

THE RECORD AND BUILDERS' GUIDE.

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

PRICE, PER YEAR IN ADVANCE, SIX DOLLARS.

Published every Saturday.

TELEPHONE, - - - - - CORTLANDT 1370

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BROOKLYN OFFICE, 276-282 WASHINGTON STREET,
OPP. POST OFFICE.

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

VOL. LV. JANUARY 19, 1895. No. 1,401

For additional Brooklyn matter, see Brooklyn Department immediately following New Jersey records (page 110).

THE business world evidently takes it for granted that Congress will provide for the needs of the Treasury before adjourning, besides passing some other measures calculated to improve the commercial situation. Senator Sherman's proposition is the best yet suggested, and it will probably form the basis for action when the party leaders finally come to see that it is hopeless to attempt to pass a comprehensive currency measure at present. The public evidently does not think it possible that Congress can adjourn without putting the Treasury in a better condition than it is now in, otherwise the reports from trade centres would not be as cheerful as they are and the stock market would not advance in the face of a rapidly declining Treasury gold reserve and very large exports of gold. In fact, to allow things to drift on as they are drifting would be an offense on the part of our legislators too monstrous to contemplate. Besides this faith on the part of the public, Washington advices indicate that it is not misplaced and that the Pooling bill will pass the Senate substantially in the form in which it came from the House. Other conditions are not unsatisfactory, but clearly indicate improvements. One fact of importance in this connection is the favorable reports which wholesale houses are receiving from their men on the road. A further fact, probably more significant than any, is the disappearance of the crowds of unemployed from the streets, who last year at this time not only presented a picture of indigence very painful to see but in many places endangered the public peace. This change can only be the result of improved commercial conditions providing more work for the laboring classes. Whether the improvement of business which has been going on for some time will continue remains entirely with Congress, and upon its acts or omissions prices will depend.

STATISTICS, which appear in large quantities at the opening of the year, bear out the assertions made for some time that business abroad touched bottom last year and is now improving. The clearings of the London banks for 1894 were less than in any year since 1887 and the total clearings for Stock Exchange days less than in any year since 1885, but when details are examined it appears that there was a gratifying increase in both items for the last quarter of the year compared with the same quarter of 1893. The revenue returns also show a pleasing increase to the extent of promising a surplus at the close of the Government's fiscal year in March next. The Bank of England has increased its advances upon both government and other securities, which is also true of the returns of the Bank of France, the Netherlands Bank, the Bank of Spain and the National Bank of Belgium. Rates for money continue absurdly low for London, but quite good on the Continent, especially at Paris. Prices, however, have as yet shown small signs of rallying, but the drop has been so steady that 1894 ought to be the low year for most things. The London *Economist's* table shows of twenty-six typical articles twenty selling at the close of 1894 lower than at the end of 1893, four at the same price, and only two, saltpetre and petroleum, selling higher. The Vienna Bourse has had another scare, rates for loans on securities having risen to 20 per cent., the Austro-Hungarian Bank refused to make loans to operators, and only the intervention of funds from other markets prevented a panic. The action of the home bank was intended apparently to punish houses that were reputedly fond of speculation and not because its loanable funds were exhausted. Trade returns for November in Germany, Austria and India all show increases. The political situation at the opening of 1895 is not more mixed than usual, the evident disposition of the Emperor of Germany to run things alone exciting more fear for his own people than for others. At the

moment, remarkable as it may appear, there is no war scare, though of course one can arise at any moment where so many nations maintain armies on a scale warranted only by a near danger of war; but, this notwithstanding, the specialists in that line will apparently fight many a campaign in the reviews and newspapers before more effective forces are sent to the front. Another significant fact is the coolness with which the French public took the resignation of one President and the election of his successor; all the excitement seems to have been confined to purely political circles.

A CORRESPONDENT writes chiding us bitterly for publishing last week Mr. Benner's prediction of the financial outlook for the coming year. He thinks, in the first place, that it is very poor policy for a newspaper to say anything that must be unpleasant to the majority of its readers, and what could be more unpleasant now than to be told that business depression has settled down upon us and will remain upon us for some time to come? He also thinks Mr. Benner is utterly discredited as a "prophet," and no attention should be given to his utterances. It is, of course, unnecessary to say anything about the strange idea that it is the whole duty of a newspaper to tickle the taste and the imagination of its readers. As to Mr. Benner's efficiency as a "prophet," Mr. Benner utterly disclaims any intention to figure in that role. Every business man attempts to do what Mr. Benner attempts, that is, to anticipate future commercial conditions by reasoning from the experience of the past and the state of the present. Wall street operations are largely based upon just such anticipations about the future. Financial writers on all the daily papers vaticinate likewise. The only difference between the diurnal screed and Mr. Benner's forecast is that the latter endeavors to reach out a little further. There are at times facts in a nation's affairs the significance of which may legitimately be supposed to extend over a twelve months, and with care these facts and their consequences may be understood. In the years 1889, 1890 and 1891, Mr. Benner predicted a renewal of speculation and trade and high prices. There were facts at the time which warranted the prediction. We know it was not very far from correct. In 1892, when everything was booming, Mr. Benner said: "We are now approaching a low price cycle." "I now predict that the channel of trade will become stagnant, and general business will languish and low prices will prevail for the next six years." That was three years ago. The events of the last eighteen months have painfully proved the accuracy of this prediction. No man, of course, can be cognizant of all the elements which make up the commercial condition of a nation like ours. There is great opportunity for error. The most that Mr. Benner or any one else can do is to study with care the larger signs of the times. More than once Mr. Benner has done this with rare accuracy. We have not and others have not always agreed with the reasons he gave for his anticipations and often when we have differed from him the results somehow have justified his judgments. To-day he thinks that business is not about to revive. Certainly this is not a hazardous statement to make in view of existing conditions. The deficiency in the corn crop last year, the low prices that prevail generally, the despondent tone of people, make very strongly for the dark side. On the other hand there are many things which abundantly justify more hopeful presentments. The very lowness of prices, the prevalence of despondency are regarded in some quarters as indicating that the bottom has been touched. Then, too, unquestionably there are not so many people unemployed to-day as there were at the same time twelve months ago. We publish elsewhere some interesting facts on this point. During the last year great economies have been effected in the working of the commercial machinery, and these readjustments give merchants firm ground to stand upon. Moreover, there are vast sums of capital lying idle in all the great money-centres and history certainly shows that this is one of the most important and potent of prerequisites for a revival of trade. In short, the facts of our situation are pretty well known. Every man may be his "own prophet" in these matters if he does not care to accept Mr. Benner as such. To some extent every merchant must do something in the "prophet business" for himself.

WHEN the Power of Removal Bill is passed the necessity of bringing all the different departments of the city together in one building, or in a set of connected buildings, will be more pressing than ever. The Mayor of the city will then be the real head and not merely a member ex-officio of each and every department, and that being the case it ought to be possible for him to bring the responsible chiefs together for consultation or to confer personally with any one of them by a touch of a bell. The importance of concentrating the offices of the city departments is so obvious that it is a matter of unceasing wonder that it has not been done long ago. Among the virtues of our people none excites the unflattering regard of the foreigner as does its patience under official inflictions. It is its capacity for long suffering that has made it possible for the municipal authorities

to spread their offices all over the city instead of providing adequate accommodations within a small area. One of the most exasperating examples of this scattering principle is found in the important bureau known as the Board of Street Opening and Improvement. Anyone having business with that bureau may start his inquiries in the building of the Department of Works in Chambers street and be directed thence to Tryon row and thence to the Stewart Building, where the board-room and secretary's office are. If he arrives at the last mentioned place between twelve and two o'clock he is as likely as not to find it locked up and may kick his heels in the corridor until the officer in charge returns from lunch. Of course, these offices close promptly at 4 o'clock in the afternoon, thus combining all the advantages—to the officials alone though—of the business systems of the tropical and temperate zones. Here it may be explained for the benefit of the uninitiated, that the reason why a clerk in a public office does not work as many hours as a banker's or merchant's clerk is that he is better paid than either of the latter. Hitherto the two greatest apparent obstacles to housing the municipal force in the manner best conducive to the public service have been the ideas that the offices should remain in the vicinage of the present City Hall, and that the city should not be put to expense in acquiring the necessary land. When the matter is taken in hand in a sensible business way, as it soon must of necessity be, these ideas will be exploded forthwith. The city will then proceed to take the necessary site or sites as for any other public improvement and, if it is found best on pecuniary as it would undoubtedly be on other important grounds, in the centre of its population.

HOW circumstances will alter cases. Some years ago the dealers in wines and liquors were making a great outcry against the sale of their specialties by grocers. The latter heard this outcry with much equanimity and defended their course by every argument they could think of, good, bad and indifferent. To-day it is the grocers who are howling because of the establishment of a department for the sale of groceries in the great stores of the city. Of course the grocers will not admit that the two cases are alike, but they appear so to the impartial observer. The demands of the public, which took away a part of the liquor dealers' business and gave it to the grocers, are taking away some of the trade of the grocers and giving it to the department stores. These are times in which brains are being wracked in figuring out how business can be done on a lower basis in order to attract the buying public and how one thing, which may not give as full results as are necessary or desired, may be supplemented by another. This is the main cause of the concentration of trade at a given centre or in few hands, against which so many people are heard to complain. One of the results is the addition of the grocery department to the great stores. They are sure to be successful because they will sell cheaper than the grocer pure and simple; buyers have, too, such a decided weakness for the lowest prices that even avowed enemies of this principle of concentration will be found forgetful of their animosities when their minds are taken up with their own intended purchases. It will not help the grocers to cry out any more than it helped the liquor dealers when the grocer entered into competition with them. The grocery department is not going to knock out the grocery store altogether; a moment's consideration will show that only a fraction of the buying public can be served by them, but there is no doubt whatever that they will force great changes in the manner of doing the business by which some individuals, the inevitable victims of reform, will unfortunately suffer, but by which, at the same time, the public at large will be gainers. While this is an age of gigantic enterprise in every direction, it is also one of minute calculation, and he who can reckon closest will come out best. The concentration of large capital in a particular line makes small profits acceptable. The man who invests a thousand dollars in a business must make proportionately larger profits in order to live and bring up his family respectably than the one who invests ten thousand dollars, and the latter proportionately more than the one who invests one hundred thousand dollars. Ten per cent to the last named would be a handsome income, a mere living to the second and starvation to the first. The only way the grocers could meet the competition of the department store would be by going right onto the same ground with equal capital and determination to give all and more than it does to purchasers in the way of variety, quality and prices. Nothing fights fire so quickly and efficiently as fire.

WE sincerely hope Mr. Judson Lawson will not become so engrossed in pushing "reform" measures in the Assembly as to forget to put in a little bill repealing peremptorily that queer effort of his own last year which resulted in burdening the pockets of New York City taxpayers annually with some seven hundred thousand dollars of "extra pay" for the police force. Possibly twelve months ago Mr. Lawson regarded the metropolitan guardians of the peace as an efficient, deserving and

underpaid body of men; but the investigations of the Lexow Committee, in the meantime, must have dispelled any delusion of of the kind, at least as to efficiency and merit. The idea that the force was underpaid was always ludicrous, and, of course, it is more absurd under the economic conditions prevailing to-day than a year ago. Not a moment should be lost in introducing a repeal bill, and naturally such a measure could come from no one with so much propriety and emphasis as from the person who led his fellow-legislators to commit last year's blunder. Mr. Lawson should take this step in order to maintain his good standing with his fellow-citizens, particularly as the public are convinced that the "increased pay" was not exactly a spontaneous tribute or an unqualified act of justice, but was secured from an obdurate Legislature by that "perfecting" process (to use Erastus Wiman's phrase) which was not at all euphemistically hinted at before the Lexow Committee. Last year Mr. Lawson was inexperienced in legislative wiles, and bad men from Gotham undoubtedly got on his good side and misled him. His experience now, however, should be sufficient to show him how grievously he was deceived, and, of course, the honest man is always ready to acknowledge and repair his mistakes.

Real Estate Statistics for 1894.

WE publish below the real estate and building statistics for 1894, in accordance with our usual custom. We have already set forth, in the issue of THE RECORD AND GUIDE of December 29th, a general analysis of these tables. The details, however, are valuable as matters of record, and they show more completely than could be done in a general synopsis the result of last year's trading:

TWELVE MONTHS OF REAL ESTATE.						
NEW YORK CONVEYANCES.						
1894.	Total No.	Amount.	No.	No. 23d	Amount.	No.
1st quarter.	Conveys.		Nom.	& 24th W.		Nom.
January.....	1,186	\$16,265,126	520	306	\$1,197,347	109
February.....	839	12,172,955	376	173	727,961	65
March.....	1,131	13,945,704	539	175	516,982	86
Total.....	3,156	\$42,383,785	1,435	654	\$2,442,290	260
2d quarter.						
April.....	1,315	16,469,657	567	211	664,665	88
May.....	1,227	16,264,141	557	207	715,010	78
June.....	1,176	15,139,528	473	282	930,444	57
Total.....	3,718	\$47,873,326	1,597	700	\$2,310,119	223
Total for 6 mos	6,874	\$90,257,111	3,032	1,354	\$4,752,409	483
3d quarter.						
July.....	1,129	11,230,799	473	314	967,235	79
August.....	677	6,348,830	334	159	581,218	51
September....	682	7,546,885	330	163	595,805	67
Total.....	2,488	\$25,126,514	1,137	636	\$2,144,258	197
Total for 9 mos	9,362	\$115,383,625	4,169	1,990	\$6,896,667	680
4th quarter.						
October.....	1,032	\$11,813,997	486	230	\$782,636	72
November....	999	11,388,891	494	185	517,377	81
December....	1,043	10,828,330	556	182	553,964	70
Total.....	3,074	\$34,231,218	1,536	597	\$1,853,977	223
Total for year	13,436	\$149,614,843	5,705	2,587	\$8,750,644	903
1893.						
1st quarter.						
January.....	1,171	\$19,394,787	401	222	\$692,501	85
February.....	1,107	18,435,486	434	148	507,839	53
March.....	1,406	26,302,484	497	198	1,383,175	72
Total.....	3,684	\$64,102,757	1,332	568	\$2,583,515	210
2d quarter.						
April.....	1,458	26,927,059	498	210	768,506	79
May.....	1,580	36,026,667	542	201	1,057,458	45
June.....	1,349	23,244,442	473	278	1,923,782	76
Total.....	4,387	\$86,198,168	1,513	689	\$3,749,746	200
Total for 6 mos	8,071	\$150,300,925	2,845	1,257	\$6,333,261	410
3d quarter.						
July.....	1,094	14,113,016	380	317	776,449	87
August.....	710	11,740,729	274	133	523,186	42
September....	636	7,319,619	282	151	486,702	61
Total.....	2,440	\$33,173,364	936	601	\$1,786,337	190
Total for 9 mos	10,511	\$183,474,289	3,781	1,858	\$8,119,598	600
4th quarter.						
October.....	831	\$10,414,752	364	197	\$607,947	68
November....	926	11,005,697	398	178	541,137	56
December....	976	11,930,994	420	224	823,986	72
Total.....	2,733	\$33,351,443	1,182	599	\$1,973,070	196
Total for year	13,244	\$216,825,732	4,963	2,457	\$10,092,668	796
1892.						
1st quarter.						
January.....	1,044	\$15,878,416	341	251	\$552,594	61
February.....	1,110	17,524,016	378	216	759,522	65
March.....	1,411	24,777,885	423	201	714,223	60
Total.....	3,565	\$58,180,317	1,142	668	\$2,026,339	186
2d quarter.						
April.....	1,600	30,695,443	449	259	1,297,441	70
May.....	1,564	24,401,227	434	276	1,227,161	63
June.....	1,341	22,200,528	396	339	1,378,552	74
Total.....	4,505	\$77,297,198	1,329	874	\$3,903,154	207
Total for 6 mos	8,070	\$135,477,515	2,471	1,542	\$5,929,493	393

Table with 11 columns showing quarterly and yearly totals for various categories like 'Second quarter', 'Third quarter', and 'Fourth quarter'. Includes sub-totals for six and nine months.

