William Boerum. 2,500
 Larsen, Peter to The Title Guarantee and Trust Co. 4,000
 Loomis, Sherman and Guy to Robt H Firth. nom

Leffmann, Frank to Thos B Saddington. 300
 Mayer, Michael to John G and Catherine Lutz. 2,500
 Moore, Harrison B to Marietta M Johnson. nom
 Moses, William to Susan A R Moses. 10,000
 Mackay, Donald exr, &c, Eliz R B King to Annie C King. nom
 Mains, Geo P to Nassau Natl Bank, Brooklyn. 4,500
 McCann, Thomas to Title Guarantee and Trust Co. 1,500
 Nostrand, John L to Belinda H Nostrand. 1,210
 Newborg, Moses et al exrs Joseph Newborg to Leopold B Rosenberg. 3,500
 Same to same. 3,500
 Same to same. 1,625
 Same to same. 1,615
 Same to same. 1,750
 Peckett, John W to Carl R Peck. 4,000
 Query, Chas R to Ellen R V Dickson. 1,000
 Quackenboss, John M to Geo F Lotterle. 2,500
 Reiber, Heinrich, Sr, exr Johann G Hofmann to Andreas P Andresen. 1,350
 Rosenberg, Leopold B to Thomas Mannus. 2 assigns, each \$4,000. 8,000
 Same to same. 1,615
 Same to same. 2 assigns, each \$3,500. 7,000
 Same to same. 1,625
 Same to same. 1,750
 Ryan, Mary E to Thos G Patterson. 2,600
 Schenck, Julia A to David Stocker. 2,000
 Springstein, David, Newtown, L I, to Annie Reynolds. 1,000
 Same to same. 2,000
 Swain, Jessie E, Fargo, N D, to Harrison B Moore. 1,000
 Storms, Lewis E to Cornelius E Donnellon. 15,000
 Sussman, Adolph to Margt H Dunn. 1,750
 Smith, Howard M to Benjamin Ayres. 2,500
 Springsteen, David, Newtown, L I, to Saml M and Anna L Meeker exrs and trustee Saml M Meeker. 2,000
 Schmalheiser, Joseph al d Bertha Kaufmann to Henry Vollweiler. 650
 Title Guarantee and Trust Co to Lionel Sutro. 4,000
 Same to Gerrit H Wyckoff. 3,000
 Same to Wm D Wardenburg. 4,250
 Same to Brooklyn Children's Aid Soc. 2,500
 Same to Jane C Underhill. 2,000
 Same to Mary L Ward. 3,000
 Same to John H Ives. 2,000
 Title Guarantee and Trust Co to Thos T Barr. 5,800
 Same to John H Van Antwerp. 3,250
 Same to William Browning. 650
 Same to Elizabeth and Carrie Halde- man. 2,000
 Same to Robt A Hunter. 6,000
 Same to Josiah O Low. 4,500
 Same to Brooklyn Hospital. 6,500
 Same to Wallace Mott. 2 assigns, each \$2,000. 4,000
 Same to Margt B Vail. 1,200
 Same to John H Van Antwerp, Albany, N Y. 3,250
 Same to Henry R Jones. 8,000
 Same to Bond and Mortgage Guarantee Co. 18,000
 Title Guarantee and Trust Co to Henry R Jones. 2,900
 Same to Wm P Hill. 8,000
 Same to Mary E Campbell. 4,000
 Same to same. 7,500
 Title Guarantee and Trust Co to Charles Mollenhagen. 4,000
 Same to same. 2,000
 Same to Alice Craig. 2,750
 Same to Wm M Ingraham. 4,000
 Same to Maria B and Sophia M Nichols guards Brooks Nichols. 8,000
 Same to Chas C Cummings. 2,500
 Same to James H Kirby exr Henry Everitt. 2,000
 Same to Rosa W Lee. 7,000
 Same to Robt A Lindsay. 3,000
 Same to Marion M De Voe. 1,000
 Weber, Elizabeth to Margaret Trebing. nom
 Watson, James H and James H Pittinger, of Watson & Pittinger, to Freeman Clarkson. 3,012
 Wood, Howard O to Maria E Davis. 2,000
 Wiedhopf, Oscar to Josephine Manee. nom
 Wahrig, Babette extr Chas F Wahrig to Herman G Wahlig. 7,800
 Zimmermann, Louis to Franz Steinbacher. 1,000
 Zipp, Chas A and Louise A to John Reiser, New York. 15,125

4 Bimberg, Meyer } Rochester Dis-
 Bryton, Frederick } tilling Co.....118 10
 5 Bennett, Daniel, Sr—Board of Com-
 missioners of Charities and Cor-
 rections of Kings Co..... 211 24
 7 Baxter, John—P J Kennedy.....115 59
 7 Borchers, William—P S Boylan..... 250 75
 7 Brooklyn Elevated R R Co—G Wal-
 die.....403 68
 7 the same—P Hart.....285 53
 8 Burns, Mary—A M Gold.....249 57
 8 Brown, Adam S } M Weiss.....513 02
 Brown, Danl R }
 8 Barasch, Sarah—L Michel.....(D) 594 14
 8 the same—the same.....(D) 600 07
 8 Birch, Thomas—P Ballentine &
 Sons, a corporation..... 391 77
 8 Bernstein, Nathan—H F Stillman. 178 00
 9 Barnett, Nellie—A Watson.....1,217 05
 10 Block, Jacob H—J Sucher..... 62 61
 10 Bushekin, Carl—Budweiser Brew-
 ing Co (Lim).....454 49
 4 Caldwell, John—H Gimmel.....(D) 316 84
 5 Cook, Geo H—C Beardsley.....1,680 48
 5 Conners, Edward—J H Clarence.....359 88
 5 Cummings, Michl J—Board of Com-
 missioners of Charities and Cor-
 rections of Kings Co..... 211 24
 5 Canlla, Antonio—M Ciaccio..... 33 35
 7 Cohen, Saml H—R Donnaruma.....580 45
 7 Cehio, Angelo—S E Blodgett.(D) 1,809 86
 7 the same—the same.....1,191 42
 7 the same—the same.....1,189 42
 7 the same—A Embury.....1,183 57
 7 the same—H E Wardwell.....(D) 1,179 12
 8 Cronheim, Seigfried — D Mayer
 Brewing Co.....5,251 52
 9 Coffin, Edwd H —E F Ringel..... 27 55
 9 Colby, Georgiana extrx } C Hughes
 Colby, Rachel }.....432 00
 9 Cumings, James M } J D Leary.2,604 59
 Cumings, Joseph }
 9 the same—the same.....1,363 54
 9 the same—the same.....6,259 26
 9 Charnas, Victor—M Smith.....394 67
 9 Cuthbert, Richard } Richard
 Cuthbert, Richard Zee } Grant Co.820 52
 9 Clair, Matt—C Eichhold.....362 74
 10 Campbell, Eliz A—C Miller.....349 03
 4 Deyo, Jacob H—C A Cole.....138 90
 5 Daley, Wm F—S E Collins.....465 20
 7 Dikroger, William—G Redmond..... 35 60
 7 Deskau, John A—J S Van Wyck.....176 54
 7 Divita, Salvatore—S E Blodgett.....(D) 1,809 86
 7 the same—the same.....(D) 1,191 42
 7 the same—the same.....(D) 1,189 42
 7 the same—A Embury.....(D) 1,183 57
 7 the same—H E Wardwell.....(D) 1,179 12
 9 Dunn, Patrick } M E Tostevin.....108 30
 Dunn, Luke }
 9 Dieckmann, Carsten } Albert
 Dieckmann, Henrietta } Schroeder.
(D) 28 78
 4 Eisenhut, Chas L—E Hilmer..... 37 61
 7 Evans, J N—M Lurie.....369 58
 4 Fingleton, Michael — C M
 Thomas.....1,401 63
 5 Ferry, Wm A—Brooklyn City Co-
 operative Building and Loan As-
 soc.....(D) 1,187 33
 7 Ford, Chas E—C V Sutton.....759 20
 8 Farrell, James—A Raeburn.....180 40
 8 Filippini, Alexander—Jos Fallert
 Brewing Co (Lim).....193 03
 8 Feldberg, Jonas—L Michel.....(D) 594 14
 8 the same—the same.....(D) 600 07
 10 Fater, Anthony—C N Tiebout.....109 56
 10 Fox, Hy E—M M Canda & Co..... 91 68
 5 Goldstein, Charles—Harway Dye-
 wood and Extract Mfg Co..... 80 42
 8 Gents h, Louis—S B Kraus.....108 89
 9 Godley, Jonathan—A M Droste.....193 81
 10 Grage, Henry G—H Tamke.....1,316 22
 4 Heid, George—F Hertel..... 37 15
 4 Hamburger, Alfred—H H Wilde.....140 73
 9 Houtz, William—L G Kahl..... 22 19
 4 Jacobson, Frederick—E C Tower..... 80 83
 4 Knox, John—A N McBean.....140 69
 7 Kerr, Edwin L—G W Bulmer..... 30 10
 8 Kinsey, Russell L—F G Corning.....214 93
 8 Katthaar, John H—D Mayer.....2,102 50
 9 Knolle, Benjamin—F F Lowenfels 112 12
 10 Keeler, Theodore—M M Canda &
 Co..... 91 68
 7 Lurie, Samuel—M Lurie.....369 58
 8 Lettell, Robt E—H E Stillmann.....244 70
 10 Lewess, Isaac L—J Smith recr, &c..... 77 17
 10 Lovell, Chas W—J Thatcher.....213 23
 9 Morris, Augustus T—J D Leary.....6,259 26
 9 the same—the same.....1,363 54
 9 Morrell, Joseph B—The Laurel Co,
 of Prince George Co, Md.....5,574 09
 9 McWilliams, Fredk M—the same.....5,574 09
 9 Mallman, Geo J—A M Droste..... 96 33
 4 McAllister, Robt A—C M Thomas.1,401 36
 4 Maguire, John H—T W Cummings.622 02
 4 Manning, Michl J—K Lewkowit..... 45 35
 4 Madeo, Dominico—C Conselyea..... 31 42
 4 Malone, Lawrence E—C Small..... 73 04
 5 McAdam, Lucius—J W Hayward.314 49
 5 Moran, Bernard F—J H Clarence.359 88
 5 Moore, Hy W—E Bohnet..... 78 43
 5 Milk Bottlers Federation — M
 Nicholson..... 57 01
 7 Meliello, Vincenzo—R A Rendick.188 36
 7 Murphy, Wm A—E Smith..... 78 41
 7 Meinerz, Jacob—M Glaser..... 89 46
 7 Marzorali, Alfred—E Garnier.....111 33
 7 McGuigan, Patk E—A Raeburn.....180 40