Includes mortgage given by The Equitable Gas Light Co. to The Central Trust Co. for \$4,000,000.
Includes mortgage given by The Hecker-Jones-Jewell Milling Co. for \$2,500,000.

Table with multiple columns showing 'TOTAL NUMBER OF BUILDINGS PROJECTED DURING THE PAST THREE YEARS, GIVEN BY DISTRICTS.' and 'BUILDINGS PROJECTED FOR FIVE YEARS, EACH DISTRICT GIVEN SEPARATELY AND CLASSIFIED.' Includes sub-sections for 'SOUTH OF FOURTEENTH STREET', 'BETWEEN FOURTEENTH AND FIFTY-NINTH STREETS', etc.

* Includes Cathedral of St. John the Divine; cost, \$5,000,000.
† Includes Hospital of St. Luke; cost, \$1,000,000.

Table with multiple columns showing 'TOTAL NUMBER OF BUILDINGS PROJECTED DURING THE PAST TWENTY-SEVEN YEARS.' and 'BUILDINGS CLASSIFIED BY DISTRICTS FOR THE YEAR 1894.' Includes sub-sections for 'FIFTY-NINTH AND ONE HUNDRED AND TWENTY-FIFTH STREETS, EAST OF FIFTH AVENUE', etc.

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

BUILDINGS CLASSIFIED BY DISTRICTS FOR THE YEAR 1894.

The following tables show the variety of buildings erected in the several districts of the city, and will enable the reader to judge of the character as well as the number and cost of the structures which have been planned during 1894.

Table with 11 columns showing building statistics for various districts: 'South of 14th st.', 'Bet 14th and 59th sts.', '59th and 125th sts. e of 5th av.', etc. Includes total and average cost per building.

* Includes Cathedral of St. John the Divine, to cost \$5,000,000.
† Includes Hospital of St. Luke, to cost \$1,000,000.

BUILDINGS CLASSIFIED BY MONTHS FOR YEAR 1894.

Table with 11 columns showing monthly building statistics for 1894: '1894, First quarter', 'January', 'February', 'March', 'Total'. Includes total number of buildings, estimated cost, and average cost per building.

Wooster st, Nos. 212-218, six-story store.	Arthur H. E'y.....	150,000
4th st, s w cor Greene st, seven-story store.	L. M. Jones.....	100,000
14th st, Nos. 406-412 E. } church, hospi-		
13th st, Nos. 407-415 E. } tal, school		
and dwelling.	Corp. of Grace Church	250,000
14th st, s s, 275 w 6th av, eight-story	Ballington Booth.....	125,000
Salvation Army Headquarters.....		

BETWEEN FOURTEENTH AND FIFTY-NINTH STREETS.

Broadway, s w cor 25th st, eight-story marble hotel.	Louise M. Gerry.....	378,000
14th st, n s, 175 w 6th av } four-story		
15th st, s s, 175 w 6th av } armory.	City of New York....	274,000
23d st, Nos. 119 and 121 W. } ten-story		
24th st, Nos. 112 and 114 W. } store..	L. Sachs & Bros.....	250,000
24th st, s s, 149.6 e Madison av, eleven-story office building.	Metropolitan Life Ins. Co.....	700,000
25th st, n s, 107 w 3d av } seven-story		
26th st, s s, 107 w 3d av } power house.	Metropolitan Street Railway Co.....	600,000
41st st, No. 143 W., seven-story hotel....	J. J. Astor.....	100,000
46th st n s, 387.6 w 6th av. } four and		
47th st, s s 400 w 6th av. } five-story	Society of the Free Church of St Mary the Virgin.....	200,000
church and rectory.	Metropolitan Street Railway Co.....	275,000
50th st, Nos. 115-145 W. } four-story		
51st st, Nos. 114-128 W. } stable and car house.	City of New York....	208,000
54th st, s s, 225 w 8th av. } five-story		
55th st, n s, 225 w 8th av. } courthouse and prison.	Peter Doelger.....	150,000
55th st, Nos. 413-419 E., five and six-story brewery.	F. J. Schugg.....	334,000
58th st, s s, 95 w 3d av, five-story theatre	Abb'v S. Thompson... ..	100,000
Madison av, No. 297, four-story dwell'g.	Evelina K. Hollins... ..	165,000
5th av, Nos. 91 and 93, eight-story store.	F. A. and J. M. Con- stable, trustees.....	750,000
5th av, n e cor 18th st, twelve, thirteen and fourteen-story office building.....	Presbyterian Church of America.....	750,000
5th av, n w cor 20th st, twelve-and-a-half-story office building.....	Louise M. Gerry.....	40,000
5th av, n e cor 58th st, six-story flat....	Hotel Savoy Co.....	150,000
5th av, e s 75.5 s 59th st, thirteen-story hotel.....	Wm. F. Rohrig.....	120,000

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

67th st, s s, 100 e 2d av, twelve five-story dwell'gs.....	Mrs. Ellen S. Auch- muty.....	120,000
71st st, n s, 125 e 5th av, five-story dwell'g.....	Henry A. C. Taylor...	190,000
72d st, s s, 125 e 5th av, two five-story dwell'gs.....	Same.....	75,000
72d st, No 9 E., four-story dwell'g.....	Henry T. Sloan.....	100,000
77th st, s s, 125 w Madison av, four four-story dwell'gs.....	McCafferty & Buckley	160,000
77th st, s s, 120 e 5th av, three four-story dwell'gs.....	McCafferty & Buckley	135,000
81st st, n w cor Park av, seven-story flat.	L. Z. Bach.....	100,000
88th st, s s, 260 e 3d av, five-story school	City of New York....	130,000
90th st, s s, 113 e Madison av, two six-story flats.....	F. H. Hawkins.....	100,000
92d st, n w cor Park av, seven-story flat.	Quackenbush estate..	150,000
94th st, s s, 150 e 2d av, six five-story tenem'ts.....	John McLaughlin....	102,000
95th st, Nos 217-235 E., ten five-story flats.....	Jacob Schlosser.....	160,000
103d st, s s, 95 e Manhattan av, six five-story flats.....	A. J. Kerwin.....	180,000
107th st, s s, 100 e Madison av, six five-story flats.....	Frank Bretell.....	120,000
119th st, n e cor Madison av, four-story school.....	City of New York....	165,000
Av A, s w cor 91st st, five five-story tenements.....	Higgins & King.....	115,000
Madison av, s e cor 89th st, six five-story dwellings....	Alex. A. Jordan.....	245,000
Madison av, s e cor 107th st, five five-story flats.....	Louis Wirth.....	127,000
2d av, s e cor 90th st, } nine five-story	Joseph Schriener and George Fennell.....	163,000
90th st, s s, 75 e 2d av, } flats.....		

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

Central Park West, n w cor 61st st, two seven-story flats.....	Winfield Poillon.....	114,000
62d st, s s, 200 e 11th av, four five-story flats.....	Kire'ner & Kurzen- knabe.....	100,000
68th st, n s, 200 w Central Park West, seven four-story dwellings.....	Peter Wagner.....	150,000
68th st, n s, 100 e West End av, four five-story flats.....	F. H. Rastens and Fred Cassell.....	100,000
71st st, n s, 275 w West End av, eight five-story dwellings.....	Horgan & Slattery Co.	136,000
76th st, n s, 350 w Central Park West, three four-story dwellings.....	C. W. Luyster.....	145,000
78th st, s e cor West End av, eleven three and four-story dwellings.....	Armintha Merritt....	175,000
78th st, s s, 150 w West End av, six four-story dwellings.....	Robt. Wallace.....	100,000
79th st, s s, 100 w Amsterdam av, eleven three-story dwellings.....	W. W. Hall.....	180,000
84th st, n s, 264.8 w Columbus av, three five-story flats.....	Thos. Hagan.....	115,000
85th st, s s, 40 e Columbus av, five five-story flats.....	A. E. Fischer.....	113,000
87th st, n s, 350 e Columbus av, five four-story dwellings.....	Fredk. Aldhous.....	125,000
88th st, n s, 275 w West End av, nine four-story dwellings.....	James Livingston....	180,000
89th st, n s, 100 e Columbus av, seven three-story dwellings.....	Gas. B. Gillie.....	105,000
89th st, n s, 175 w Central Park West, eleven four-story dwellings.....	Geo. C. Edgars's Sons & Co.....	242,000
89th st, s s, 200 w Central Park West, five four-story dwellings.....	A. G. Nason.....	125,000
90th st, s s, 300 e Columbus av, four five-story flats.....	S. Willershausen....	100,000
91st st, s s, 100 e Amsterdam av, twelve five-story flats.....	Sauer, Gross & Her- bener.....	264,000
94th st, s s, 100 e West End av, eight four-story dwellings.....	L. P. Judson.....	112,000
98th st, Nos. 15-23 W., five five-story flats.....	Jacob Jung & Jacob Mohr.....	100,000
98th st, s s, 150 e Amsterdam av, ten five-story flats.....	John Casey.....	250,000
103d st, s w cor Manhattan av, three five-story flats.....	Chas Buek.....	100,000
114th st, n s, 95 w 8th av, seven five-story flats.....	Alphonse Hogenauer	163,000
117th st, n s, 40 e Amsterdam av, six three-story dwellings.....	Carrie S Kennedy....	120,000
Amsterdam av, s w cor 81st st, four five-story flats.....	Geo Denig.....	130,000
Columbus av, n w cor 83a st, four five-story flats.....	Herman Freund.....	100,000
Columbus av, s w cor 84th st, two five-story flats.....	John Casey.....	155,000

Columbus av, s e cor 5th st, seven-story flat	Adam E Fischer.....	130,000
Columbus av, s w cor 101st st, six-story store.....	G W Eggers.....	150,000
Riverside av, e s, 50 n 103d st, four four-story dwellings.....	Walker & Lawson...	abt 100,000
West End av, n e cor 100th st, eight four-story dwellings.....	C G Judson	142,000

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

112th st, n s, 375 e 8th av, seven three-story dwellings.....	Wm H Picken.....	129,500
113th st, n s, 125 e Lenox av, six three-story dwellings.....	Wm Picken.....	108,000
11th st, n s, 325 w 7th av, six five-story flats.....	Ph Braend'r.....	120,000
122d st, s s, 250 w 7th av, six five-story flats.....	Chas. Palliser	180,000
122d st, s s, 352 w 7th av, five five-story flats.....	Chas. Palliser.....	150,000
5th av, s w cor 114th st, four five-story flats.....	Thos. McManus.....	138,000
8th av, n e cor 119th st, four five-story flats.....	R. W. Hawkes.....	140,000

NORTH OF ONE HUNDRED AND TWENTY-FIFTH STREET.

126th st, n s, 100 e Columbus av, seven five-story flats.....	F. J. Schugg.....	112,000
149th st, s s, 200 e Boulevard, twelve four-story dwell'gs.....	Henry R. C. Watson..	126,000
Amster am av, w s, 140th and 141st sts, eight five-story tenem'ts.....	F. S. Baldwin.....	160,000
Madison av, s w cor 128th st, seven-story flat.....	Ellen Morton.....	100,000
St Nicholas av, w s, 148th and 149th sts, eleven three and four-story dwell'gs... ..	Wm. Broadbelt.....	215,000
St Nicholas av, w s, 44.11 n 156th st, eight four-story dwell'gs.....	Jacob & Skinner.....	112,000
5th av, w s, 136th and 137th sts, eight five-story flats	Wm. Lyman.....	200,000

TWENTY-THIRD AND TWENTY-FOURTH WARDS.

142d st, n s, 200 e Willis av, seven four-story flats.....	James T. Barry.....	112,000
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The Rights of Vault-Holders.

THE discussion of the plans for an underground railroad has naturally drawn attention to the position of vault-holders in the event of that solution of the rapid transit problem being adopted. Prior to this discussion owners of property along the proposed lines of route probably never gave a thought to the matter, taking it for granted that the vaults were their undisputed property which no one could take away from them except the public authorities under the right of eminent domain and then only for a valid consideration. Since this discussion began property-owners have felt so sure of their position that they have used the right which they believed vested in them to the vaults as an argument why an underground rapid transit route should not follow the lines of certain thoroughfares, notably Broadway. Should that be finally settled as part of the route those who attempt to oppose work there on this ground may be met with a flank movement which will very much surprise them, namely, the raising of the question whether the vaults are their property or merely privileges which can be revoked at the pleasure of the giver (in this case the city), and without compensation.

As the rapid transit plans now stand the importance of this question is merely contingent. It is idle to discuss routes until the experts the Rapid Transit Commission have called upon for advice have been heard from and the Commission itself has made its decision upon their conclusions. A railroad under Broadway with four tracks on a level would undoubtedly take all the vaults; one of two tracks on a level as recently suggested by the engineer to the Commission would take the whole of the vaults at the stations, and one-half the rest of the way. Should the Elmad and Nassau street routes for downtown be decided upon it is not expected that vaults would be interfered with at all. But, as before remarked, any discussion of routes is at this moment idle, particularly because the high estimate of cost put upon the work as now sketched out puts it beyond the Commission's powers to do. If the engineering experts are able to suggest routes for a system of underground railway with an estimate of cost for all purposes within the limit allowed to the Commission for the work, viz., \$50,000,000, then the question of the title under which vaults are held will become a very important one indeed.