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.*

Dec. and Jan.
 4 Alpert, Max—H R Ferguson.....\$227 42
 4 Allen, Arthur E—J P Mallon..... 23 10
 4 Andres, Andreas—Board of Com-
 missioners of Charities and Cor-
 rections of Kings Co..... 58 33
 10 Armstrong, William } A Wede-
 Armstrong, Margaretta } kind.....224 22
 4 Block, Jacob H—S Solow..... 40 81

Embree, Robt C to Elizabeth G Grimes. East av, s w cor Jackson av, L I City. 7,500
 Flandorffer, Felix to Edward Rose. Lot 191 block 8 map estate W T Pinkney, Winfield. 200
 Fleming, John referee to J H Schumann. Lots 150-152 map W T Bailey, Bayswater. 2,300
 Foster, Mary to James Macbeth. Schooley pl, e s, 100 s Chichester av, 50x100, Jamaica. 275
 Fulcher, Chas A to Louis L Raisig. Central av, adj land T E Marsh, Cedarhurst. 1,700
 Furlong, H H to J M Furlong. Ely av, e s, 122 s Elm st, 27x100, L I City. 1
 Same to same. Elm st, s s, 75 e Elm st, 25 x95. 1
 Same to same. Ely av, e s, 95 s Ely av, 27x 100, L I City. 1
 Findlay, George to Araminta Lott. McNeil av, e s, adj land R Pearsall, Inwood. 1
 Garden City Impt Co to Saml Hamlin. Lots 154-159 map 1 Garden City Impt Co, West Garden City. 295
 Gereche, Theodore to Emilie Runge. Lot 208 map M Herzberg, Hempstead. 1
 Gruninger, Adolph to Chas F Hedler. University pl, n s, 50 e 4th st, 50x100, Jamaica. 5,000
 Hangaard, John T to Wm C Hangaard. Chestnut st, e s, 162 n Central av, 75x 100, Richmond Hill. 1
 Henderson, Charlotte C to Chas Haseman. 7th st, e s, 175 s Jericho turnpike, 75x 100, New Hyde Park. 300
 Herriman, Chas to Isabel H Jackson. Clinton pl, n s, 200 w Union av, Jamaica. 1,000
 Hitchcock, Beni W to W Clark. 6th st, s s, 175 e Snediker av, 50x100, Jamaica. 700
 Hogrefe, W to Charles Sutter. Shoe and Leather st, n s, 225 w Ferry st, 25x100, Jamaica. 1
 Hoernig, Anna to Chas Hoseman. Lots 7 and 8 block C map M Calhouns subdivision, Floral Park. 2,337
 Holland, Fannie R to Michael P Holland. Holland av, s w cor Rockaway Boulevard, Rockaway Beach. 10
 Hutchins, Waldo ref to Wm Crane. Woolsey st, e s, 129 n Trowbridge st, L I City. 34,500
 Hogan, Isabella V to David H Valentine. 7 lots on map Ravenswood. 613
 Hull, Henry S to Samuel J Horton. Redwood av, adj Bittings, Inwood. 800
 Jackson, Edgar ref to Hannah A Lotz. Highway, w s, adj land R Carman, Hicks Neck. 275
 Johnson, Remsen to James C O'Brien. Lots 541 and 242 block 15 map W Ziegler, Newtown. 310
 Jackson, Emma extrx to Emma Jackson. Lots 1-48 block 23 map Grinnell property, Newtown. 6,000
 Kalkhoff, Emilie to Henry J Ellis. Lots 775 and 776 block 14 map W Ziegler, Flushing. 300
 Luce, Francis H to Annie B Lynch. Hatch av, w s, 325 s Belmont av, 25x100, Jamaica. 350
 Lyden, Peter to George Lyden. Lot bet lands of Mudge & Lyden at Glen Cove. 2,000
 Mott, Sylvanus to Mary A Mott. Fulton st, n s, 627 w land F E Storey, Freeport. 1
 Newherr, Edward to Clara Braun. Plot adj estate C Smith, Flushing. 200
 N Y Exchange and Invest Co to Louis Grundstein. Lots 11-14 block 15 map 1 N Y Exchange and Invest Co, Hicksville. 170
 Same to same. Lots 19 and 20 block 32 same map. 100
 Norton, Wm M to Lancaster Sea Beach Impt Co. Norton's Creek, n w cor lands L I R R Co; Rockaway Boulevard, n w cor Norton's Creek, Far Rockaway. 8,500
 Masin, Vincent to Katy Stolzky. 2 acres at Newtown. 1
 Mensinger, Amelia to Marie Burry. Temple st, s s, 211.8 e Hopkins av, L I City. 300
 Milne, Alexander to Alois Zoufaly. Crescent st, n w s, 45 s w Henry st, 22x74, L I City. 475
 Nelson, A W to Mary A McCormick. Liberty av, n w cor Tyndal st, Jamaica. 1
 Norton, Mary J to Saml J Norton. Lots at Far Rockaway. 1
 N Y Exchange and Investment Co to S Deutsch. Lots 3 and 4 block 4 map 1 N Y Exchange and Investment Co, Hicksville. 200
 O'Keefe, Edward to Anton Bechynsky. Honeywell st, e s, 490 n Skillman av, 25x 100, L I City. 400
 Osmond, John to Eliza Osmond. Lot 351 map north part Sea Cliff Grove, Sea Cliff. 1
 Peet, Maggie L to Wm Reynolds. Union pl, e s, 25 s Elm st, 75x100, Jamaica. 1
 Pennecke, Carl to Conrad Volkert. Prospect st, s e s, 75 s w Freeman av, 25x100, L I City. 2,500
 Pitkin, Wolcott to Chas Sutter. Shoe and Leather st, n s, 250 w Ferry st, 25x100, Woodhaven. 250
 Same to W Hogrefe. Shoe and Leather st, n s, 225 w Ferry st, 25x100, Jamaica. 275
 Prudential Land Co to Chas N Silver. Lot 372 map Columbia Park, Woodhaven. 290
 Same to Lillie A Silver. Lot 371 same map. 290
 Rath, Henry C to Geo S Edgell. 1 3/4 acres at Jamaica. 2,150

Same to Wm Cambridge. Jamaica av, 100 x100, Jamaica. 1,200
 Reilly, Philip to Valentine Klein. 17 acres at Flushing. 1
 Rose, Edward to Felix Flandorffer. Lot 189 block 8 map estate W T Pinkney, Winfield. 200
 Rose, Geo L to Mary D Rose. Main st, s s, 150 e Irving pl, 50x100, West Flushing. 1
 Schmidt, Hugo to Jan Skarka. Van Dam st, e s, 203 s Skillman av, L I City. 1,262
 Smith, Charles to Joseph C Rash. Merrick and Jamaica plank road, s s, adj land J Ryerson, Freeport. 800
 Swift, Fred J to A M D Grane. Lots 265-267 block 7 map Dunton Park, Jamaica. 825
 Seaman, James M ref to John J Randall. Long Beach av, adj land L I R R Co, Freeport. 500
 Silverstone, A Fred to W Clark. 6th st, s s, 175 e Snediker av, 50x100, Jamaica. 15
 Smith, Saml B to Adolph Schmidt. Canal cut, n s, 500 w The Oaks slip, Oceanville. 1
 Stotzy, John to Vincent Masin. 2 acres at Newtown. 1
 Sutter, Chas to W Hogrefe. Shoe and Leather st, n s, 250 w Ferry st, 25x100, Jamaica. 1
 Tousey & Spooner to William Cambridge. Lot 1 block 84 map Spooner & Tousey, Flushing. 300
 Union Terrace Co to Hyman Stoff. Vanderwever av, w s, 300 n Jamaica av, 25x100, Jamaica. 400
 Van Sielen, Arthur recvr to Jost Moller. The Strand, n s, adj land J Moller, Bayswater. 1
 Same to F B Candler. Lots 159-161 map W T Bailey, Bayswater. 1
 Vandeverg, Sarah to Nettie E Vandeverg. Quarrelsome lane, s e cor road, Flushing. 150
 Van Valzah, Wm W to Caroline Jenness. Amerman av, w s, 150 s Ocean av, 100x 100, Arverne-by-the-Sea. 12,000
 Vincent, James to Elizabeth Rae. Yale av, w s, 122 n Larremore av, Jamaica. 2,050
 Van Brunt, James H to Geo Kaiser. Remsen av, s s, 247 w McNeil av, 100x100, Far Rockaway. 700
 Van Nostrand, Sarah to John D Beckroge. Atlantic st, n s, 100 n w William st, Newtown. 1
 Van Sielen, Geo K to Bethel Jamaica South Union Sunday School. Hawtree Creek road, e s, abt 1/2 of a mile s of Jamaica South Plank road, Jamaica. 100
 Vogel, August to Wm Kleber. Lot 125 map Glendale Park, Newtown. 1
 Same to same. Lot 31 map Ridgewood Heights. 1
 Williams, Augusta to Helen Clark. Madison av, s s, 55 w Percy av, Flushing. 8,000
 Woolsey, Edward J to Augustus Juillard. Van Alst av, n w s, 350 s w Woolsey av, L I City. 1
 Same to same. Same property. 4,250
 Same to Patrick Ward. Block bounded De Bevoise av, Lawrence st, Berriens av and Riker av. 11,125
 Wyckoff, Wm F to Chas Singer. Broadway, s s, 25 e Hopkinton av, 100x100, Woodhaven. 3,000
 Walter, Guy T to Christoff Kiefer. 1st st, w s, 150 s Jericho turnpike, 75x100, North Hempstead. 550
 Wooley, James V S to Louis Bauer. Lots 351-354 block 17 map J V S Wooley, Newtown. 675
 Same to Clemens Hering. Lots 200 and 201 block 9 same map. 400
 Same to Seaman Solomon. Lot 104 block 4 same map. 200
 Woolsey, Kate T to Patrick Ward. Plot bounded by De Bevoise av, Lawrence st, Berriens av and Riker av, L I City. 6,000
 Woodhaven Junction Land Co to Emily Brainard. Washington av, e s, 190 n Broadway, 50x100, Jamaica. 600
 Zelenka, Herman to John Gunther. Lot 167 block 7 map estate W T Pinkney, Winfield. 200
 Ziegler, Wm to Elizabeth Ortloff. Lots 387 and 388 block 15 map W Ziegler, Jamaica. 800
 Same to same. Lots 398 and 399 same map. 550
 Same to Edwd Van Brunt. Lots 437 and 438 block 16 same map. 550
 Same to Francis G Hayhow. Lot 891 and 892 block 15 map W Ziegler, Flushing. 80
 Ziegler, Wm to Samuel Harris. Lots 1074 and 1075 block 26 map W Ziegler, Jamaica. 725
 Same to Joseph Gruber. Lots 1450-1452 block 53 same map. 570
 Same to Julius Wolff. Lots 1062-1064 block 19 map W Ziegler, Jamaica. 135

MORTGAGES.

Anacker, Conrad to Charles Miller. 13th av, e s, 224 n Broadway, 25.3x100, L I City. 1 year. 200
 Beckroge, John D to David Avennis. Atlantic st, n e s, 125 n w William st, 25x 100, Newtown. 2 years. 2,500
 Same to same. Atlantic st, n e s, 100 n w William st, 25x100. 2 years. 1,500
 Beers, Leander J to Callie H Beers. Neilson av, s w s, 200 s e Central av, Far Rockaway. Demand. 2,654
 Belzner, Theresa to John Fieber. Lots 143-145 map South Williamsburgh, Newtown. 1 year. 1,000