Outside of its connection with the rapid transit problem the matter is not by any means an uninteresting one, especially as it appears that the property-owners' title to the vaults has been questioned in quarters where opinions are entitled to respect. There is nothing on the face of the permits issued by the Department of Works to indicate that the city retains the fee. The inference from their perusal would certainly be that in complying with the city requirements and in paying the fees demanded the vault space was granted in perpetuity. These permits are now issued under Sections 181 to 195 of Article 10, chapter 6, of the Revised Ordinances of 1880, they require that on application being made specific plans shall be submitted accompanied by a certificate of the measurements made by one of the city surveyors and the payment of seventy-five cents per square foot of space required. They provide penalties for failure to obtain a permit, or to file a city surveyor's certificate of dimensions and for exceeding the space allowed. They also contain regulations for the manner of building, the protection

of the public during building and the limits within which they may be built, but nowhere any notification that the city reserves the right to retake the space granted. Department officials complain that the ordinances are loosely drawn and ought to be amended. For instance when a vault is built without a permit, there appears to be no power to close it up, but the city can proceed to recover a penalty of \$100. Now as the penalty is much less than the fees for a permit for an ordinary vault, in a good many instances vaults have been built without the permit, the builder paying the \$100 penalty and small court fees when sued and saving the difference between those amounts and the city's charges. He had also to file the city surveyor's certificate of measurement. But in the end the unlicensed vault is much cheaper than the permitted one. If the seventy-five cents per square foot could be recovered as well as the penalty then the case would be different, but the ordinances do not provide this. The city is better provided against the limits paid for being exceeded than against a vault being built without any permit whatever. Where the vault occupies a greater number of square feet than have been paid for the owner and master builder are liable for a double fee per foot for the excess. The ordinances thus define a vault: "Every description of opening below the surface of the street, in front of any shop, store, house or other building if covered over."

The records of the Department of Works relating to vaults date back to 1853 and no farther. Recently a question arose in relation to one for which the owner produced a permit dated in 1822. Probably but few people who are enjoying the use of vaults in the lower part of the city can produce the permits under which they were originally built. It being granted that all such vaults were built with the consent of the city authorities, the right to retain them would depend upon the law relating thereto at the time they were built, or upon any legislation confirmatory of their right to hold that had been enacted since. A well known lawyer who was interested in looking up the law on the subject in relation to any action the Rapid Transit Commission may take affecting vault holdings, has come to the conclusion that the right of the owner is one that cannot be taken away without proper compensation. The point was raised in one of the Manhattan Elevated Railroad Company's suits and the court held that the privilege was of a temporary character and that damages should be proportioned accordingly, but the case contained peculiar features which make this ruling inconclusive and not of general application. On the other hand lawyers connected with the city departments are equally sure that no individual can hold the space under the public way except at the pleasure of the city; that what they have paid for, where they have paid at all, is a privilege pure and simple which is revocable at any moment by the power that bestowed it. If the latter is the proper reading of the law, no claim for compensation could stand if vaults are taken for a rapid transit railroad built by the city. If, on the other hand, it should prove that the vaults are held in fee and the holders are entitled to compensation for their loss, holders, particularly on the thoroughfares likely to be selected for rapid transit routes, should be prepared to prove their titles. An interesting opinion on this subject will be found below.

The Ownership of Vaults.

The subject of the ownership of vaults under the public ways in relation to the matter of rapid transit having recently come to the front, Mr. Geo. W. Van Sieten was asked for an opinion and thus explained the position of the vault owner, an explanation that serves very well to illustrate the complications surrounding the subject. "Below 14th street owners of adjoining premises own to the middle of the street, subject to the use of the streets as public highways. In this case each owner owns the soil under the street and would have the right to build a vault there, modified, however, by the proper municipal regulations as to sustaining the sidewalks, or laying water pipes, gas pipes, etc.; municipal regulations might have a tendency to render this ownership of the soil of but little value, so that a permit or license to use his own soil or land might properly cost the owner considerable money. Above 14th street, when land is condemned for a street, it becomes the property of the City of New York, and the owner of the adjoining premises has not the right to build a vault. However, the privilege or license may in such localities be paid for, and probably at no greater rate than the same privilege to build a vault on his own land costs a man down town. This difference of ownership was brought about by State statutes when the city was found to be growing so large. Thus the ownership of the whole bed of the street would give the city the right to run an underground road under the sidewalks without compensation to adjoining owners, of course not damaging the adjoining buildings. Below 14th street land under the sidewalk would have to be taken for such a purpose by eminent domain. But having accepted from the city a privilege or license to build vaults, most of the adjoining owners may have lost the right to any substantial damages if these vaults should be taken away from them, because a license is always revocable." Further treatment of this subject will be found in our editorial columns.

News from the Albany Legislature.

ALBANY, Jan. 18.—Decidedly the most important series of bills introduced the past week in the Legislature were the four presented yesterday in both Houses in behalf of the Tenement House Commission of New York. These bills modify all the building laws relating to tenement houses in New York. Their aim is to secure an improvement in the sanitary condition of the houses—to give their inmates air and sunshine.

When Senator O'Connor submitted the report of the Commission he said that the document disclosed a most shocking condition of affairs in the tenement house districts of New York. In one area of some thirty-two acres were located a population of 32,000 people, or 1,000 per acre. "Give the people of New York, the poor people of New York, light and sunshine in their dwellings," said Senator O'Connor, dramatically, "by passing these bills." The bills, he stated, would authorize the city authorities to buy land for small parks, additional land for school-houses, land for playgrounds and municipal baths, land for open-air playgrounds in connection with school-houses, and would give the Health Department authority to compel the construction of healthier houses. Assemblyman Ainsworth, the leader in the Assembly, made a speech of similar tenor in that body.

The report of the Tenement House Commission, which is embodied in bills, recommends that the Board of Health have authority to prevent the overcrowding of tenement houses, so that at least 600 cubic feet of air shall be afforded to each occupant of a room, instead of leaving this matter discretionary with the Board of Health. The Commission also recommend that the Board of Health have power to institute condemnation proceedings for the destruction of unsanitary buildings, with provision for compensation to property. The Commission would also provide that no tenement or lodging house subsequently constructed shall occupy more than 70 per cent of an interior city lot, nor more than 90 per cent of a corner lot; and that in computing the amount of the lot covered by a building, all shafts or counts less than twenty-five feet square in area shall be considered as part of the solid building. One of the bills provides that within the next three years not less than two small parks, a part of each of which shall be constructed as public playgrounds, shall be laid out and begun in the district east of the Bowery and Catharine street and south of 4th street, and that the city be authorized to issue its bonds to the amount of \$3,000,000 for such purpose.

Still another bill provides that no school building shall be hereafter erected without the same being provided with a good and sufficient playground or sufficient playgrounds of a size proportionate to the number of scholars in the school, and that as rapidly as possible proper and sufficient open-air playgrounds be attached to the schools now existing.

In another bill there is an addition of fifteen sanitary inspectors to the force of the Health Department, and five more sanitary police detailed from the Police Department to the Health Department, and all police officers hereafter detailed from the Police Department to the Health Department are to be selected for their peculiar fitness from among those who shall pass a civil service examination by the Supervisory Board of Commissioners of the New York Municipal Civil Service.

The Republican leaders apparently have resolved upon the policy of forcing Mayor Strong to give them some patronage. According to the present plans they will pass first a bill for the reorganization of the Police Department—by putting at the head of it two Republicans and two Democrats. This will continue the present irresponsible system. If Mayor Strong appoints as Police Commissioners men satisfactory to Thomas C. Platt he may then let the Legislature pass the bill authorizing Mayor Strong to remove any head of a city department he may deem to be incompetent. The Republican politicians especially desire the patronage of the Department of Public Works, and will seek to learn from Mayor Strong the name of the man he intends to appoint as the Commissioner of Public Works before they pass the Power of Removal Bill.

Assemblyman Lawson fears that there will be considerable opposition to his bill reorganizing the Dock Department, but backed by public opinion he still thinks he can pass it.

Senator Mullin, of Watertown, has introduced in the Senate the bill removing the legal sales of real estate back from 111 Broadway to the Real Estate Exchange.

Senator Robertson has presented to the Senate the bill lately submitted by Assemblyman Bell, sweeping away the present Board of School Commissioners and substituting for it a board of five commissioners, with salaries of \$3,000 each for five years.

The committees of the Legislature have yet held only a few meetings. At one held by the Assembly Committee on Cities this week, however, favorable action was taken on the bill requiring that all bills affecting the charters of New York and Brooklyn be sent to the Mayors of those cities and that these gentlemen give a public hearing upon them. This bill was passed by the Assembly on Wednesday and will be passed by the Senate on Monday. The Assembly Committee on Cities has also given a hearing on the bill of Mr. Wilds, permitting the employment of aliens by the Street Cleaning Department; and Assemblymen Miller on his bill vacating the assessments for a park at the Boulevard and West End avenue. He said the cost of this park had fallen on the property in the immediate neighborhood and the property owners did not want the park.

Assemblyman Lawson has introduced the bill of the Committee of Seventy abolishing the present police justices of New York and substituting a better class of magistrates.

Assemblyman Wilks has introduced a bill, the same, it is said, as was passed last session but not signed by the Governor, to amend the Municipal Lien Law. Whenever contract work is done for the city

10 or 30 per cent, according to the nature of the contract and the laws relating thereto, of the amounts due from time to time is retained by the Comptroller for the protection of the city. Thirty days after the contract has been completed to the satisfaction of the authorities the contractor is entitled to receive the 10 or 30 per cent balance due, providing no liens have been filed against it. Where liens are filed so much of the balance due on the contract as will, in his judgment, satisfy the liens is detained by the Comptroller, pending their disposition by the courts or otherwise, and the remainder only paid over to the contractor. The Municipal Lien Law provides how such liens may be discharged in order that the Comptroller may pay over withheld moneys to the contractors. The bill proposes to change this process; it is given below, the new law being in italics:

Section 1836 of Chapter 23 of Chapter 410 of the Laws of 1882, passed July 1, 1882, is hereby amended so as read as follows:

The lien may be discharged as follows:

First: By filing a certificate of the claimant on his successor in interest, duly acknowledged and proved, stating that the lien is discharged.

Second: By lapse of time, when ninety days have elapsed since the filing of the claim, and no action shall be commenced to enforce the claim.

Third: By satisfaction of any judgment that may be rendered in actions to foreclose said liens or claims.

Fourth: *By giving an undertaking with at least two sureties who shall be residents and freeholders in the State of New York to the effect that the person or persons from whom the amount set forth in the notice of lien shall be claimed to be due or to grow due, will pay on demand to the claimant or claimants name in such notice of lien the amount of any judgment which may be recovered in an action upon the claim or demand specified in such notice of lien against such person or persons not exceeding the sum specified in the undertaking, with interest and costs. The sum specified in the undertaking must be at least equal to the amount of the said claim or demand specified in such notice of lien with 10 per centum added thereto. Such undertaking shall be approved as to form and amount by a Justice of the Supreme Court in the First Department, and must be forthwith filed with the Controller, and a copy thereof with a notice of the filing must be forthwith served upon the claimant if there be one only, and upon one of the claimants in case the lien shall be claimed in favor of more than one person. The claimant when served with a copy of such undertaking may within three days thereafter file notice in writing with the Controller that he excepts to the sufficiency of the sureties named in such undertaking when he shall designate in such notice of exception or place in the city of New York, where notice of justification may be served; thereupon the sureties named in such undertaking must justify before a Justice of the Supreme Court in the First Department upon the like notice and in like manner, as provided in the Code of Civil Procedure in respect to bail upon an arrest or a new undertaking must be given with new sureties, who must justify in like manner. Service of such notice of justification upon the claimant so excepting in person or by leaving a copy thereof at the place designated in such notice of exception shall be deemed a sufficient service thereof. If the claimant or claimants do not except as prescribed in this section, such claimant or claimants shall be deemed to have waived all objection to the sureties, and the lien shall be terminated upon filing with the Controller an affidavit showing due service of the copy of the undertaking upon said claimant or claimants, or by leaving such copy at the place designated, as hereinbefore required in the notice of the exception, and the failure of the claimant or claimants to except to the sufficiency of such sureties within three days after the service of such undertaking as hereinbefore prescribed. In case of exception to the sufficiency of the sureties, such lien shall be terminated on the justification of such sureties and the approval and allowance of such undertaking to be endorsed thereon by the Justice of the Supreme Court, before whom such sureties shall justify. In every instance where the undertaking is proved it shall be placed on file in the Controller's office."*

The Lessening of the Unemployed.

THE FALLING OFF IN THE DEMAND ON CHARITY A RESULT OF IMPROVED BUSINESS CONDITIONS.

In seeking for the signs that indicate the general commercial conditions, the number of people who are employed, compared with previous periods, is one that cannot be overlooked. This time last year the condition of the involuntarily and voluntarily unemployed was brought prominently to the front by demonstrations in the streets, such as are now being made in Montreal, conferences of charitable bodies, votes in the Legislature, contributions from departments and institutions, soup houses and other forms of aid. The owners of sensational newspapers did not fail to avail themselves to the full of the advertising opportunities of the occasion, their part being to distribute clothing that cost them nothing or bread that was less expensive than bill boards, and publish editorials indicating sacrifice and benevolence on their own part. People forget easily, or the contrast between the condition of the poorer portions of the population this year and last would have received notice before this. While allowing for the sentiment on one side and humbuggery on the other which were rampant a year ago, a change so complete and absolute must force the conclusion that a great many of the people who were out of work then have since found employment. Consequently, the opinion is fairly deducible that trade conditions, so far as New York and Brooklyn are concerned, are very much better. That opinion applies also to the whole country, if it is taken for granted, as it reasonably may be, that if there were any very acute distress in the other great cities of the country New York would hear of it. Unfortunately distress is always present, but it is by its proportions that it shows whether trade is good or bad.

If the indications which appear on the surface were not sufficient a canvass of the various charitable societies of the city would undoubtedly prove that there are fewer people appealing to the benevolence of their fellow citizens than last year. This is the case with representative institutions like the Charity Organization Society, the Commission of Charities and Corrections and the labor organizations, and what is true of them may be assumed to be true of others that like them have all their energies employed in times of commercial trial to relieve its victims, not the merely sick or deformed, but the able bodied whose efforts to maintain themselves by labor are

unavailing. Unfortunately it is not possible just now, for various reasons, to obtain statistics of the comparative amounts of relief given now and this time last year, in some cases because they have not been prepared and in others because all the available resources and nervous force are employed in the actual work of charity, so that none can be spared for the tabulation of statistics. However, the officers of the societies always show a courteous readiness to answer questions and to give information relating to their work. Mr. Samuel Gompers, President of the American Federation of Labor, regretted that his figures were packed up and on their way to the new office of the Federation at Indianapolis, but he estimated that there were roughly thirty per cent. more people employed now than in last January.

Mr. Charles D. Kellogg, General Secretary to the Charity Organization Society, said that there was a good deal more work for working people and far less demand on his society from those who were generally self-supporting yet who came to them when overcome by emergencies of the times than was the case this time last year. At the same time there was another class who struggled through all last year on their savings and things that they had to borrow money on who were now compelled to appeal for help for the first time because they are being pinched as they never have been before. Still the aggregate number of appeals was a good deal less. He did not attribute this to removals from the city. Less of the vagrant element had come into the city this winter than last as was shown plainly by the number at the society's police station lodging houses which, for the last three months, was about 45.5 per cent less than for the same time a year ago. He did not think these were affected by work offering in larger or smaller quantities. The people who used those lodgings were professional tramps; there might be one in a thousand who was a workman, but not more he thought.