Birdsall, Susan to John Freyenhagen. Jennette av, w s, adj land H Abrams, 60x 125, Westville. 1,000
 Blake, Walter D to Thomas Denholm. Lots 32-34 block 3 map W Ziegler, Morris Park. Installs, 5%. 1,000
 Boehm, Wm to East Brooklyn Co-operative Building Assoc. Oakley av, e s, 125 n Bond st, Jamaica. Installs. 2,250
 Boerum, Sarah to Cornelius R Bergen. Rockaway Beach Boulevard, n s, 25 w New road, Rockaway Beach. 3 years. 1,500
 Bub, Christoph to Henry Smith. Grafton av, s s, 50 e Park pl, 50x100, Woodhaven. 5 years. 2,100
 Burchell, Richard to Perry J Fuller. Carver st, s e s, 268 n e Newtown av, L I City. 3 years. 1,000
 Couch, Saml to L I City Building and Loan Assoc. The Crescent, w s, 76 s Elm st, L I City. Installs. 250
 Craft, Louis to Frederick Bessler. Roger av, n s, 85 w Sheridan av; Roger av, s w cor Sheridan av. Inwood. 1 year. 2,500
 Cambridge, Mary E to Michael Fries. Jamaica av, w s, 25 s Holly st, 50x100, Flushing. 3 years. 1,000
 Cantrell, Wm P to Arthur Van Dewater. Bayside av, s s, 250 e Brewster av, Flushing. 1 year. 200
 Crandell, Franklin to Lorenzo Abrams, Jr. St Pauls road, e s, 100 n land W Webster, Hempstead. 4 years, 5%. 535
 Dickinson, Walter to Wm J Burnett. Woolsey av, e s, 235 n Franklin st, L I City. 1 year. 4,500
 Distler, Ernest to Saml E Carman. Jamaica and Merrick Plank road, w s, 308 s South st, Jamaica. 3 years. 600
 Dodd, John to George Vassar. Turnpike road, adj Springfield road, Jamaica. 4 years. 700
 Decker, Jennie E to John J Campbell. Central av, n e cor William st, Far Rockaway. 1 year. 4,500
 Earl, Mary to Frederick Haak. Lot 6 block 194 map Murray Hill, Flushing. 5%. 392
 Eschenbecker, Conrad to M Sebald. About 15 1/2 acres at Jamaica. 5 years, 5%. 300
 Finger, Albert to Conrad Stein. Lots 49-52 map Germania Real Estate and Impt Co, Newtown. 3 years, 5%. 2,100
 Forsard, W to Mary A Wiggins. 5th st, w s, 300 s Jericho turnpike, 100x100, Hyde Park. 3 years, 5%. 1,000
 Finman, Wm J to S J Horton. Highway adj land J Erreger, Westville. 1 year. 1,000
 Gross, Elizabeth to Caroline Torniten. Hallet st, e s, 245.11 n Flushing av, 25x 200, L I City. 5 years, 5%. 1,500
 Gademar, Albert to Sarah M Jordan. Webster av, n s, 50 e Ely av, 25x90.10, L I City. 3 years. 1,000
 Garson, Rosa to Franz Eberle. Lots 236 and 237 block 9 map part Hyatt home- stead. 3 years. 1,000
 Gasser, John to Sarah J Snedeker. 26 acres at Hempstead. 3 years, 5%. 1,200
 Grimes, Eliz G to Riverhead Savings Bank. Jackson av, s w cor East av, L I City. 1 year. 6,000
 Gunther, John to Herman Zelenka. Lot 167 block 7 map estate W T Pinkney, Winfield. 3 years. 350
 Haker, Henry to Mathelde Mackintosh. Lot 11 map lots at Lawrenceville, New- town. 2 years. 225
 Hangaard, Wm C to Equitable Co-operative Building and Loan Assoc. Chestnut st, e s, 162 n Central av, 75x100, Rich- mond Hill. Installs. 4,750
 Hangaard, John T to same. Maple st, e s, 152 n Central av, 75x100. 7,500
 Hess, Frank to Caddie Ebinger. Lots 62, 63 and 64 map 2 Hollis, Jamaica. 2 years, 5%. 1,000
 Hartman, Frank to Karoline Hoffman. 60 acres at Hempstead. 5 years, 5%. 5,000
 Hill, Thomas to Pauline Schubert. Poplar st, n s, 675 w National av, 25x150, Corona. 3 years. 600
 Humann, Jacob, Jr, to Jacob Humann, Sr. Zeidler av, n e s, 175 s e Nurge av, 25x100. 10 years, 5%. 1,500
 Jackle, Chas to Simon Jackle. Oakley st, e s, 482 n Wilson av, L I City. 5 years. 5%. 600
 Jackson, Elbert T to Mary A Douglas. Jackson av, s w cor Grinnell av, 225x575, Newtown. 3 years. 2,000
 Jackson, Oscar to Henry A Van Allen. Abt 106 acres at Flushing. 2 years. 1,500
 Jenness, Caroline to Wm Van Valzah. Amerman av, w s, 150 s Ocean av, 100x 100, Arverne-by-the-Sea. Installs. 11,400
 Jerring, Elizabeth to Cath A Brown. Mon- son st, w s, 402 s Franklin st, Astoria. 3 years. 1,200
 Kiefer, Christoff to Charles Hoffman. 1st st, w s, 100 s Jericho turnpike, Hyde Park. 5 years, 5%. 2,000
 Kleber, Wm to Louise Lochner. Lot 31 map L I R R E Exchange and Invest Co, Newtown. 3 years. 300
 Kulenkampff, Carl A to Helen M Rowell. Lots 15-18 map Ridgewood Heights, New- town. 2 years. 700
 Lancaster Sea Beach Impt Co to Wm M Norton. Nortons Creek, n w cor lands of L I R R Co; Rockaway Boulevard, n w cor Nortons Creek, Far Rockaway. 3 years. 5,500
 Lindsay, James M to East Brooklyn Co-op- erative Building Assoc. Willett st, n s, 400 w Alsop st, Jamaica. Installs. 1,250

Lotz, Hannah A to Charles Poole. 1 acre at Hicks Neck. 1 year. 100
 Lehsten, Henrietta to Wilbur R Lewis. 12 acres at Hicksville. 1 year. 371
 Lennon, Mary to L I City Savings Bank. Jackson av, n s, 125 e Harris av, 25x100, L I City. 2 years. 1,500
 Lewin, Julius to Friedrich Matthes. 13th st, e s, 50 s 5th av, 50x100, College Point. 3 years. 1,200
 McGuirl, Mary to Ella Craft. Clark av, n s, 216 e Catherine st, Far Rockaway. 1 year. 1,000
 McKinney, Mary T to L I City Savings Bank. 11th st, s s, 140 w Ely av, L I City. 1 year. 300
 Mills, Rhenaina to Fredk B Wendt. 10th st, w s, 95 n 4th av, College Point. 2 years. 10,000
 Same to Arnold Feldstein. 10th st, n w cor 4th av. 3 years. 54,700
 Minnaugh, Thos F to D Freyenhagen. Sheridan Boulevard, s w cor Carlton av, 100x125, Far Rockaway. 1 year. 2,500
 Mott, Richard to Henry Bowker. Water-view av, w s, 147 s Bayswater av, Far Rockaway. 3 years. 2,500
 Osmond, Eliza to Townsend Scudder. Lots 350 and 351 map north part of Sea Cliff Grove. Sea Cliff. 2 years. 900
 Palmer, Mary W to Henry G Sanford. Ocean av, s e s, 200 n e South Ocean av, Hempstead. 1 year. 3,000
 Pechacek, Josefa to Josef Blazej. Lot 34 block 51 map estate R M Blackwell, L I City. 3 years. 800
 Pederson, Neils to Helena Mahler. Jefferson av, w s, 130 s Fulton av, Morris Park. 3 years. 1,600
 Phillips, Peter to James H Ludlam. South st, w s, adj land J Adams, Oyster Bay. 1 year. 325
 Pickel, John to Dorothea Seubert. Stratton st, e s, 98 n 5th av, Flushing. 5 years. 5 % 2,000
 Proctor, Wilbur H to The Flushing Co-operative Savings and Loan Assoc. Montgomery av, n w cor Pine st, 100x300, Newtown. Installs. 2,000
 Rabond, Chas to Alfred Carricand. Bodine st, n s, 50 s e Hamilton st, L I City. 3 years. 200
 Reising, Joseph to L I City Building and Loan Assoc. Clark st, s s, 175 w Van Alst av, 25x100, L I City. Installs. 250
 Resz, Michael to Wm Broedell. Beaver st, s e s, 27 s w Water st, Jamaica. 10 years. 800
 Robbins, Wm to Phebe Pearsall. 11 1/2 acres at Hempstead. 3 years. 2,000
 Ryan, Margaret to Perry J Fuller. 8th st, n s, 175 w Vernon av, 25x100, L I City. 1 year. 500
 Rash, Joseph to Geo W Bergen. Merrick and Jamaica plank road, adj land J Ryer-son, Freeport. 1 year. 400
 Singer, Charles to Wm F Wyckoff. Broad-way, s s, 25 e Hopkinton av, 100x100, Woodhaven. 3 years, 5 %. 2,200
 Snyder, Martha to Warren S Burt. Grand av, s s, 375 e Central av, 75x200, New-town. 300
 Sturges, Clara A to Wm S Weeks. Healy av, e s, 299 from Daniel Mott road, Far Rockaway. 3 years. 1,000
 Sutphen, Alice to James E Baker. Lefferts av, e s, 125 n Fulton av, Morris Park. 1 year. 500
 Sawkins, John C to Wm H Hazzard. 78 acres at Oyster Bay. 3 years, 5 %. 9,000
 Schmalheiser, Hannah to Joseph R Stein. Lots 14-19 block 4 map Clock and Stein, South Bay Beach. Installs. 550
 Schmidt, Paul J to August Ludke. Lot 24 map A B Payntar, L I City. 3 years, 5 %. 800
 Schwan, John to Arverne Impt Co. Lots 272, 273 1/2 and 274 map Arverne Impt Co, Hempstead. 3 years, 5 %. 600
 Smith, Ellen to Adeline Brower. 16 acres at Smithville. 2 years. 300
 Smith, Ann to Abraham D Rhodes. 40 acres at Jamaica. 4 years. 353
 Stroebel, Fredk to Rosy Kruescher. Myrtle av, s e cor Cypress Hills road, Newtown. 5 years, 5 %. 12,000
 Tewes, Johanne to Christine Goodwin. Broadway, s w cor Van Alst av, L I City. 3 years. 1,400
 Valkett, Conrad to Carl Pennecke. Pros-pect st, s e s, 75 s Freeman av, 25x100, L I City. 4 years, 5 %. 1,000
 Ward, Patrick to Mary A Douglas. Plot bounded by Debevoise av, Lawrence st, Bernens av and Riker av, L I City. 3 years. 4,000
 Weber, Margt E to Geo G Grinnell. Rock-away Boulevard, s e cor Straiton av, Hempstead. 2 years. 6,000

ASSIGNMENT OF MORTGAGES.

Alexander, Geo J to Geo C Peck. 1
 Brister, Geo R to Henry A France. 2,000
 Bulson, Devillo to Geo W Bergen. 500
 Cornwell, Daniel admr to Daniel Corn-well. 1
 Closs, Chas T to Josephine C Closs. 1
 Donohue, Martin K to Louisa Schwarz. 769
 Darmstadt, Elizabeth to Catharine A Bergen. 1
 Fosdick, Lewis L to Regina House-worth. 1
 Franklin, L M to Gertrude Leavitt. 1
 Gulick, Francis F to Helen T Gulick. 1,370
 Jackson, Marianna to John B Fosdick. 1,652

Keris, Katharine to Chloe B Wilcox. 300
 L I R E Exchange and Invest Co to J Doernberg. 2,900
 Robinson, Abigail to Geo W Brown. 1,006
 Reeves, Ward S to Dunbar & Cape. 1,000
 Tucek, Antonie to Jan Skarka. 1,030
 Wave, Crest to Eva M Foster. 550
 Wyckoff, Peter to Anna Van Nostrand. 3,000

JUDGMENTS.

Jan.
 10 Baker, Thomas—C A Dana. 34 68
 7 Cocks, Wm J—J Standish. 425 59
 9 Clark, Arthur S—T Morgan. 464 16
 7 Downing, Geo W—Kingan & Co. 104 52
 8 Darling, John A—Bradley & Cur-rier Co. 270 89
 10 Dayton, Tittle—C A Dana. 34 68
 3 Farrell, James—A Raeburn. 180 40
 3 Hamilton, Stephen W—J Black-ham. 124 62
 9 Jackson, Watson W—E Dannstadt. 33 15
 3 McGuigan, Patrick E—A Raeburn. 180 40
 3 Marshall, Harriet H—F H Austin. 140 65
 5 Marx, Mathew—J Mackintosh. 75 84
 8 Meinerz, Jacob—M Glaser. 89 46
 5 Neidhardt, Chas—J Mackintosh. 90 50
 8 Norton, James—L B Bunnell. 49 25
 9 O'Brien, Mary M—F A Darling. 489 85
 9 Pitch, Wm H—Edward Smith & Co. 184 55
 9 the same—the same. 96 72
 8 Reich, Lorenz } W F C o c h -
 Reich, Elizabeth } ran. 4,421 94
 8 the same—the same. 17,465 89
 9 Roberge, Franklin—Spirit of the Times. 669 00
 7 Sullivan, Thos R—C Nichols. 221 70
 8 Sault, Martha A—L Hersfield. 178 22
 5 Trug, Kowrock—J Mackintosh. 90 50
 8 Vernam, Florence G—A W Parker. 2,622 28
 8 the same—the same. 1,233 37
 4 Willis, Henry M—D F Wells. 61 50
 7 Wright, David—R Raw. 73 10
 10 Woolsey, Edward J—B Wright. 1,842 37
 10 Wallach, Richard—J Patterson. 369 07

MECHANICS' LIENS.

Jan.
 3 1 1/2 acres, Oyster Bay. J W Worth agt Cornelius Lockwood. 186 51
 7 Crown st, w s, map Corona. Amer-ican Pat Portable House Mfg Co agt Thomas Adlington. 90 00
 8 Bodine st, n s, L I City. Emma Tisdale agt Geo C and Wm H Andrews. 195 00
 4 Union av, s s, Pearsalls. Bro Jdlyn Metal Ceiling Co agt Martin W Watts. 170 00
 8 Broadway, w s, Hicksville. Sebas-tian Braun agt Margaretha King. 194 25
 8 Hamilton st, east of, L I City. E L Tisdale agt Geo C and Wm H Andrews. 195 00
 9 Bodine st, n s, L I City. F G and G T Van Riper agt Wm H An-drews. 132 00

Suffolk County Records

CONVEYANCES.

JANUARY 2 TO 8—INCLUSIVE.

Avery, Chas W et al to Albert Seitz. Lot e s Avery av, Patchogue. \$250
 Bennett, Winfield S et al to Wm Wright. Lot w s West st, Patchogue. 1
 Berger, Louis to Leon Chevanney. 16 lots, each 25x100, at Holbrook. 1
 Burkes, Leon to Chas Hoerlien. 50 lots, each 25x100, at Yaphank. 1
 Clock, Nathaniel O to Fredk S Clock. Lot in Oakwood Cemetery, at Islip. —
 Corson, Eliz to John B Robinson. Lot s s Country road, Bellport. 1
 Downs, Monroe to Augusta Downs. 35 acres s s North road, Riverhead. 1
 Downs, Augusta et al to Monroe Downs. 30 acres w s Tuthills road, Aquebogue. 1
 Fanning, Eugene B to James M Nugent and ano. 30 acres n s Peconic River. 1,300
 Foote, Clara to Susan Gale. 20 lots, each 25x100, at Woodville, Brookhaven. 130
 Fordham, Saml et al to Mary Ruland. Lot e s R ver av, Patchogue. 1
 Griffin, Geo C to Stanilauss Pruss and ano. 44 acres n s Pine road, near Coram. 2,000
 Halsey, Wm R to Thos J Maran. 30 acres on Mitchells lane, Scuttle Hole, South-ampton. 10
 Hanley, Michael to Eliz Fick. Lot, 25x 100, at Bellport. 35
 Hartley, Chas W et al to Morris Brown. Lot n s Central av, Greenport. 1
 Hazard, Peter to Eloise R Hazard. 1/2 acre w s Love lane, Mattituck. 250
 Higbie, Richard to Kate M Robinson. Lot w s Argyle av, Babylon. 6,000
 Same to John Snedecor et al. Lot e s Litchfield av, Babylon, Calverton. 1
 Hildreth, John M to Graham G Hallock. Lot w s Bayview av, Sag Harbor. 200
 Hudson, Chas H to Edmund H Reeve. 10 acres n s highway, Aquebogue. 1
 Hunting, Edwd P to Richard A Leek. Lot w s Elm st, Southampton. 10
 King, Mary S to Daniel S Edwards et al. 200 acres w s highway, East Hampton. 50
 Klug, Mary to Lynsh Gluck. Lot, 100x 100, at Bellport. 100
 Marsden, Walter S to Chas E Hu ted. Lot w s Division st, Patchogue. 1

Melhort, Henry to Geo H Furman. Lot n s Northridge av, Patchogue. 100
 Morrow, John to Henry Prigger and ano. 58 acres w s highway, Clay Pitts, Hunt-ington. 1
 Mosley, Fredk N to Henry J Howell. 90 acres n s Middle road, Riverhead. 431
 Nichols, Stephen B to Owen F Turner. 12 lots, each 25x100, at Holbrook. 100
 Nugent, John R et al to Eugene B Fanning. 30 acres n s Peconic River, Calverton. 1
 Osborn, Henry T to Henry C Husteden. 2 acres — s highway, Manorville. 20
 Overton, Wm W to Martin Benowitz. Lot w s highway, Sayville. 175
 Overton, Sarah E et al to Mary Ruland. Lot e s River av, Patchogue. 1
 Parker, J Eugene to Emilie R Lester. 1/2 acre n s highway, Shelter Island. 1,200
 Phillips, Emma A to Allen P Squires. 6 acres woodland — s highway, Good Ground. 42
 Same to Chas D Vail. 2 1/2 acres w s Shin-necock Bay, Pon Quogue. 12,000
 Prince, Albertina B to Helen A Beebe. 5 acres s s highway, Southold. 4,800
 Prince, Edwln S to Helen A Beebe. 5 acres s s highway, Southold. 4,800
 Rackett, Wm O to Eliz C Bell and ano. 1 acre e s Main st, East Hampton. 3,000
 Satterly, Jacob to Bryant C Hawkins. Lot — s highway, East Setauket. 10
 Seale, Jessie B to Christopher C Watson. 2 lots at West Neck Park, Shelter Isl-and. 1
 Sealey, Saml A and ano to Mary D Stoddart. Lot on Garden st, Sag Harbor. 1
 Smith, Hannah to Mary A Cooper. Lot e s Fire Island av, Babylon. 1
 Smith, Othmiel S to Charlotte M Corwin. 2 lots, each 25x100, at Bellport. 325
 Smith, Tredwell O to John C Kovaltsik. Lot s s Main st, Bay Shore. 1,800
 Stander, Jacob to Eliza A Belloff. 2 lots, each 22x100, at Wyandance. 1
 Taft, James W to Chas F W Bodecker. 12 1/2 acres on Bellview av, Centre Moriches. 1,800