Mr. George B. Safford, General Secretary of the Brooklyn Bureau of Charities, said when questioned on this subject: "We certainly had more than twice as much and nearly three times as much work for our investigators last year at this time than now. At this time last year we required the constant services of three investigators. This year all the work is done by one. It would not be just to infer that the distress last year was more than twice and nearly three times as great as it is this year, because last year we had a special department of work—fur cutting—which attracted to us some thousands of women, which we have not this year. Still the distress this year is a good deal less than last year, although reaching a few families of higher grade, people who are ordinarily frugal and saving. We have no evidence of improved business, but as far as our observation goes, though we cannot account for it, there is less real distress.

Mr. Safford intimated that he did not think the Commissioners of Charities could make as good a showing as his Society and that the pressure on them was equal to what it was last year, as subsequently proved to be the case. The position in Brooklyn is different from that of New York, inasmuch as the Charity Commissioners give no outdoor relief, leaving all work in that line to the Bureau of Charities. This is a private charity, but run on the practical system of a work test to not only prove the genuineness of the poverty of the applicant, but also to guide the Bureau in its treatment of the case. The fur department referred to was created to meet the pressing emergency of the time and in so far as the Bureau finds the pressure lessened, while that on the Charity Commissioners is not increased, it may be taken that the condition of the poor in Brooklyn is improved. Private charities are suffering this year because the generosity of the public was stretched to a great extent last year, but it cannot be supposed that this is the reason why they have fewer people on their books and failing that the only remaining cause would be an improvement in business which offers more employment to work-people.

This conclusion is supported by the testimony of the public as well as the private charities. Mr. William Blake, Superintendent of outdoor poor of this city, was decidedly of the opinion that there is less destitution this year because of the greater amount of work offering, notwithstanding his knowledge of the extent to which dead beats were driven away by the policy of testing their bona fides. A large part of this is due to Mr. Blake, who resorted to the expedient of making the homeless poor go to the workhouse with the result of causing large numbers to disappear from the city. The workhouse element is such that statistics relating to it are not to be wholly trusted in an inquiry into the amount of work offering at any time, but after the statements from the charitable societies given above they may be accepted to some extent in corroboration. It will be seen from those given below that there is a large falling off in the number of occupants of the New York workhouse compared with this time last year. The figures for the Brooklyn almshouse for the corresponding weeks of the last four years are so singularly stationary that they do not destroy the general inferences drawn from the whole inquiry that the lessened destitution is a consequence of the increased opportunities to work and that the latter is a proof of an improving commercial situation.

NUMBER OF INMATES OF THE NEW YORK WORKHOUSE.

	1895.	1894.	1893.	1892.	1891.	1890.
January 9.....	1,368	1,757	983	1,231	841	1,390
January 10.....	1,360	1,760	1,015	1,223	861	1,377
January 11.....	1,365	1,786	1,014	1,223	805	1,382
January 12.....	1,377	1,758	1,025	1,246	815	1,363
January 13.....	1,347	1,770	1,024	1,265	831	1,363
January 14.....	1,348	1,748	1,026	1,320	833	1,443
January 15.....	1,404	1,747	1,028	1,298	900	1,452

Number in Brooklyn Almshouse for the week ending January 15, 1895, and corresponding weeks for the other years stated:

	1895.	1894.	1893.	1892.	1891.	1890.
Inmates.....	1,423	1,494	1,434	1,442	1,274	1,198

The Collapsed Building on Twenty-sixth Street.

The building, No. 118 West 26th street, in process of being altered from a dwelling house into a flat, partially collapsed a week ago and buried five workmen in the floor ruins, but fortunately the men were rescued alive and none were fatally hurt. The building was being extended in depth, and also being extended in front out to the building line, the old front wall having been entirely removed. This left the middle portion of the reconstructed structure with the floor beams as originally put in. These beams were of hemlock, 3x8 inches in size, and not very close together. The headers at the stairs were about 16 feet long, composed of two 3x8 hemlock beams, and simply connected to the trimmer beams by tenons, no stirrup irons being used. The fore and aft stud partitions had been removed and the dismantled condition of the building invited disaster from the customary practice during alterations of piling on the floor brick, floor timbers, and other materials.

The building law contains a requirement to prevent this kind of a disaster. It provides that during the erection or alteration of any building, or part thereof, there shall be placed temporary supports of sufficient strength under the floors to safely carry whatever load may be placed thereon. This clause was inserted in the law to guard against the repetition of former frequent "accidents" from overloading floors with building materials. The law, therefore, is ample on this subject. The negligence to comply with the law and the responsibility for what happened—in this case, almost miraculously, loss of life is not included—rests with the contractors and owners. The district inspector of buildings has been suspended by his superior officer for failing to see that the law was not complied with, and while he cannot evade his share of responsibility it is, perhaps, expecting too much from an inspector to so closely watch every building in process of erection or alteration as to prevent any overloading of the floors, particularly in a building structurally so weak as to be hardly able to stand up alone.

The building in question was erected something over forty years ago, or about the year 1852, by "Yankee" Buckley and his partner Cronk. These men built a great number of speculative buildings and they were the Buddensiecks in the trade at the time. No building law was then in existence. Pale brick were largely used, loam sand dug out from the cellars and mixed with a little lime passed for mortar; hemlock floor beams, few anchors, rarely a stirrup iron—that was the manner of building dwelling houses in this city in the good old times. Now comes the modernizing of one of these old houses. The timbers dozed by age, the mortar, never good, worse by years of exposure, and the whole building decrepit from age and fit only to be entirely torn down. In making alterations even to a good building the best skill is required; in altering a decrepit building the most careful and experienced builder may meet with seemingly unavoidable trouble, but for the violations of the plain provisions of the law and neglect to take common sense precautions against disaster there is no excuse.

The Plan of Revivification.

The Board of Directors of the Real Estate Exchange met on Tuesday last to receive the report of the Committee of Fifteen on general scope of improvement of the Exchange, which contains suggested rules and regulations to govern the establishment of the proposed board of registered brokers and to control that board when established. The board is reported to have favored the general idea contained in the report, but owing to the absence of three of its members, Messrs. Read, Luyster and Harnett, and to some legal questions affecting the report having been raised, an adjournment was taken for a week without further action than to instruct the Committee of Fifteen to obtain the necessary opinion of counsel. Mr. Geo. De Forest Barton, the President of the Board, said in relation to the meeting that there was no opposition to the report, but there were points in it on which it was necessary to take counsel's opinion as to whether the Exchange had power under its charter to do certain things. For instance, they did not know that by a simple resolution of the Board of Directors they could abolish cumulative voting; it might be necessary to obtain an act of the Legislature for that. This being the case it was felt best not to act on the report and perhaps by precipitate action embarrass themselves and others interested in establishing the proposed board on the Exchange.

The Lawyers' Surety Company of New York.

Among the most valuable innovations on the ancient manner of doing things the system of the Lawyers' Surety Company takes a prominent place. This company is prepared to take the position of individual bondsmen in various contingencies, and as may easily be understood, owing to the financial strength of the company and its conservative manner of doing business, this very much simplifies and expedites the giving of bonds. The bonds on which it acts as surety are of three classes: First, of executors, administrators, trustees, guardians, committees of lunatics, receivers, assignees, special guardians and guardians *ad litem*; second, in suits and actions at law, and third, of contractors when required by the heads of departments, either of the United States or of municipal governments. The advantages of its service are claimed by the company to be: First, that the courts accept it without additional surety, in the place of two individuals; second, that the negotiation for a surety is a matter of business, and not of friendship; third, that there is a saving of time of applicants and their attorneys in applying directly to a surety always qualified to act, and fourth, that the supervision of the Surety Company of an estate managed by executors, administrators, guardians and trustees generally, is a safeguard against dishonesty or careless management. The annual statement issued as for December 31, 1894, shows assets of \$579,324.77, all essentially of the quick

nature, and included in liabilities of the same amount stock \$500,000, a premium reserve of \$50,434.36, and a surplus of \$25,050.88. The offices of the company are in the Mutual Life Building, Liberty street, New York, and the directorate is composed of only men of high standing in the legal profession and in banking and allied circles. The officers are: President, Joel B. Erhardt; Vice-President, James E. Granniss; Second Vice-President, Thomas Hunt; Treasurer, John I. Waterbury, and Secretary, Frank Sperry.

Assessments and Improvements.

The Board of Street Opening and Improvement yesterday refused to reduce the assessments made on property benefited by the conversion of St. John's churchyard into a public park. It agreed to remit one-half of the assessment for the small park at 106th street and the Boulevard provided the owners of the assessed property entered into an undertaking not to ask the Legislature to remit the other half. It also decided that the city should take title on July 15th next to the property condemned for the opening of Union avenue at 186th street.

The Lawyers' Title Insurance Company.

The Lawyers' Title Insurance Company makes a very gratifying statement of its standing and operations at the close of 1894. The surplus on December 31 last amounted to \$593,685.24. The operations during the past year are very concisely shown in the following statement:

Total earnings 1894.....	\$399,099.48
Total expenditures 1894.....	295,613.07
	\$103,486.41
Charged to Profit and Loss on Plant, &c.....	\$35,515.69
Dividend paid August 1st, 1894.....	25,000.00
	60,515.69
	\$42,970.72
Added to Surplus.....	\$20,000.00
Surplus Earnings.....	22,970.72
	\$42,970.72
Losses on Searches 1894.....	\$134.84
Collected on account of former losses paid.....	752.90
Losses under Policies 1894.....	None
Only loss under Policies since Organization.....	800.00
Total losses since Organization.....	3,233.81

While the results cannot fail to be gratifying to stockholders, the statements relating to the losses on searches last year and since the organization of the company, as well as the surplus carried over, cannot fail to be even more pleasing to holders of its certificates. For the information of our readers we may further say that the offices of the company are at 37 and 39 Liberty street, and its executive officers are: President and general manager, Edwin W. Coggeshall; first vice-president, Charles E. Strong; second vice-president, David B. Ogden; secretary, William P. Dixon; treasurer, John Duer; assistant general manager, Samuel Green; assistant secretary, Edward Morgan.

Real Estate Notes.

William E. Davies and William B. Duncan, Jr., have been posted as candidates for stock-membership of the Real Estate Exchange. The former is proposed by I. W. Maclay and the latter by Herbert A. Sherman.

The Committee on Legislation of the Real Estate Exchange organized on Monday by electing Thomas F. Murtha chairman, Ferdinand Fish vice-chairman, and S. Elwood May secretary. Only routine business was transacted.

Talk about the Real Estate Exchange plans for revivification. What better one could be suggested than that which Geo. R. Read will give a trial in the auction room next week? Fat sales and plenty of them are what is wanted.

Agents of tenements say that their receipts from rents this month have fallen lower than ever before. The inability to obtain moderately continuous work for many months past has caused many of the most honest of the poorer class of tenants to fall into arrears, with little prospect of ever being able to pay up.

The new dwellings, Nos. 47 to 51 West 90th street, advertised to be sold under foreclosure next Thursday, have been through the same process of sale twice before, so that with the coming sale three builders will have been wiped out before the houses get into the hands of owners for occupancy or tenants.

The unusual offer to allow 75 per cent. of the purchase money to remain on bond and mortgage at four and one-half per cent. interest was made by the plaintiff just previous to the sale of the Abington Square Hotel on Thursday. It availed nothing, however, as the only bid was one offered by the same individual.

Senator Guy has introduced a bill providing for the construction of a boulevard in the Annexed District, extending from East 161st street and Mott avenue to the Mosholu Parkway. It is to be 182 feet wide, to have fifteen cross streets or roads running under it, and \$10,000,000 is to be expended to start the project.

The Change of Grade Damage Commission of the 23d and 24th Wards has come to the conclusion, reached by the public, and much more positively, long ago, that "under the present system of procedure the proof of claims seems to have been somewhat unnecessarily protracted and delayed." Commissioners Hayes and Varnum have been appointed a committee to suggest a more expeditious plan of procedure. The best illustration they can offer of a more rapid process is to report their plan promptly

Real Estate Market.

Transactions have been fewer and the business of selling and buying realty has consequently been somewhat disappointing this week. The life in the market has, as usual of late, drawn its sustenance from lot sales, of which several of importance are announced. But as sales of that description do not give any indication of increased public interest and are merely an expression of confidence on the part of professional operators and builders, we must for the present regard them in the light of speculations the outcome of which is problematical. House sales have been plentiful enough and present investors in single residences are doubtless able to secure bargains that will not again present themselves. A number of dwellings in addition to those reported are said to have been sold, but the reports are so indefinite as to particulars that they are ignored.

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

CONVEYANCES.			
	1894.		1895.
	Jan. 12 to 18, inc.	Jan. 11 to 17, inc.	
Total number.....	232	229	
Amount involved.....	\$2,970,687	\$2,698,881	
Number nominal.....	113	102	
Total number 23d and 24th Wards.....	73	52	
Amount involved.....	\$142,177	\$250,693	
Number nominal.....	28	26	
MORTGAGES.			
Total number.....	263	284	
Amount involved.....	\$2,010,477	\$4,358,032	
Number over 5 per cent.....	148	120	
Amount involved.....	\$599,980	\$741,662	
Number at 5 per cent.....	101	115	
Amount involved.....	\$1,099,937	\$1,703,370	
Number at less than 5 per cent.....	15	49	
Amount involved.....	\$310,500	\$1,913,000	
Number of above to Banks, Trust and Insurance Companies.....	19	42	
Amount involved.....	\$284,850	\$1,348,000	
PROJECTED BUILDINGS.			
	1894		1895
	Jan. 13 to 19, inc.	Jan. 12 to 18, inc.	
Number of buildings.....	31	34	
Estimated cost.....	\$477,150	\$656,020	

Some interest was manifested by outsiders in several of the week's legal offerings, but not sufficient to enable their appearance as buyers. Strange to relate, two parcels out of four offered at voluntary sale secured purchasers. Peter F. Meyer was the auctioneer in both instances. On Wednesday a foreclosure sale of No. 53 West 68th street was adjourned until the 30th inst., and on the following day similar sales of Nos. 359 and 361 West 117th street went over until the 31st inst. A sale of property on Cauldwell avenue, north of Clifton street, was announced adjourned sine die.

On Friday the withdrawal was announced of the southeast corner of Boulevard and 95th street, an adjourned foreclosure sale.

Richard V. Harnett & Co. will sell at auction and in one parcel, in the Real Estate Exchange [Auction Room, No. 59 Liberty street, at noon of Wednesday next, the 23d inst., Nos. 56 and 58 Allen street, forming the southerly portion of Edward Ridley & Sons' store premises on Allen street.

James L. Wells will sell on Wednesday next, the 23d inst., at noon, in the New York Real Estate Salesroom, No. 111 Broadway, a twenty-five-acre plot, formerly known as the Dater Homestead, and situated on the Southern Boulevard and 149th street. This property is in a rapidly growing section of the 23d Ward, convenient to several railroad services, and in many other respects suitable for immediate improvement. The offices of the auctioneer are at No. 59 Liberty street, where full particulars can be obtained.

THE ABNER BARTLETT ESTATE.

An auction sale which will not only prove attractive to the public but also of especial interest to the real estate world, is that of the estate of the late Abner Bartlett, announced by Mr. Geo. R. Read to take place at noon of Thursday next, the 24th inst., at the Real Estate Exchange, No. 59 Liberty street. Mr. Bartlett was admitted to be one of the best judges of New York city realty in his time, and it is therefore not surprising to find that the sale will be made up of a very fine lot of properties. It will include No. 193 Front street, a four-story iron and brick building, 20x65x75, situated between Burling slip and Fulton street; the southeast corner of Rivington and Attorney streets, six-story stores and lofts, on lot 50x100; the four-story brick dwelling, 25x48x93.11, No. 79 Clinton place, 150 feet west of 5th avenue; No. 497 3d avenue, four-story stores and lofts, 25x65x80, and located on the east side of the avenue between 33d and 34th streets, and the two five-story double flats, Nos. 151 and 153 East 50th street, each 26.6x86x100.5, between Lexington and 3d avenues. The sale is by order of the executors of the estate the New York Life Insurance and Trust Co. Maps and particulars, which it may be of profit as well as interest to study, can be obtained at the auctioneer's offices, No. 9 Pine street and No. 1 Madison avenue.

VALUABLE PROPERTY OFFERINGS.

Geo. R. Read will sell by auction at peremptory sale at noon of Tuesday, February 5th next, at the Real Estate Exchange and Auction Room, No. 59 Liberty street, the superb parcel known as No. 929 5th avenue, comprising a very large four-story brownstone residence on lot having a front on 5th avenue of over 100 feet and a

depth of 150 feet on East 74th street. It is hardly necessary to say that this property is on a line with the most aristocratic residence buildings in this city. At the same time and place Mr. Read will also sell the extensive stable, containing a riding ring, and plot Nos. 120 to 124 East 75th street, between 4th and Lexington avenues. Investors are recommended to consult the descriptions of these parcels contained in our advertising pages as well as the maps and other particulars that can be obtained of the auctioneer.

To BUILDERS.—Wanted—Position with a builder to manage outside work and office accounts. Thoroughly reliable; practical draughtsman. "M. L." RECORD AND GUIDE.

Gossip of the Week.

SOUTH OF 59TH STREET.

P. C. Eckhardt has sold for Edward Schwyer the plot 100.5x100, with seven-story brick malt-house, on the northeast corner of 10th avenue and 43d street, to Builder John McKelvey, who will tear down the old building preparatory to the erection of four five-story brick tenements with stores.

S. B. Goodale & Son have sold for H. L. Julian the three-story dwelling on lot 20x98.9, No. 55 West 24th street, to Frederick W. Marks. The latter has also bought through William H. Falconer the four-story stone front dwelling on lot 28x110, No. 119 East 23d street.

Builder Guy Culgin has sold to August Blanke the two five-story brick tenements on lots 25x100.5 each, Nos. 322 and 324 East 59th street, agreeing to take in part payment the tenement with full lot, No. 1280 Avenue A.

Mrs. D. H. Blakely has sold for Mrs. Ella S. Conkling the five-story flat, 25x89x98.9, No. 424 West 35th street, to Dr. Edward Dodd, of Babylon, L. I., for \$34,000.

Adrian H. Muller & Son have sold for Mrs. Austin Stickney the four-story dwelling on full lot No. 35 West 17th street, to Judge Henry R. Beckman.

Jacob D. Vermilye has sold to Richard H. Williams, of the firm of Williams & Peters, the four-story stone front dwelling on lot 25x100.5, No. 4 West 51st street.

M. E. Hewitt & Co. have sold for Richard Lathers the three-story dwelling, 17.2x50x100.5, No. 151 West 45th street, to Helen McClain.

David S. Walton has resold at a substantial advance the plot, 71.6x88, with old buildings, Nos. 22 to 26 North Moore street, recently purchased by him for \$70,000.

The property, 100x100.5, Nos. 322 to 330 West 43d street, comprising five four-story brick tenements, with a memorial chapel in the rear, has been sold by the Protestant Episcopal Church of the Ascension for \$55,000.

NORTH OF 59TH STREET.

Bennett & Graff have sold for Builder Peter Wagner the four-story stone front dwelling, 19x56x100.5, No. 39 West 68th street, to Mrs. F. C. Cannon.

R. Pehlemann & Son have sold for Patrick Prendergast to Mrs. T. J. Reilly the five-story stone front double flat, No. 155 West 84th street, 25x90.6x102.2, for \$33,500; and for J. Fredk. Menke to L. E. Steinfeld the plot, 70x100, on the southwest corner of Madison avenue and 102d street for \$50,000. Mr. Steinfeld is to improve.

Barnett & Co. have sold for Helen Shannon the three story stone front dwelling, 18.9x50x99.11, No. 150 East 128th street, to Thomas McKnight.

Morris Steinhardt has purchased of George F. Johnson the plot, 50.5x100, on the southeast corner of 5th avenue and 113th street.

C. R. Gregor & Son have sold for Aaron Raymond the vacant block bounded by 7th and St. Nicholas avenues, 117th and 118th streets, with avenue frontages of 200.10x236.2 and street frontages of 99.9 and 223.8 respectively, to Henry and David E. Oppenheimer for about \$200,000. The same operators have purchased from Edward Livingston the plot of six and one-half lots on the south side of 69th street, 375 feet west of Central Park West. Slawson & Hobbs negotiated the sale of the latter plot which has been resold through L. J. Phillips & Co. to George C. Edgar's Sons for improvement.

Builder John Livingston has sold the three-story stone front dwelling, 18x54x100.8, No. 108 West 91st street, to John M. Gardner at about \$24,500. Broker, J. S. Edmondson.

G. Wallace Bryant has bought of John Bloodgood, as executor, the three three-story stone front dwellings, Nos. 101, 121 and 127 East 111th street. Brokers, J. P. & E. J. Murray.

John R. Foley has sold for Builder Charles Reilly to Rapid Transit Commissioner John H. Inman the Pocantico apartment houses, consisting of Nos. 1692 and 1696 Broadway, two buildings of equal size, and seven and nine stories high respectively, covering the half block which is a little more than 100 feet square on the northeast corner of Broadway and 53d street. It is understood that the price agreed upon is \$600,000, of which \$225,000 is the value of 50,000 acres of coal lands in the Cumberland Mountains, Tennessee, to be given in exchange.

L. J. Phillips & Co. have sold for the Hudson Realty Co. the plot, 112.6x92.6x100.5x144.1, on the northeast corner of the Boulevard and 69th st, at about \$125,000, to Builder Chas. A. Lowen who will erect an apartment house thereon. Mr. Morgenthau, president of the Hudson Realty Co. bought the plot at the auction sale of the Smith estate properties in February, 1893, for \$83,600. The same brokers have sold for Robert W. Tailer to Jacob H. Schiff the five-story stone front, American basement dwelling, on full lot, No. 18 East 72d street. The house has been purchased, it is said, as a wedding present for the buyer's daughter. Mrs. C. Lehmaier has bought,

through the same firm, from Builder Perez M. Stewart the four-story dwelling, 25x60x102.2, No. 321 West 75th street.

NORTH SIDE.

Kaoppel & Brooker have sold for R. Thomas a house and lot, 25x100, on the west side of Bathgate avenue, about 85 feet north of 179th street, to John Twiname for \$5,800; also, for Mary Kelly, two lots on the south side of East 175th street, about 50 feet east of Franklin avenue, to Frank P. Lockwood for \$4,000, who gives as part payment a new house on south side of East 183d street, 16 feet east of Bassford avenue; also, for Frederick W. Brooker, two lots on East 175th street, about 50 feet east of Webster avenue, to E. Spindler for \$4,200. The buyer now owns 100 feet frontage, which is shortly to be improved.

WESTCHESTER.

A plot of 315 lots on Waring place and Lake avenue, Yonkers, which was sold in November by order of the receiver of Homer J. Beaudet, for \$97,100, has fallen into the hands of a syndicate of which Frank Holls, of the Equitable Building, New York, is the head. The six detached buildings for which foundations had been built are to be completed and the remainder of the tract improved by opening of streets, etc.

News of the Building Trade.

FLATS.—One Hundred and Eleventh street, north side, between 5th and Madison avenues, three five-story and basement brick and stone flats, 25x90.11 each. Condition—plans just started; no contracts let. Owner and builder, Richard W. Hawkes, No. 506 West 142d street; architect, John C. Burne, No. 101 West 42d street. The specifications will include tin roofing, inside blinds, galvanized iron cornices, dumb-waiters, bath and laundry fittings, electric bells, speaking tubes, concrete and pine floors, tiling, hot-air heating, gas fixtures, skylights and sanitary plumbing.

Charles street, No. 72.—Elias Kempner, No. 83 Nassau street, will erect a five-story brick and stone flat on plot 25x95. All modern improvements will be introduced.

Madison avenue, southwest corner 102d street.—L. E. Steinfeld, purchaser of a plot 70x100 at above location, will improve the property by the erection of two five-story brick and stone apartment houses, to contain all improvements. No architect designated.

Boulevard, northeast corner 69th street.—Charles A. Lowen, No. 307 West 85th street, will erect a seven-story brick and stone apartment house on above plot, 112.6x92.6x100.5x144.1. All modern improvements will be introduced, including a passenger elevator.

Forty-third street, northeast corner 10th avenue, four five-story brick and stone tenements and stores, on plot 100x100. Condition—property just purchased; no contracts let. Owner and builder, John McKelvey, No. 412 West 47th street. The buildings will contain all improvements, including dumb-waiters, electric bells, range, bath and laundry tubs, and sanitary plumbing. The work of tearing down the old buildings now on the site will be begun at once.

One Hundred and Twelfth street, northwest corner of Madison avenue, three five-story brick and brownstone front flats and stores, corner building 25x96, and inside houses 25x72 each, with extensions 12x7. Estimated total cost, \$86,000. Condition—plans just started; no contracts let. Owner and builder, Theodore Cordler, No. 453 East 86th street; architect, John Hauser, No. 1441 3d avenue. The specifications will include tin roofing, galvanized iron cornices, structural iron-work, inside blinds, electric bells, speaking tubes, door-openers, bath and laundry fittings, fire-escapes, gas fixtures, concrete and pine floors, tiling, plate glass, wood mantles, ranges, skylights, dumb-waiters, hardwood trim, exposed plumbing, steam heating for corner house and hot-air heating for inside houses.

Seventh avenue, northwest corner 132d street, five-story brick and brownstone front double flat and store building; estimated cost, \$35,000. Condition—plans under way; no contracts let. Owner and builder, John Hickey, No. 83 East 110th street; architect, Edward Wenz, No. 1491 3d avenue. The specifications will include stone and brick gables, concrete, pine and hardwood floors, tiling, inside blinds, sanitary plumbing, ranges, dumb-waiters, gas fixtures, cabinet trim and mantles, hot-air heating, and all conveniences.

One Hundred and Fifteenth street, south side, 195 west of 5th avenue, two five-story and cellar brick and brownstone front double flats, 25x88 each; estimated total cost, \$54,000. Condition—plans started; no contracts let. Owner, Peter Muller, No. 510 East 120th street; architect, Edward Wenz, No. 1491 3d av. The specifications will include tin roofing, inside blinds, electric bells, dumb-waiters, hardwood trim, open plumbing, ranges, gas fixtures, tiling, concrete and pine floors and steam-heating.

HOSPITAL.—Tenth avenue, east side, 59th and 60th streets.—W. Wheeler Smith, No. 7 Wall street, has been retained to draw plans for the additions to be made to the Sloane Maternity Hospital.

DWELLINGS.—Park avenue, northwest corner 35th street.—Prescott Hall Butler, No. 52 Wall street, will erect a brick and stone residence on above corner, after plans prepared by Stanford White, No. 160 5th avenue.

CLUB-HOUSE.—The members of the University Athletic Club have appointed a committee to procure a site and have plans drawn for a new club-house.

MERCANTILE.—6th av., northeast cor. 19th street.—Buchman & Deisler, No. 11 East 59th street, have been engaged to draw plans for a six-story brick, stone and iron fire-proof mercantile building to be erected on this site for Henry Morgenthau. The new structure is estimated to cost \$800,000, and will have passenger, freight and sidewalk elevators, steam-heating, electric wiring and modern equipment.

MISSION AND CHURCH.—A. B. Jennings, No. 145 Broadway, New York, is the architect for a four-story granite church and school to be erected for the American Mission to the Jews. Estimated cost, \$100,000. Funds to pay the cost of construction are now being raised.

MUNICIPAL WORK.

The Armory Board invites bids until 10.30 o'clock, A. M., January 30th, for furnishing material and labor for alterations and repairs to the ship New Hampshire. For specifications and proposal blanks apply to John Guy, clerk of the works, on ship at foot of East 28th street, between 2 and 5 p. m.

The Department of Docks, pier A, will receive sealed bids until 11 o'clock A. M., January 31st, for repairing pier at the foot of West 55th street. Specifications and proposal blanks can be obtained by application at the office of the department.

METROPOLITAN DISTRICT AROUND NEW YORK CITY.

PUBLIC BUILDINGS.—Montclair, N. J.—The Town Council has adopted the plans by Edward Wurth, of Newark, for the new police station to be erected at Valley road and Bloomfield avenue. The building will be of brick with buff brick trimmings and have metal roof, North Carolina pine floors and finish, plumbing, electric wiring and fittings and conveniences.

Newark, N. J.—A bill before the Legislature authorizes this city to gain possession of the Free Library building and property adjoining and to enlarge and remodel the structure.

Trenton, N. J.—Assemblyman Eisele, of Newark, has introduced a bill in the House, authorizing the Governor and Senate to appoint a commission to select a site and build a State Reformatory. The bill appropriates \$10,000 for the site and \$250,000 for a two-winged building.

DWELLINGS.—East Orange, N. J.—James Vreeland has had plans drawn by L. Jenkins, of Arlington, for a two-story and attic frame dwelling to be built here at a cost of \$6,000.

New Haven, Conn.—C. C. Wenzel has had plans drawn by L. Hayne, Exchange Building, for a two-story frame dwelling to cost about \$6,000.—The same architect has plans for a \$4,500 frame dwelling to be erected for Mrs. G. Turner.

Atlantic City, N. J.—Palliser, Palliser & Co., No. 24 East 42d street, New York, have prepared plans for a two-and-a-half-story frame dwelling to be built here for H. J. Hall, of Baltimore. The building will cost about \$4,000, and have modern conveniences.

Larchmont, N. Y.—J. H. Flagler has had plans drawn by Cook & Palmer, No. 53 William street, New York, for a two-and-a-half-story frame dwelling, and a two-story frame stable to be erected at this place.

Hastings, N. Y.—J. B. Wooley, No. 45 Maiden lane, New York, has plans for a two-and-a-half-story brick and stone residence, a two-story brick stable and a one-story hot-house, to be erected here for W. F. Foster, of New York. The specifications include steam heating, pine and hard wood floors, electric wiring, bath and laundry fittings, plate and stained glass, plumbing, inside blinds, a range, stable fittings, and all conveniences.

Yonkers, N. Y.—C. W. Wheeler, North Broadway, has prepared plans for two two-story and attic frame dwellings to be built for Edward Underhill, No. 12 Overlook Terrace. Total cost, \$14,000.