Taylor, Geo to Edward P Alling. Lot n s highway, East Neck, Huntington. 625
 Same to John T Robb. Lot n s highway, East Neck, Huntington. 625
 Terry, Jonathan B to Joseph F Cassidy. 100 acres s s highway, Southold. 4,700
 Tuthill, Phebe J D to Edmund H Reeve. 2 acres meadow on Mill Creek, Aque-bogue. 1
 Udall, Harriet to Wm P Ketcham. Lot e s Deer Park av, Babylon. 775
 Ungar, Rosa et al to Samuel Roemer. 2 lots, each 50x100, at Bellport. 120
 Velsor, Wm E to Edgar Velsor. 87 acres e s highway, Huntington. 1
 Walker, Cath to Wm L Walker. 2 acres n s highway, East Quogue. 1
 Wallis, Hamilton et al exrs to Antonie Drastata. Lot w s Artic av, Bohemia-ville, Islip. 125
 Weber, Bernhard to Edward J Thomas. 10 lots, each 25x100, at Holbrook. 975
 Wever, Gustavus A, Jr, to Leo Moeller. Lot s s Pine st, Babylon. 150
 Wilmarth, Henry to Chas R Duryea. Lot e s Bayview av, Amityville. 550
 Wohlfarth, John A to Julia Wohlfarth, Lot s s highway, near Hauppauge. 2,300
 Young, Carrie et al to Edmund H Reeve e. 1/2 acre n s highway, Aquebogue. 330
 Young, Lewis et al to Edmund H Reeve. 1/2 acre n s highway, Aquebogue. 500
 Young, Moses W to Edmund H Reeve. 1/2 acre n s highway, Aquebogue. 500

MORTGAGES.

Anderson, Henry to James Wickham. Lot n s Orchard st, New Suffolk. 400
 Arthur, Isaac B to Bertha J Howell. 15 acres e s highway, near Northport. 400
 Bauer, Mary J to Smith W Conklin. Lot — s highway, Patchogue. 100
 Bell, Eliz C to Wm O Rackett. 1 acre e s Main st, East Hampton. 5 %. 2,500
 Bellport Hook and Ladder Co to James S Watkins. Lot n s Country road, Bell-port. 3 years. 750
 Benowitz, Martin to George N West. Lot w s highway, Sayville. 2 years. 225
 Berwach, John to Emil Noha. 10 acres on Walnut av, Islip. 100
 Brown, Morris to Chas W Hartley. Lot n s Central av, Greenport. 300
 Cassidy, Joseph F to Jonathan B Terry. 100 acres s s highway, Southold. 5 %. 4,600
 Cornwell, Florence H to Suffolk Co Nat Bank. 2 1/2 acres e s Manor lane, James-port. 250
 Davis, Dora and ano to Jacob Abrahams. 8 lots, each 25x100, at Lindenhurst. 1,300
 Dayton, Mary to Geo D Gerard. Lot s s Pearl st, Patchogue. 300
 Downs, Augusta to Harvey P Fanning. 35 acres s s North road, Riverhead. 1 year. 2,000
 Edwards, Mary J to Almira F Brown. 15 acres s s highway, North Haven. 535
 Fisher, Joseph to James S Watkins. Lot s s Country road, Bellport. 350
 Flack, Geo N to Southold Savings Bank. Lot w s Main st, Greenport. 1 year, 5 %. 3,500
 French, Stephen to Geo Bliss. Lot e s William st, Sag Harbor. 2,500
 Golden, Elias to Wm Deckman. Lot w s highway, Setauket. 600

Griffing, Mary E to Suffolk Co Nat Bank. Lot w s Griffin av, Riverhead. 200
 Heaney, James J to Mary B Corwin. Lot s s Wiggins st, Greenport. 5 %. 1,500
 Hulse, Louis G to Albert Payne. Lot w s Handsome av, Sayville. 3 years. 1,000
 Jeffery, Geo C to Walter F Hayward. 14 lots, each 25x100, at Lindenhurst. 1 year, 5 %. 500
 Kane, Michael J to James P Conklin. Lot e s Jennings av, Patchogue. 825
 Kelsey, Wm to Joshua B Edwards. 1 acre n s Main st, East Hampton. 1,350
 King, Iantha J to Samuel Dimon. 11 acres w s highway, Southampton. 5 %. 65
 Kwaak, John to Peter Kwaak. Lot -- s highway, West Sayville. 335
 Leek, Richard A to Walter Scott. Lot w s Elm st, Southampton. 5 years. 1,500
 Lester, Emilie R to Emma B Hendrickson. 1/2 acre n s highway, Shelter Island. 800
 Loper, Wm H to Everett W Babcock. 1/2 acre w s highway, Amagansett. 600
 Lutz, Wm to John R Fanning. Lot e s East st, Riverhead. 5 %. 900
 Mapes, Wm C to H Egbert Horton. 12 acres s s Main road, Cutchogue. 1,250
 Miller, Geo E to Joshua B Edwards. 9 acres e s highway, East Hampton. 109
 Monk, Wm J to Duvall, Stevens & Hall. 12 lots, each 25x100, at Lindenhurst. 290
 Mulry, Michael to Suffolk Co Nat Bank. 100 acres -- s highway, Riverhead. 400
 Nugent, James M to Eugene B Fanning. 30 acres n s Peconic River, Calverton. 1 year. 830
 Osborne, David F to Geo Kiernan. Lot w s highway, Water Mill. 1,500
 Priggen, Henry and ano to John Morrow. 58 acres w s highway, Huntington. 3,300
 Reeve, Chas H to Phebe A Reeve. 100 acres n s highway, Baiting Hollow. 1,000
 Rorke, Ellen to Firemen's Assoc, Patchogue. 25 acres n s Strongs road, Brookhaven. 250
 Rose, Rosini to Rackett & Co. 5 acres s s highway, Amagansett. 970
 Scudder, Mary E to Henry S Brush. Lot n s highway, Huntington. 1 year. 400
 Slate, Oliver W to Ella S Slate. Lot on Main st, Sag Harbor. 1 year. 1,200
 Smith, Annie K to Geo W Watkins. Lot w s Park av, Antyville. 1 year. 1,800
 Smith, Phebe J to Jane Price. Lot e s highway, East Patchogue. 300
 Smith, Sidney to Suffolk Co Nat Bank. Lot s s Peconic River, near Riverhead. 100
 Tabor, Maria et al to Cora B Tyson. Lot w s Main st, Sag Harbor. 2 years. 930
 Thomas, Edward J to P de Montravel. 10 lots, each 25x100, at Holbrook. 5 %. 300
 Vail, Chas D to Geo M Vail. 2 1/2 acres w s Shinnecock Bay, Pon Quogue. 5,000
 Same to Emma A Phillips. 2 1/2 acres w s Shinnecock Bay, Pon Quogue. 3 years. 3,000
 Walker, Wm L to Corwin & Vail. 2 acres n s highway, East Quogue. 1,800
 Wheeler, Mary A to Richard Higbie. Lot w s Carll av, Babylon. 3 years. 500
 Williams, John A to Geo C Cooper. 1 acre s s railroad, Mattituck. 285
 Wood, Edward to Chas P Ketcham. Lot e s highway, Northport. 1 year. 90

JUDGMENTS.

Jan.
 5 Blaha, Joseph—Herman C Gissel. 185 57
 2 Carr, Stephen—D Oliver Petty. 22 39
 2 Fanning, Fredk E—John H Hildreth. 1,030 15
 5 the same—Aaron Levy et al. 340 20
 4 Gerity, Forrest—Winfield S Bennett. 28 55
 8 Hirst, Edwin—Chas H Goldberg et al. 106 61
 2 Horton, John — Chas C Wright admr. 140 40
 8 Horton, John, Jr—Dimon Conklin and ano. 112 45
 8 Johnson, C Frederic—Carscallen & Cassidy. 570 30
 8 Keane, Eugene F—Marcus Berliner et al. 135 06
 2 Schweinberg, Carl H—Ellsworth Tuthill et al. 182 80
 3 Silsbe, Richard, Jr—Wm L Jeffery. 200 36
 3 Smith, Ruth N—Sanford Weeks. 10 50
 7 Ryder, Edward O — Timothy M Griffing. 70 15
 7 Vause, Wm—Robert Mills. 46 80

SATISFACTION OF JUDGMENTS.