Yonkers, N. Y.—Frank Holls, Equitable building, New York, is at the head of a syndicate which has purchased 315 lots at Waring place and Lake avenue. The syndicate will complete the six buildings for which foundations were laid, will open streets and make other improvements.

Red Hook, N. Y.—Chatham, Scofield & Lloyd, of Poughkeepsie, are the architects for a two-story and attic frame dwelling to be built here for Dr. R. J. Carroll. Cost, \$6,000.

Fanwood, N. J.—J. P. Stevens, of this town, will erect a two-story and attic dwelling from plans by Hartwell & Richardson, of Boston. The building will cost about \$10,000 and have hot-air heating, plumbing, pine and hardwood floors, tiling, a range, bath and laundry tubs and cabinet trim.

CHURCHES.—Newark, N. J.—Ground has been broken at Verona and Woodside avenues for a new frame church for the Emannel Baptist congregation. H. Edward Reeve, Prudential Building, prepared the plans.

Dobbs Ferry, N. Y.—Contracts for the erection of a new store edifice for the Roman Catholic Church will be awarded shortly. The building will cost about \$25,000, and have steam-heating, stained glass, electric wiring, hardwood trim and modern church fittings. Pope & Vatable, No. 123 East 23d street, New York, prepared the plans.

Building Trades Club.

The nominating committee of the Building Trades Club, consisting of Messrs. Lovell H. Carr, Lewis Harding, William Bradley, Louis S. Meyer and William K. Fertig, regularly appointed, in compliance with the provision of the by-laws, submit the following candidates to be voted for at the annual election of the club: President, Charles A. Cowen; first vice-president, Henry A. Maurer; second vice-president, Henry M. Tostevin; secretary and treasurer, Stephen M. Wright; managers for three years, Warren A. Conover, John J. Roberts, John L. Hamilton, Charles L. Eidlitz and Dunham Wheeler; managers for one year, Ronald Taylor and George J. Wills.

A number of arch tests will be made at the northwest corner of 11th avenue and 19th street commencing next Friday at 11 o'clock A. M. The tests will be made by Mr. George Hill, M. A. S. M. E., and the programme shows the tests will be most thorough in regard to the place and manner of loading, in order to prove of scientific and

...ing value. Mr. Fr. Von Emperger, of No. 71 Broadway, has charge of the arrangements.

Owners, architects and builders interested in the question of freight elevators, should send to Messrs. A. P. Webb & Co., of No. 305 Pearl street, for their new illustrated catalogue, which contains much information on the subject of freight elevators, besides many testimonials to the satisfaction resulting from ordering such machines from Messrs. Webb & Co., who are old-established and experienced manufacturers. Such firms as Leshner, Whitman & Co., W. H. B. Totten & Co., Charles Gulden, Jos. Seach & Son, W. L. Allen & Co., and Hammacher, Schlemmer & Co., are a few of the satisfied customers, and Commission Merchant E. C. Barnes, of Newburg, writes most strongly in favor of Mr. A. P. Webb's patent combination power and hand elevator, which latter machine the firm makes a specialty of.

Halloran & Lodge, dealers in North River bluestone, succeed to the business established many years ago by R. Stewart, at No. 502, 504 and 506 West 13th street. Mr. Halloran was for eight years with Mr. Stewart and is well known to architects and builders. The firm have executed important contracts for Mr. John T. Williams at his large and costly business buildings, corner of Broome and Elm; Bleecker and Elizabeth; Broome and Mercer streets, and Nos. 3 and 5 Waverley place. Orders for flagging and curbing, hearths, lintels and trimmings for buildings of all kinds will receive prompt attention at the hands of Halloran & Lodge.

Charles Grimmer & Son, of Nos. 147 and 149 East 22d street, hardwood finishers, painters and decorators, have the contract for painting and decorating the new Clearing House on Cedar street, which calls for very fine work, including enameling, gilding, etc. Messrs.

Grimmer & Son do first-class work. Among contracts completed by them are the Twombly residence, 5th avenue and 54th street; Hotel Empire, Greenwich Savings and Fifth Avenue Banks, and Altman's and Ludwig's stores.

ARTISTIC MOSAICS.

The interior mosaic decorations in the new Morosini Mausoleum at Woodlawn Cemetery, New York, which has just been completed, give a fine example of what can be done in this line. The elaborate plans of this unique structure were prepared by Messrs. Jardine, Kent & Jardine, architects, and the mosaic work was executed and set in place by Messrs. Aeschlimann & Pellarin, of New York, who have for years made mosaics their specialty and have just completed the mosaic floor of the main hall of the Hoffman House, where the coat-of-arms of Dr. Hoffman are admirably well reproduced in marble mosaic. The Albemarle Hotel Cafe and office floors are also being furnished with a specially rich pattern in mosaic by Messrs. Aeschlimann & Pellarin.

NEW DEPARTURES.

Hoagland, Robinson & Vaughan is the name of a new firm established to deal in building materials. The senior member, Mr. Isaac E. Hoagland, is well and favorably known to the trade, having been for thirty-seven years at work among the builders. Mr. Robinson is of the late firm of Miller & Robiison, of North New York. Mr. Vaughan is a beginner in the business and a son of a merchant doing business in the Swamp. We understand the firm have ample capital to swing a large trade. They have secured a yard at the foot of East 37th street, embracing good dock facilities.

Architect George Hoffman has established an office at No. 529 Broadway, corner of Spring street, Prescott Building, and is now prepared to execute orders for plans for all kinds of buildings. He is young and energetic, and an experienced and painstaking worker. Mr. Hoffman was for four years with Architect Wm. Graul.

SALES OF THE WEEK.

The following are the sales for the week ending January 18.

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

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

(AT THE NEW YORK REAL ESTATE SALESROOM.)

RICHARD V. HARNETT & CO.

West Farms to Hunts Point road, near dividing line of 23d and 24th Wards, beginning at s e cor land of John O Whitehouse, contains 2 272-1,000 acres; all right, title and int of American Steam Boiler Ins Co. Albert L Lowenstein. (Receiver's sale).....\$11,300

PETER F. MEYER & CO.

7th st, No 67, n s, bet 1st and 2d avs, 25x 92.6, 4-sty brk house. Henry Feldmann. 18,200
Manhattan av, No 475, w s, 34.3 s 120th st, 16.8x82, 3-sty brk dwell'g..... 11,600

SMYTH & RYAN.

*10th st, No 121, n s, 293 w 2d av, 25x94.7, 4-sty brk tenem't with 1-sty frame shed on rear. F W Lockwood. (Amt due \$14,882)..... 24,750
*Morningside av, s e cor 116th st, 26.5x 79.3x25.3x87, 5-sty brk flat. Bradley & Carrier Co. (Amt due \$3,282; prior mort \$33,000)..... 35,500
150th st, No 460, s s, 250 e Amsterdam av, 16.8x99.11, 2-sty and basement frame dwell'g on this and each adj'lot. Peter J Moran. (Amt due on this and adj houses \$21,930)..... 4,825
150th st, No 458, s s, 266.8 e Amsterdam av, 16.8x99.11, C P Keek..... 4,850
150th st, No 456, s s, 283.4 e Amsterdam av, 16.8x99.11, S Moses..... 4,900
150th st, No 454, s s, 300 e Amsterdam av, 16.8x99.11, Louis Stern..... 5,000
150th st, No 452, s s, 316.8 e Amsterdam av, 16.8x99.11, Egbert Mills..... 5,450
150th st, No 450, s w cor Convent av, and being s s, 333.4 e Amsterdam av, 16.8x 99.11. Peter J Moran..... 7,350

HALL J. HOW & CO.

*Bleecker st, No 425 } begins Bleecker st, e
8th av, No 2 } cor 8th av, runs n e
along 8th av 44.11 x s e 40 x e 17.2 x s
22.5 x w 76.9 to st, x n 27.7 to beginning,
7-sty brk hotel, Abingdon Square. (Amt
due \$94,660)..... 90,000

WILLIAM KENNELLY.

24th st, No 342, s s, 225 e 9th av, 25x 98.9, 3-sty brk tenem't with 1-sty brk building on rear. James McKeown. (Partition sale)..... 16,000

BRYAN L. KENNELLY.

11th st, No 634, s s, 418 e Av B, 25x 94.9, 4-sty brk tenem't and store. Herman Utecht, a defendant. (Partition sale)..... 16,000

D. PHENIX INGRAHAM & CO.

*77th st, No 407, n s, 144 e 1st av, 25x 102.2, 5-sty stone front tenem't. Moses K Wallach. (Amt due \$5,553; prior mort \$15,000)..... 18,293

Total.....\$274,018
Corresponding week last year.....\$362,832

CONVEYANCES.

NEW YORK CITY.

JANUARY 11, 12, 14, 15, 16, 17.

Academy st, w s, 100 s Seaman av, 50x 157.3x50.7x165.1, vacant. John Lever, Jr. to Emma B Lever. B & S. Jan 10. nom
Academy st, s w cor Vermilyea av, 25x 100, 1 and 2-sty brk and frame buildings. Wm P Sims to Grace W Sims. Jan 14. nom
Bleecker st, No 56, s s, 29.1 e Crosby st, 25 x101.6, 3-sty brk stores. Elias L M Bristol to John B Cole. Mt. \$25,000. Jan 29. See 66th st. exch
Bleecker st, Nos 382 and 384 } begins
Perry st, No 94 } Bleecker
st, s w cor Perry st, 42.6x70; Nos 382 and
384, two 4-sty brk store and tenem'ts;
No 94, 3-sty brk dwell'g. Clarence J
Hartley to Justinian Hartley. All title.
Jan 14. \$400
Boulevard, s w cor 98th st, 100.11x75, vacant. Bernard Smyth to Francis Crawford. South Mt Vernon, N Y. Mt. \$30,000 and tax 1894. Jan 16. See 89th st. nom
Broadway, No 1728, s e cor 55th st, 26.1x 99.6x25.5x105.4, 1 and 3-sty brk stores. Chas E Whitehead to David H McAlpin. Jan 17. nom
Broadway or } begins Broadway, e s,
Kingsbridge road } 225 n Academy st,
Vermilyea av } runs e 149.8 x s 500 x
e 150 to Vermilyea av, x s 25 x w 300.7
to Broadway, x n 75.1 and 2-sty frame
buildings, 4-sty brk flat and vacant.
Lots 28, 29 and 134 and 135 map part In-
wood, 12th Ward, of G J S Thompson.
John Corbitt or Corbet or Corbit to Mary
Corbitt his wife. Jan 16. gift
Canal st, No 332 } begins Canal st, s s,
Lispnard st, No 39 } 103 e Church st,
runs e 24.9 x s 106.2 to Lispnard st, x
w 25 x n 50.3 x e 4.4 x n 12 x w 3.11 x
n 49.3.
Lispnard st, No 41, n s, 25x50, lease of
this.
6-sty brk stores.
Herman Wronkow to Rauldolph Guggen-
heimer. Mt. \$100,000. Jan 16. See
Madison av. exch
Cannon st, No 133, w s, 80 s Houston st,
20x100, 2-sty frame store and tenem't
with two 2-sty brk tenem'ts on rear.
Samuel Ramesfelder to Louis Cohen.
Jan 12. nom
Cherry st, No 366, n s, 174.7 e Montgomery
st, runs e 21.6 x n 97.2 x w 25.8 x s 56.5
x s 40.9, 3-sty brk and frame store and
tenem't. Release dower. Ellen Marsh
widow to Catharine Sackett. Jan 12. 665
Same property. George, John and Timothy
E Marsh, Mary Earle widow and Susan
wife of James J Sullivan, Brooklyn, to
same. All title. Sub to reservation in re-
lation to strip upon which the frame
house of Wm Finn adjoins on east. Jan
12. 3,542
Same property. Frank Marsh by Ellen
Marsh guard to same. 1-12 part. Sub as
above. Jan 12. 708
Same property. Timothy Dillon to same.
1/2 part. Jan 11. 4,250
Clinton st, No 146, e s, 75 s Broome st, 26.4
x100. Release mort. Richard Chidwick
and Isaac Gelles as trustees to Annie Jo-
seph. Jan 15. nom
Delancey st, No 194, n w cor Ridge st,
41.10 x 51.10, 5-sty brk tenem't with

stores. Foreclos. Theo F Hascall to Isaac
S Isaacs. Mt. \$24,000. Jan 3. 9,200
Same property. Isaac S Isaacs to Annie
Zwerdling. B & S. Jan 11. 9,690
Delancey st, No 256, n s, 78.3 e Sheriff st,
21.9x100, 4-sty brk store and tenem't
with 3-sty brk building on rear. Jacob
Abrahams to Chas A Dellar. 1/2 part.
Jan 7. nom
Eldridge st, No 106, e s, 87.6 n Grand st,
25x87.6, 5-sty brk tenem't with stores.
Geo F and Louisa F Bleil to Lena Bern-
stein. Mt. \$14,000. Jan 15. 33,250
Forsyth st, w s, 50 n Broome st, 25x50.
32d st, s s, 135 e 3d av, 16.8x98.9.
52d st, s s, 100 w 3d av, 5.3x—x12.5x
100.5.
52d st, s s, 105.3 w 3d av, runs w 14.9 x s
100.5 x e 7.7 x n e 100.6.
106th st, s s, 196 e 3d av, 18x100.11.
Christy st, No 85, 25x100. Sub to mort
\$2,000.
51st st, n s, 100 w 3d av, 32.2x132.2x17.4
x100.4.
3d av, n e cor 103d st, 50x110.
3d av, w s, 40 s 49th st, 20.5x60.
And all other property in City, County
and State of New York in which grantor
has any int.
Peter O Asten to Theo T Baylor. In trust
for 3 years only, to end if grantor should
die sooner. Jan 10. nom
Front st, No 88, n s, abt 72 w Gouverneur
lane, 22.2x88.3x23x88.3, 4-sty brk stores.
Joseph J O'Donohue to John V O'Dono-
hue. All title. C a G. Jan 9. nom
Same property. John B O'Donohue et al
exrs and trustees Peter J O'Donohue to
same. Jan 9. 10,667
Grand st, No 397, s s, 60 e Suffolk st, 20x
80, 3-sty brk stores and tenem't. Clara
M wife of Harry L Bryde to Eliza Rose.
Jan 14. 21,000
Grand st, No 414, n s, 103 w Attorney st,
22x100, 4-sty brk stores. Mt. \$22,000.
31st st, No 25, n s, 100 e Madison av, 15x
98.9, 4-sty stone front dwell'g. Mt.
\$17,000.
Kath J, Agnes M, Teresa R, Peter and
Francis Smyth to Bernard and Louis
Smyth. 5-7 part. Sub to curtesy of
Bernard Smyth. B & S. Jan 11. nom
Grand st, No 62, n s, 75 w Wooster st, 75x
100, 4-sty brk school, new 7-sty brk and
iron store projected. Louis M Jones to
John J Clark. Mt. \$55,000. Jan 10. nom
Greenwich st, No 694, n w cor Charles lane,
25x100, 6-sty brk store and tenem't.
Foreclos. Clifford W Hartridge to Helen
J Van Meerbeke. Dec 14. 10,100
James st, No 95 } begins James st,
New Chambers st, No 83 } w s, 75.1 s Ba-
tavia st, runs w 66 to New Chambers st,
x s 33.8 x e 43.7 to James st, x n 25.2,
4-sty brk tenem't with stores. Dorothea
wife of Hermann Schumacher, Barryville,
New York, to Bernard Golden and Morris
Rosenberg. Jan 2. 10,250
Lewis st, No 98, s e cor Stanton st, 25x75,
6-sty brk tenem't with stores. Blume
Klshinsky to Lizzie Barnett. Mt. \$45,-
000. Jan 16. nom
Lispnard st, No 27, n s, 25x60.
Greenwich st, n e cor Franklin st, 25x60.
West Broadway, No 145, e s, 50 n White
st, 25x20.
White st, n s, part lots 103 and 104 map
A Lispnard, and lot 2 subdivision of
same, 20x50; also part lot 105 same
map, bounded s by above, 20x25. Map
lost.
3d st, No 21, n s, bet Mercer and Greene
sts, 25x75.

Madison av, w s, 98.10 s 31st st, 24.7x95.
 Catharine st, s w cor Oak st, 31.7x70 to alley, x32x72.3.
 Joseph Gales to Geo G Moore. 1-6 part in trust, sub to life estate Eliza J Moore. Sub to mort \$25,000. Dec 28. nom
 Ludlow st, No 181, w s, 109 s Houston st, 24x87.10, 7-sty brk factory. Bernard Drachman to Leopold Kaufmann. Jan 11. 38,500
 Madison st, No 246, s s, 132.6 w Clinton st, 20x90, 3-sty brk tenem't. Fanny Klapper to Lippman Klapper. Mt. \$11,000. Dec 9. nom
 Manhattan st, No 3, n s, 14.10 w of n s 125th st and which point is 193.6 w 9th av, 25x100, 5-sty brk tenem't with stores. Sallie Schuster to Minnie L Simon. 1/2 part. Mt. \$19,700. Jan 15. See 107th st. nom
 Monroe st, No 249, n s, 278 w Jackson st, 26.8x94.3x26.8x94.1. Mt. \$29,300.
 Monroe st, No 251, n s, 250.9 w Jackson st, 27.3x94.1x27.3x93.11. Mt. \$29,300. Two 5-sty brk stores and tenem'ts.
 Jacob Horowitz to Henry and Edw O Belais. 1/2 part. Dec 21. 35,500
 Monroe st, No 249, n s, 278 w Jackson st, 26.8x94.3x26.8x94.1. Henry and Edw O Belais to Rosa Levy. 1/2 part. B & S. Jan 10. nom
 Monroe st, No 251, n s, 250.9 w Jackson st, 27.3x94.1x27.3x93.11. Rosa Levy to Henry and Edw O Belais. 1/2 part. Mt. \$29,300. Jan 10. nom
 Sniffen court, No 7, w s, 59.3 s 36th st, 19.9x41.
 Sniffen court, No 9, w s, 79 s 36th st, 19.9 x41. with 1/2 of court sub to right of way, two 3-sty brk stables.
 Whitelaw Reid to Randolph Guggenheimer. Nov 28. See 50th st. 16,000
 South William st, No 13 } begins Stone st, Stone st, No 57 } w s, abt 43 s Mill lane, 21.1x77.6 to South William st, x15.11x79.6, 4-sty brk stores. Rebecca E Brown, Brooklyn, to Thos S Shortland. Mt. \$15,000. Jan 15. nom
 Water st, Nos 245 and 247, s s, abt 60 w Peck slip, 37.7x74.9x36.2x75.4, 5-sty brk stores. Frederic G Dow assignee N L Cost to Richd J Chard. Jan 14. 36,000
 Waverley pl, No 106, s s, 88 w Macdougall st, 22x97.
 136th st, Nos 130-140, s s, 300 w Lenox av, 100x99.11.
 136th st, Nos 146-150, s s, 250 e 7th av, 100x99.11.
 142d st, s s, 75 e Lenox av, 50x99.11.
 143d st, n s, 150 w 8th av, 50x99.11.
 135th st, s s, 260 e Lenox av, 25x99.11.
 Mary A Kelly to Thos J Kelly. B & S. Jan 15. 10,000
 William st, Nos 103 and 105, w s, abt 27.2 s John st, 42.11x81.10x37.2x79.1, two 5-sty brk stores. James W McCaffrey to George Hoadly. Mt. \$80,000. Jan 16. nom
 Willett st, No 39, w s, 87.6 s Delancey st, 12.6x100, 5-sty brk tenem't. Arthur Bittiner to Gertrude Tobias. Mt. \$12,250. Jan 11. 17,100
 12th st, No 72, s s, 187.11 e 6th av, 19.4x103.3, 3-sty brk dwell'g. Pierre F Macdonald to Fred S Young. Troy, N Y. Mt. \$17,000. Jan 5. nom
 12th st, No 329 } begins 12th st, n e Greenwich st, No 799 } cor Greenwich st, runs n 74.7 x e 77.10 x s 23 x w 53.3 x s 48.11 to 12th st, x w 21, two 6-sty brk factories. Emil Bloch to Jacob Hirsch. Mt. \$40,000. Jan 7. nom
 13th st, No 223, n s, 352.6 w 2d av, 25x103.3, 4-sty stone front dwell'g. Sophia Hencken to William Bach. Jan 15. 25,250
 13th st, No 118, s s, 241.8 w 6th av, 20.10x103.3, 3-sty brk dwell'g. Emilie S wife of Chas A Thackston to Leonora T Hatfield. Mt. \$19,050. Jan 12. nom
 18th st, No 27, n s, 435 w 5th av, 25x92, 4-sty stone front dwell'g. John L Dufais trustee deed of trust by Louisa S Dufais to Julius Loewenthal. Mt. \$20,000. Jan 14. 55,000
 19th st, No 34, s s, 435 e 6th av, 25x92, 3-sty stone front dwell'g. Eliz M, Emma McA and Frank M Lawrence, Brookhaven, L I, to Wm R Rose. B & S. Mt. \$30,000. Jan 17. 55,550
 20th st, No 250, s s, 125 e 8th av, 25x82x25.4x86, 3-sty brk and frame store and tenem't with 4-sty brk tenem't on rear. Frederick Glock to Chas H Katsch. Jan 14. nom
 Same property. Chas H Katsch to Frederick Glock and Emma his wife. Mt. \$5,000. Jan 14. nom
 21st st, No 118, s s, 550.7 e 7th av, 23x92, 3-sty brk dwell'g. Babies' Shelter Church of the Holy Communion to Geo D L Harrison. Jan 11. 35,000
 22d st, No 447, n s, 410 w 9th av, 20x98.8, 4-sty stone front dwell'g. Cath G wife of Francis G Hendricks to Thomas Lynch. Mt. \$12,000. Jan 10. nom
 22d st, No 423, n s, 323 e 1st av, 31.6x98.9, 4-sty brk tenem't with stores. The Fire Proof Building Co of New York to John O'Sullivan. Q C. July 31, 1885. nom
 Same property. Nellie M O'Sullivan to Wm H Hall and Maggie M his wife, joint tenants. Mt. \$12,000. Jan 8. 22,250
 24th st, No 333, n s, 225 w 1st av, 25x98.9, 4-sty brk tenem't on rear of lot. Foreclos.

Joseph A Thompson to Wm C Lester. Jan 15. 10,100
 26th st, No 339, n s, 324.6 e 9th av, 25x98.9, 4-sty brk store and tenem't with 4-sty brk tenem't on rear. Johann or John C Sandmann devisee Johann C Sandmann and Dorothea C S E commonly Doris Sandmann widow to John L Hamilton. Tax \$152. Jan 14. 15,500
 30th st, No 541, n s, 256.8 e 11th av, 16.1x31.6, 4-sty brk store and tenem't. John Malone to Fanny Malone. Mt. \$2,500. Jan 17. 3,000
 31st st, No 347, n s, 133.4 w 1st av, 16.8x98.9, 4-sty brk tenem't. Abraham Wisser to Henry W Tonjes, Flushing, and John H Hachmann. Jan 24. 6,500
 32d st, No 361, n s, 175 e 9th av, 18.9x98.9, 4-sty stone front dwell'g. Ida Robinson to Danl W Robinson. Jan 14. 20,000
 38th st, Nos 205-209, n s, 75 e 3d av, runs n 72.6 x e 25 x n 26.3 x e 31.6 x s 98.9 to 38th st, x w 56.3, three 4-sty brk tenem'ts. Mary J Stafford to Thomas Dooner. Jan 31. nom
 38th st, No 327, n s, 425 e 9th av, 25x98.9, 5-sty brk tenem't with stores. Adam Lautz to Elise wife of Henry Valentine. May 21, 1875. 24,000
 Same property. Henry Valentine to Adam Lautz. Mt. \$19,260. May 31, 1875. 24,000
 40th st, No 437, n s, 425 w 9th av, 25x98.9, 4-sty brk store and tenem't with 2-sty brk stable on rear. Fredk R Hilsmann heir Henry W Hilsmann to Sophia J Hilsmann. 1/2 part. Mt. \$5,000. Jan 11. 7,500
 43d st, No 143, n s, 485 w 6th av, 20x100.5, 5-sty stone front dwell'g. Walter B Merriam to John L Sauervein. Q C. Jan 15. nom
 Same property. Ellen M Merriam widow to same. Jan 15. nom
 43d st, No 143, n s, 485 w 6th av, 20x100.5, 5-sty stone front dwell'g. John L Sauervein to Honora V Cabassaud. Mt. \$20,000. Jan 16. nom
 44th st, No 550, s s, 125 e 11th av, 25x100.5. Release dower, Essie Gallagher widow to Edward and Joseph O'Neill children and heirs of Patrick O'Neill. Oct 13. nom
 47th st, No 232, s s, 169 w 2d av, 23x100.5, 4-sty brk dwell'g. Philip Boyer to Frank Boyer. Sub to mort. Oct 31. 100
 47th st, No 64, s s, 157 e 6th av, 20x100.5, 4-sty stone front dwell'g. Susan C wife of Stephen Burkhalter, Glens Falls, to Chandler Robbins. Jan 9. 37,000
 49th st, No 344, s s, 125 w 1st av, 25x100.5, 4-sty brk store and tenem't with 2-sty brk building on rear. Emanuel M Maas to Esther Maas. 1/2 part. Mt. \$14,000. Dec 31. nom
 50th st, No 47, n w cor Park av, 25x100.5, 3-sty brk stable. Randolph Guggenheimer to Whitelaw Reid. Mt. \$22,000. Dec 31. See Sniffen court. 43,500
 51st st, No 245, n s, 125 w 2d av, 25x100.5, 2-sty frame store and tenem't with 3-sty brk tenem't on rear. Eugene L Barnard and ano exrs Frederick Heerlein to Edwd S Schaeffler. Mt. \$6,000. Jan 15. 12,500
 52d st, No 309, n s, 144.7 e 2d av, 19.11x100.5, 4-sty stone front dwell'g. Alexander Pirie to James C Mitchell. 1/3 part and all title. Mt. \$6,000. Jan 15. 4,333
 52d st, Nos 432 and 434, s s, 400 w 9th av, 50x100.5, two 5-sty brk flats. Marie Hammer to Bernhard Rosenstock. Mt. \$20,500. Oct 22. Re-recorded. nom
 57th st, No 447, n s, 163.5 w Av A, 18.6x100.4, 3-sty brk dwell'g. Frances wife of Wolf Levy to Maurice Levy. Mt. \$13,000. Jan 16. 13,100
 61st st, Nos 227 and 229, n s, 350 e 11th av, 50x100.5, two 5-sty brk tenem'ts. Wm N Wolfe to Henrietta Goodman. Jan 14. nom
 62d st, n s, 287.6 w Columbus av. Party wall agreement. Martin R Jacobus, Ridgetfield, N J, with Danl C Jacobus. Nov 1. nom
 63d st, No 338, s s, 150 w 1st av, 25x100.5, 5-sty brk tenem't with stores. Giuseppe Mafia to Sabato Gregory. Mt. \$12,000. Jan 15. 5,000
 65th st, No 49, n s, 293.9 e Columbus av, 31.3x100.5, 5-sty brk flat. Henry E Stevens, Jr, to Edmund Coffin, Jr. Mt. \$36,500. Jan 11. See 80th st. nom
 66th st, Nos 159 and 161, n s, 125 e Amsterdam av, 57.2x100.5, two 5-sty brk flats. Amsterdam Impt Co to John B Cole. Mt. \$57,000. July 16, 1894. nom
 66th st, No 159, n s, 153.8 e Amsterdam av, 28.6x100.5. John B Cole to E L Macomb Bristol. Mt. \$28,500. Jan 4. See Bleecker st. exch
 66th st, n s, 153.8 e Amsterdam av. 0.5¹x100.2x0.7³x100.2. Release mort. James R Plum trustee for Elias Plum, Jr, and Randolph W Townsend to John B Cole and E L Macomb Bristol. Jan 12. nom
 66th st, No 149, n s, 302.6 e Amsterdam av, 27x100.5, 5-sty stone front flat. James O'Brien to Wm H Peters. Mt. \$23,000. Jan 15. 43,000
 67th st, No 147, n s, 40 e Amsterdam av, 30x25.5, 2-sty frame dwell'g. George and Althea S Rudd heirs George Rudd to Maggie C Smith. Q C. Nov 7. nom
 Same property. Janet Rudd extrx George Rudd to same. Nov 7. 7,000
 Same property. Release dower. Janet Rudd widow to same. Nov 7. nom
 69th st, No 315, n s, 225 e 2d av, 17x100.4,