Jan.
 2 Baylis, John — Geo Schunnamann. (Dec 12, 1894.) 177 41
 2 Rose, Thomas D—Albert M Payne. (Dec 7, 1894.) 240 14

LIS PENDENS.

Jan.
 100 acres on Horse Block road, Brookhaven. Sarah Phillips agt Mary A Roberts et al; partition; J Arthur Barratt, att'y. 2
 Lot s s Main st, West Hampton Centre. Silas A Tuttle agt Wm S Raynor et al; foreclosure mort, \$740; Harri M Howell, att'y. 2
 Lot w s Madison st, Sag Harbor. Sag Harbor Savings Bank agt Julia E Thomas et al; foreclosure mort, \$500; E A Carpenter, att'y. 3
 Lot on Swan River, Patchogue. Addie Jett agt Emma Jane Gordon et al; partition; Wilmot M Smith, att'y. 4

31 acres s s City road, Southold. Gregorio Di Lorenzo agt Gerhard Ellers et al; foreclosure mort, \$2,600; Benj H Reeve, att'y. 7
 1 1/2 acres on Fire Place highway, Springs. Maria F Tuthill agt Isaac S Edwards and ano; foreclosure mort, \$368; Warren W Foster, att'y. 8

BUILDING MATERIAL MARKET. NEW YORK.

The market for bulk or wholesale parcels of material are in some cases closed entirely, and in others have become so uncertain that business must of necessity prove of only chance character. Our reports at the moment, therefore, are barren of particularly interesting features, and there are few changes of pronounced character in values. Those, however, are simply conditions fully seasonable, and likely to continue until early spring opens and new production sets in. Quite naturally, the advantages of the situation tend in favor of holders who may happen to receive odd lots of stock or have it in hand on storage for winter trade.

BRICKS.—There is practically nothing new as to general conditions of the market. The protracted storm has made it a week of light consumption, and as dealers were not turning out much stuff they did not care to take additions to any extent and, of course, trade was slow all around. There was something available for such calls as were made, and as a tow of empties went up the River after the ice broke it is assumed that wherever manufacturers can put on a barge load they will do so and send it back. From this time forward the weather will probably be the prime influencing factor on market as it must regulate to a large extent the volume of consumption and play an important part in so regulating the service of supplies from primal points.

DOORS, SASH AND BLINDS.—Local trade continues dull, and the same condition prevails throughout the country, although not without some features that promise to lead to a healthy market. Reviewing the Western situation the *Northwestern Lumberman* says:

Reports from the different distributing centres indicate a light demand from all sections, but there is considerable inquiry for car loads, and to this extent the outlook is encouraging. There is little doubt but that a steadily increasing volume of business will characterize trade for the next three months, and it only requires the assurance of better values in the near future to make prospects satisfactory. It is generally believed the advent of higher prices is only a question of time, for manufacturers are certainly losing money on the present basis. The formation of a general association to handle discounts is apparently as far off as ever, but several local movements have been started which promise good results. One organization is already completed, which includes Mississippi river points, Chicago has taken preliminary steps in the same direction, and now that inventories are finished and business of the past year wound up, it is thought other sections will join in the movement.

Most of the factories have been shut down during the holidays, traveling men have been at home and for the time being all efforts to push trade were practically abandoned. There are no recognized discounts on car load orders, or, for that matter, on small lots, but the disposition is to go slow and sell nothing except for immediate delivery. Stocks are not particularly heavy, but are well balanced, and no particular shortages exist.

GLASS.—The main feature of interest since the opening of the year has been the effort to get the plate glass industry into some sort of shape. Last week we briefly referred to apparent fruitless efforts to perfect a combination of producers, and what seemed to be the commencement of cut rate contest of drastic character, and there have since been some wonderfully constructed stories as to the extent of the price parring and the bitterness of feeling existing between manufacturers, a few of the yarns proving simply too ridiculous for further notice. Late information, however, tends to show that second thoughts were of more business-like character and prices were in part restored. Reports have prevailed that a new combination was perfected, but the following published here during the week seems to set that story at rest:

President Edward Ford, of the Pittsburg Plate Glass Company, in discussing the reports of a Trust among the plate glass manufacturers, said: "The Pittsburg Plate Glass Company is not a party to any trust or combination. I see by the dispatches the story originated with W. L. Clause, secretary of the Diamond Company, of Kokomo, Ind. That company has tried unsuccessfully to coerce the other firms into a combination for the past year. With this end in view, four different meetings were held. The last one, and the one at which the Pittsburg Company declared its unwillingness to participate further in the move, was held at the Monongahela House, this city, three weeks ago. Previous to that time the Pittsburg Company made a 20 per cent cut in prices, to the great detriment of the jobbers.

After the meeting the price was restored, which gave rise to the report that a combination had been effected. At present there is no organization in the trade and no recognized scale of prices. Every manufacturer is selling his stocks for what he can get."

LATH.—On a strictly wholesale, at cargo basis the market has really eased off a trifle. It is possible that a small lot, under generally favorable conditions for handling, would still command \$2.10, but larger parcels coming to hand since our last had to be parted with at \$2. It is not a good time of year to send in big cargoes, and has been a particularly poor week to do trading. Receivers, however, manifest their proverbial optimistic ten-

dencies and are talking of the improved conditions they expect to encounter during coming season.

LIME.—A record of the market must be made to preserve the regular sequence of reports, but it can present nothing new. Arrivals have been small and demand of the same calibre, with buyers still indifferent at the close. Valuations, too, are of the same elastic character for some time advised and range from 90c. quoted to 85c. net admitted, and some very broad hints that a percentage allowance for cash can be secured from the latter rate, if the buyer insists upon it.

LUMBER.—The general market continues in narrow and unimportant compass, and there is really very little that can be suggested of a pertinent character regarding current business. Unpropitious weather has served as an impediment during a portion of the week to the already small yard trade. The deal in car lots is light and indefinite, and while coastwise supplies, such as Carolina pine and such odd lots of Spruce as may work along get attention, there is nothing of an unusual character in the line of operations. Some agents, who represent certain popular makers of White Pine whose output has a sort of staple position, have been soliciting contracts for the new season, and, while received with courtesy and at times a little encouragement, find, nevertheless, that buyers are yet cautious and inclined to defer positive negotiations to a somewhat later period. Evidently no speculative feeling prevails.

Notwithstanding the conservatism of the present, however, a majority of operators adhere to a hopeful feeling in regard to general chances of the coming season, calculating upon both an increased movement of supplies and an accompanying hardening of values. Local accumulations of stock are of very irregular character, some yards showing extensive piles, others very meagre quantities, but on the whole there is believed to be a deficit in comparison with what is ordinarily on hand at this time of the year, and in this connection it may be noted that receipts for the twelve months past run about 125,000,000 feet less than in 1893. Anything like respectable consumption for building and manufacturing purposes must surely stimulate dealers, it is argued, and open the way for a broader and more satisfactory line of trade as Spring approaches. The export trade of the port has been a trifle in excess of last year, but operators seem to be somewhat in doubt about the incoming season, with tendency not to feel very sanguine.

GENERAL LUMBER NOTES.

THE WEST.

The *Northwestern Lumberman* as follows:

Under conditions indicated it seems as if any broadening of requirement this year must induce a better tone in values. All should realize that demand must be active, and the volume of product required considerably enlarged, before it will be possible to advance prices. There must also be general prosperity in other lines besides that of lumber. The industries must recover their ante-panic vigor and rate of production, railway affairs and the iron trade must be restored to usual activity, and there must be a general swell in the volume of business before the lumber trade can attain a height and energy sufficient to a pronounced increase of values which can be held without recession. There are indications that these desired changes for the better will be realized within the year. Yet we should not expect a rapid improvement. That there will be an increase in demand for lumber early in the year there is good ground to expect, but the demand must acquire momentum, and it must be for some time maintained in order to affect an advance in prices. The more astute dealers realize this, and do not propose to attempt a forcing of an advance, leaving natural trade influences to work out that desired result.

It is probable that in the case of poplar an attempt will be made to advance prices by co-operation among manufacturers and dealers. But in that instance it is believed that actual conditions of supply and demand warrant such an undertaking. It is likewise probable that by wise measures to abate undue competition prices might be strengthened in most lumber lines, and it is to be hoped that the quiet winter season will be devoted to securing such a result. Especially in respect to yellow.

The *Mississippi Valley Lumberman* as follows:

The weather the past week has been more favorable towards logging operations than it has been thus far this winter in the Northwest, and from all of the logging districts reports are received of colder weather, but in scarcely an instance has any snow fallen. Therefore, hauling is still a difficult matter where the roads are of any length, especially in rough and stony sections, where it is almost impossible to make ice roads. Short hauling is progressing favorably, and with a good fall of snow logging operations will become more active in the pineries of the three northern lumber states, and the immense piles of logs on the skidways will be reduced. There is yet no occasion to fear a short log crop, and owing to the lateness of the approach of cold weather it is not believed that a surplus of logs will be banked this winter.

CANADA.

Mr. J. B. Snowball, the well known Canadian lumber authority, has issued his annual circular containing a resume of the wood trade of New Brunswick and Nova Scotia with trans-Atlantic ports. He has little that is encouraging to state respecting the operations of the past season. In the exports from New Brunswick, there is an increase this year over last of nearly fourteen millions sup. feet. Miramichi, Dalhousie and Moncton show increases; St. John, Bathurst, Richibucto and Shediac show a marked decrease. In Nova Scotia, the export has decreased about three millions sub. feet. St. Mary's River and Liscomb have more than doubled their exports, while every other port in the province shows a decrease. Of the export from Halifax three and a-half millions sup. feet was hardwood.

The advance in prices which usually accompanies the autumn increase of insurance rates was not realized, on account of the heavy failures in the trade in England, which caused several cargoes to-

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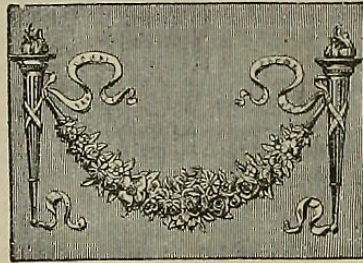
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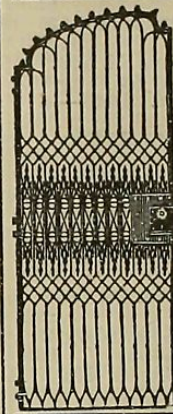


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be forced on the market and sold below current values. The winter of 1893-4 was the most severe on record for forest operations in New Brunswick. The result was a comparatively small output of logs, at a maximum cost of production. The present stock of merchantable deals and logs on hand, on the Miramichi, only 4,200 standards, "is the smallest we have ever had, and less than a third of an average stock. If we have any revival of River Plate and United States business, it will leave the stock to be placed in the European markets at a very moderate compass."

Two cargoes were shipped from Chatham, N. B., to Rio Janeiro the past season, and several cargoes spruce deals have been shipped from St. John to the United States ports, at better profit than Britain yielded. This was brought about by recent abolition of the United States import duty on lumber. Twelve cargoes were shipped from Miramichi to France during the past season—all to Marseilles—in spite of the import duty: "but now Canada is about to enjoy the favored nation clause under the recently ratified treaty, a large revival of our exports to that country is looked for."

St. John shipments of sawn lumber, which were 146 million feet in 1892 and 156 million feet in 1893, were only 153,473,000 feet last year, and the export of birch timber, 5,015 tons, was slightly reduced. Liverpool, Ireland and Wales were the principal points of destination for these. The total New Brunswick shipments, 326 millions, have been exceeded only once in ten years past. Nova Scotia shipments from Parrsboro were large, 39,519,000 feet, which is more than Halifax sent. The total from that province was 106,327,000 feet, which, while smaller than 1893, is larger in any year for a dozen years previously.

The lumber trade on the Miramichi, New Brunswick, is year by year assuming larger proportions. Shipments for the season of 1894 amounted to almost 96,000,000 feet, the largest since 1884, with the single exception of 1889. The shipments of 1893 amounted to 83,000,000, in 1891 to 72,000,000, in 1890 to 88,000,000, while in 1889 there were 110,000,000, in 1888, 73,000,000, and in 1887, 68,000,000.

This year's supply was carried in 128 vessels. In addition there was shipped 2,473,746 palings, 1,944,885 pieces of spool wood, and 16 tons of

birch and pine timber. The distribution of the lumber was as follows:—To Great Britain, 53,549,292; Ireland, 31,090,061; France, 6,712,589; Spain, 2,079,210; Australia, 1,125,356; Africa, 1,048,677.

METALS.—Reports from the Western mills indicate a slightly improving tendency in the iron trade, accentuated by the closing of some good-sized contracts for structural products. A local trade journal, in its monthly review of the pig iron, has the following:

The changes during the month of December have practically balanced one another, so that we entered the new year producing pig iron at a rate of about 8,750,000 tons annually. On January 1 the active furnace plant, grouped according to fuel, possessed the following weekly capacity:

	No.	Capacity, per week.
	Tons.	Tons.
Anthracite.....	39	22,082
Coke.....	121	141,446
Charcoal.....	22	4,886
Totals January 1.....	182	168,414
Totals December 1.....	184	168,762
Decrease.....	2	248

The position of stocks, sold and unsold, as reported to us January 1, was as follows, the same furnaces being represented as in former months:

	Nov. 1.	Dec. 1.	Jan. 1
	Tons.	Tons.	Tons.
Anthracite pig	96,857	90,091	94,073
Coke pig.....	196,172	256,193	344,961
Charcoal pig.....	219,351	216,185	260,424
Totals.....	512,320	562,469	645,458

NAILS.—Rather more business doing, but the movement is of desultory character and indicates rather a demand of necessity against early natural want, as they may from time to time arise, than any special tendency to anticipate the future, so far as general trade is concerned. Nevertheless

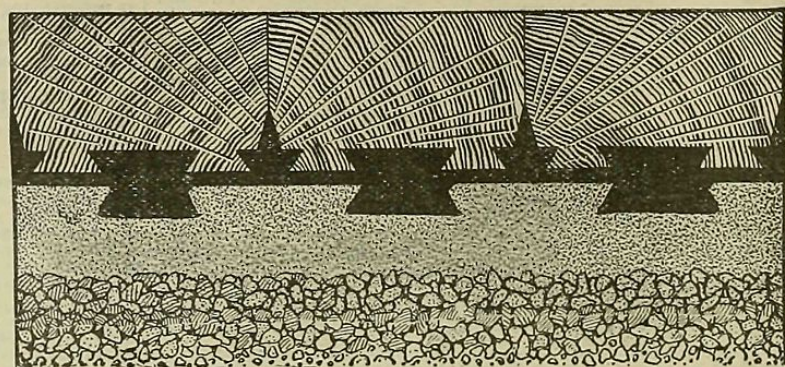
there is now and then custom to be found that has no idea of prices going lower, and thinks the chances for an advance sufficiently strong to engage stock against probable future wants. We quote Cut at 90c @ \$1.00 per keg for car lots and \$1.00 @ 1.10 per keg for parcels from store for iron, and add 3c. per keg for steel; Wire, 90c. @ \$1.00 for car lots, and \$1.10 @ 1.20 from store.

PAINTS, OILS, ETC.—So far as new demand is concerned, the market finds no great favor at the moment, the orders in the main covering only small lots of stock required to fill in deficiencies discovered when inventories were taken. Even where deliveries are making on contracts for staple goods, manufacturers are commencing to receive requests to move slowly and abstain from sending stock along faster than may be really necessary. All of which goes to show that the buying side of the market is still in a cautious mood and disposed to feel its way carefully before entering upon obligations beyond pretty well defined wants. Offerings are ample for present calls and can be increased if needs be, with prices as a rule kept easy for want of a basis upon which to claim a positive advance. There is still an evident fear of foreign competition from a great many of the thoroughly staple products. Linseed oil meets with good average demand and retains a generally steady tone, with only fair offerings of the finer sorts. We quote at 54 @ 55c. for Western, 56 @ 57c. for City from domestic seed and 56 @ 57c. for do. from Calcutta seed. Spirits Turpentine meets with only moderate local demand, but the market remains quite firm. The support comes from primal markets where offerings are light, and holders are asking very full figures in most cases. We quote at 27 3/4 @ 28 1/2c. per gallon, according to quality, quantity, delivery, etc.

TAR AND PITCH.—Operations run light and unimportant and the market does not as yet commence to broaden. Without any noticeable excess of offering there appears stock enough to go around, and holders as a rule willing to accept former rates. We quote Tar at \$2.00 @ 2.15 in pine or Wilmington bbls., \$2.75 @ 3.00 in pork bbls., and \$3.90 @ 4.00 in oil bbls.; Pitch \$1.50 @ 1.65.

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