5-sty brk tenem't. Max C Baum to Philip Aecker and Josephine his wife. Mt. \$12,000. Jan 15. 18,000
 70th st, n s, 220 w West End av, 180x100.5, vacant. Margaretta wife of James Van D Card to Jessie wife of Arthur L Meyer. Mt. \$50,000. Jan 15. See Columbus av. 90,000
 Same property. Jessie wife of Arthur L Meyer to Henry L Sprague. Mt. \$50,000. Jan 15. 91,500
 70th st, No 243, n s, 447.4 w Amsterdam av, 19.5x100.5, 3-sty brk dwell'g. Henry W Eaton to John A McCarthey. Jan 10. 2,950
 73d st, No 280, s s, 31 e West End av, 17.3x76.8, 3-sty brk dwell'g. Page C Dennis to Geo C Dennis. B & S. Jan 12. nom
 74th st, No 11, n s, 200 e 5th av, 20x100.5, 4-sty stone front dwell'g. John H Bronson to Matilda Kohler, Brooklyn. Mt. \$32,000. June 4. nom
 74th st, No 116, s s, 158 w 9th av, 20x102.2, 4-sty stone front dwell'g. Wm G Crenshaw, Jr, New York, and John H Wisner, Summit, N J, to Geo H Sullivan. Dec 17. nom
 75th st, No 202, s s, 75 e 3d av, 19.7x102.2, 4-sty brk tenem't. Leopold B Rosenberg to Patrick Kelly. Mt. \$7,000. Jan 3. 11,750
 78th st, s s, 80 e 2d av, and premises adj on east. Party wall agreement. The New York Life Ins Co with John E Hoffmire. Oct 29, 1880. nom
 78th st, No 161, n s, 153 e Amsterdam av, 19x102.2, 4-sty stone front dwell'g. Danl B Childs to Lucy W Drexel. Jan 15. 32,000
 78th st, s s, 267 w West End av, 16x102.2. Release mort. Francis P Furdal to Clarence F True. Jan 15. nom
 78th st, s s, 130.3 e Riverside Drive, 17x102.2. Release mort. Francis P Furdal to Clarence F True. Jan 15. nom
 80th st, n s, 100 w Amsterdam av, 150x102.2, vacant. Edmund Coffin, Jr, to Henry E Stevens, Jr. Mt. \$66,000. Jan 15. See 65th st. nom
 80th st, No 127, n s, 203 w Columbus av, 21x102.2.
 80th st, No 131, n s, 245 w Columbus av, 21x102.2.
 80th st, No 139, n s, 329 w Columbus av, 21x102.2.
 Three 4-sty brk dwell'gs. John C Kluber, Brooklyn, to Kath M wife of John P Ryan, Westfield, N J. 1/2 part. Sub to mort \$75,000. Jan 10. nom
 82d st, No 158, s s, 120 e Lexington av, deed reads s s, 600 e 4th av, 25x102.2, 2-sty brk dwell'g. Jennie Kaiser to Edwd D Conolly. Mt. \$11,500. Jan 15. See 2d av. 16,500
 82d st, No 22, s s, 278 w Central Park West, 22x102.2, 4-sty stone front dwell'g. William Forster and James Livingston to Sophia Hencken. Mt. \$30,500. Jan 16. 42,500
 84th st, Nos 143 and 145, n s, 275 e Amsterdam av, 50x102.2, 3-sty frame dwell'g with 2 and 1-sty frame buildings on rear. Jonas C H and John W Tupper exrs Wm W Tupper to Patrick Prendergast. Jan 10. 27,500
 87th st, No 5, n s, 150 w Central Park West, 17x100.8, 5-sty brk dwell'g. Charles Buek to James G Powers. Jan 7. 31,500
 87th st, No 9, n s, 183.6 w Central Park West, 16.6x100.8, 5-sty brk dwell'g. Charles Buek to Robert A Powers. Mt. 18,500. Jan 7. 30,500
 88th st, No 138, s s, 486 e Amsterdam av, 18x100.8, 3-sty stone front dwell'g. Herbert B Turner, Englewood, N J, to Ann T Turner, Englewood, N J. C A G. Sub to mort \$13,000. Dec 5. gift
 89th st, No 61, n s, 371 e Columbus av, 20x100.8, 4-sty brk dwell'g. Francis Crawford, South Mt Vernon, N Y, to Bernard Smyth. Mt. \$24,000 and tax 1894. Jan 16. See Boulevard. nom
 91st st, s s, 250 w West End av, 50x100.8, vacant. John O Baker, Newark, N J, to Armintha Merritt. Nov 2. nom
 94th st, No 274, s s, 70 e West End av, 15x64.1 to n s Old Jauncey lane, with all title in 1/2 of said lane, 5-sty stone front dwell'g. Chas G Judson to Marie True. Mt. \$14,000. Jan 10. nom
 97th st, No 146, s s, 366.8 e Amsterdam av, 16.8x100, 3-sty stone front dwell'g. Mary Scrugham to Wm W Scrugham. 1/2 part. B & S. Jan 10. nom
 99th st, n s, 300 e Columbus av, 25x100.11 and adj premises on the north. Agreement as to encroachment. Henry E Lang and George Warn with George Hessels, Jan 9. nom
 99th st, No 254, s s, 80 e West End av, 20x100.11, 3-sty brk dwell'g. Harriet M Lathrop to Peter G Jeffrey. Mt. \$23,000. Dec 19. nom
 Same property. Peter G and Jessie J Jeffrey to Jeannie M Watson. Mt. \$18,000. Jan 10. nom
 99th st, No 45, n s, 275 e Columbus av, 25x100.11, 5-sty brk flat. Thomas Cowman to Mathias Goeren and Sophia his wife. Mt. \$20,000. Jan 14. nom
 99th st, No 43, n s, 300 e Columbus av, 25x100.11, 5-sty brk flat. George Hessels to Mathias Goeren and Sophia his wife. Mt. \$19,000. Jan 14. nom
 101st st, No 113, n s, 94 e 4th av, 15.6x100.11, 3-sty brk dwell'g. George Bern-

Henry Bierbaum. Declaration of trust. Jan 24.
 Same property. Oscar H and Ida Bierbaum, Margt E wife of Chas O Johnston to Henry Bierbaum. Sub to mort. Jan 24. nom
 5th av, No 557, e s, 50.5 s 46th st, 25x100, 4-sty stone front dwell'g. Noah G Felicie to Felicie G Felicie. Mt. \$50,000. Jan 10. nom
 5th av, No 871 } begins 5th av, n e cor 68th 68th st, No 1 } st, 55x200, 4-sty stone front dwell'g. Geo G Williams and ano exrs Mary Stuart to Amzi L Barber. Jan 8. 562,500
 5th av, No 2232, w s, 25 s 136th st, 24.11x 85, 5-sty brk flat with stores. John W Haaren to Moses Boehm. Mt. \$12,500. Jan 15. 23,000
 8th av, McCombs Dam road, 1154th st and 155th st—the block. Release dower. Irene A Sage to Nathaniel Jarvis, Jr. Jan 11. nom
 9th av, No 719 } begins 9th av, s w cor 49th st, No 404 } 49th st, 25.1x100; No 719, 4-sty brk store and tenem't; No 404, 3-sty frame store and tenem't. Henry Stoebler to Henry W Schmidt excepting grantor's int in a mort on said premises. Q.C. Jan 12. nom
 11th av, No 614, e s, 37.10 n 45th st, 18.9x 70, 4-sty brk store and tenem't. Alice Purcell, Jersey City, to Frederick Baitinger, Jr. Jan 15. nom
 Parcel No 1010 Jumel property, bounded n by a line parallel with and 51 s from centre line of former 169th st, e by Harlem River, s by a line parallel with and 125 s former 169th st and w by Aqueduct, with riparian rights and land under water.
 168th st, parcel bounded n by strip above described, e by line drawn from a point in centre line of former 169th st and distant 105 e from Aqueduct to a like point in centre line of former 168th st and distant along same 105 e from Aqueduct, s by a line drawn parallel with and 207 s from former 169th st and w by the Aqueduct.
 Release mort. James E Taylor trustee — Starkey, New York, to Clark Bell. Dec 31. nom

MISCELLANEOUS.

All property of which Wm W Tupper died seized. Jonas C H, Frances E and John H Tupper and Mary L Colville heirs Wm W Tupper to Jonas C H and John H Tupper exrs Wm W Tupper. Declaration ratifying release of dower, &c. Dec 22. nom
 General release. Lottie G Ackerman to James H Brooks. Jan 7.

23d and 24th WARDS.

Cedar pl, s s, 75 e Concord av now Forest av, lot 44 map J Cudliff property, Morrisania. Mary wife of Gerhard De Boer, Elizabeth, N J, to Fredk J Giebler. Jan 14. nom
 Elsmere pl, n s, 475 w Marmion av, 25x 100. John J Brennan to Michl F Power. Jan 12. 1,300
 Fairmount pl, s s, 297.9 w Marmion av, 25x 70.8x25x72.3. Walter Wilcox to Wm H Booth. Dec 15. 3,400
 Fort Independence st, e s, part plot 55 map W O Giles property. Kingsbridge, 25x80. Wm O Giles to Disry Younkheere. Jan 7. 675
 Loring pl, e s, 387.7 n University av, 21.10 x130x78x113.6. Henry M MacCracken to Wm E Smith. Dec 31. 3,142
 Loring pl, e s, plots 72 and 73 map of University Heights North, 24th Ward, 21.10 x113.6x78x129. Release mort. The New York Skin and Cancer Hospital to Leslie J Tompkins. Nov 27. 2,000
 Same property. Release mort. The Seamen's Bank for Savings in the City of New York to Henry M MacCracken. Dec 7. 1,000
 Park View terrace, e s, 325 n Wellesley st, 50x130.7x50.8x125. Geo E Clymer, Reading, Pa, to Edwd M Clymer. Jan 4. 3,500
 Park View terrace, e s, 154.3 s Kirkside av, 56.2x100.11x51.4x87. Henry J Abels to Martin J Kirby. Nov 10. nom
 Park View terrace, e s, 210.4 s Kirkside av, 28x107.11x25.8x100.11. James D Mahoney to Martin J Kirby. Nov 10. nom
 Rogers pl, w s, 258.10 n Westchester av, 25x73.4x25x73.7.
 165th st, s s, 150 e Stebbins av, 24.5x77x 50.4x68.2.
 Geo J Bernhard to Francis M Bacon, Jr. Jan 17. nom
 Southern Boulevard, n e cor 144th st, 100 x160. John Lavery to Simon Berheimer and Josephine Schmid, of Bernheimer & Schmid. June 17, 1892. nom
 St James st, n e cor Ridge st, 126x162.6x 125.9x150. Wm R Chapman to Emma L Chapman. B & S. Jan 10. nom
 Travers st, n w cor Bainbridge av, 30.9x 98x17.11x98.10. Chas J Coulter to Edmund G Sutherland. July 7. 8,250
 138th st, s s, 500 e Willis av, 16.8x100. Frederick and Lizzie Bohne to Markus Burkhardt and Katharina his wife. Mt. \$7,000. Jan 12. 10,000
 138th st, s s, 500 e Willis av, 16.8x100. Markus Burkhardt to Lizzie wife of Frederick Bohne. Mt. \$7,000. Jan 12. See Willis av. 10,000

142d st, n s, 325 e Willis av, 25x100. James T Barry to George Keller. Mt. \$10,000. Jan 15. nom
 142d st, n s, 507 e Alexander av, 18x50. Philip Acker to Max C Baum. Mt. \$3,500. Jan 15. 11,000
 143d st, n s, 270 e Willis av, 1-10 of a foot x100. Chas Van Riper to Amalia Jaeger. Q.C. Dec 31. nom
 146th st, n s, 340 w Brook av, 25x100. Hugh Smith to John Henrich. Jan 10. 3,500
 148th st, n s, 375 w Morris av, 25x106.6. John D Morton assignee of Eliza Landauer to Eliza Landauer. Q.C. Jan 2. nom
 148th st, n s, abt 100 w St Anns av, 25x 100. Johanna Doherty to Mary E Cooney. Jan 10. nom
 148th st, n s, abt 125 w St Anns av, 25x 100. Johanna Doherty to Mary A Downey. Jan 10. nom
 151st st, s s, 350 w Courtlandt av, 25x 118.6. Geo E Babcock to Annie Fitzgerald. B & S. Jan 7. 5,500
 Same property. Annie Fitzgerald to Geo E Babcock. C a G. Jan 8. 5,500
 156th st, n s, 124.6 e Courtlandt av, 24.7x 100. Peter J Platt to Marie Platt. 1/2 part. Jan 12. nom
 158th st, s s, 200 w Elton av, 50x100. Emma L, Bertha H and William Eckert heirs John Eckert to Bertha Eckert widow. Q.C. Jan 14. nom
 Alexander av, e s, 100 s 134th st, 20x89.6. Robt L Harrison to Albert Bogert. Jan 10. 15,500
 Alexander av, e s, 22 s 134th st, 78x89.6. Benjamin F Watkins to Albert Bogert. Mt. \$30,000. Jan 9. 58,000
 Bainbridge av, n w cor Travers st, 30.9x 98x17.11x98.10. Edmund G Sutherland to Emma I Stoddard. Mt. \$7,600. July 7, 1892. 8,250
 Bremer av, n w, cor Union st, runs w 112.10 x n 50 x e 112.7 to w s of Old Anderson lane, x s 11.7 to Bremer av, x s 31.10 to beginning, with all title to said lane. Partition. Wm M Hoes to Nelson Smith, Jr. Jan 2. 2,725
 Brook av, w s, abt 50.1 s 163d st, abt 50 x abt 62.3 to Port Morris branch R R, x abt 50.4 x abt 58.4. Lewis Z Bach and Thos J McLaughlin to John Kirk. Dec 20. nom
 Brook av, s w cor 147th st, 75x90. Frederick Folz to Nicholas Cotter. C a G. Jan 5. nom
 Brook av, w s, 521.9 n 156th st, 50x79.6x 50x82.8. Henry Morgenthau to Andw J Larkin. Port Richmond, S I. Jan 11. nom
 College av, e s, 25 n 144th st, 25x77. Carl Hulster to Geo H Schutts. Mt. \$1,250. Jan 16. 3,500
 Daly av, s e s, 363 n Tremont av, runs s e 168.5 x s w 98 x w 17 x n w 152.5 to Daly av, x n e 86; also n 1/2 lot 33 map estate Thomas Walker, adj above. Wm H Booth to Walter Wilcox. Dec 18. nom
 Eagle av, w s, 75 s 163d st, 25x100. Ferdinand Krieger and Philip Luther to Eagle Avenue German Baptist Church. Jan 11. 2,601
 Madison av, old w s, now Bathgate av, 98 n of old n s Grove st, now 182d st, 48x 168.10x48x167.3. Peter T Delaney to Lucy A Cameron. Mt. \$1,250. Jan 10. 5,000
 Monroe av, w s, 200 n Columbia av, 100x 100. Chas H Reinisch to Caroline Reinisch. Jan 14. gift
 Morris av, n e cor 154th st, 32.6x95. }
 Morris av, s e cor 155th st, 86.6x95. }
 Foreclos. Stephen H Olin to Otto Volkening. Mt. \$12,000. Jan 11. 25,000
 Mosholu av, s s, 1,037.5 w South Broadway, 339x abt 348.10 on curved lines, x202x 301.5, contains 2,068-1,000 acres, being certain parcels or so much of property conveyed to Henrietta G Thompson by Henry H Man by deed of May 24, 1888, as lies bet the east line of property described in said deed and a line drawn through said property parallel with said east line and 75 west therefrom and being same property conveyed to said Albert Bogert by Henrietta G Thompson by deed June 1, 1891, and recorded June 17, 1891, in liber 1 of Conveys page 141 section 13. Benj F Watkins to Albert Bogert. Jan 9. 7,500
 Orchard av, n s, 199 e Samuel st, 22x150. Release mort. Annie Larner to Tommaso Giordano. Jan 9. nom
 Prospect av, s cor Locust av, 100x116x102 x100, hs & ls. Letitia M Clarke to Richd H Clarke. B & S. July 5, 1894. nom
 Tremont av late Locust av, n w cor Ryer pl, 27.6x100, except part taken for Tremont av. Thos J Fell to Peter A Engelson. Jan 15. 2,350
 Union av, old n w cor Home st, 1.5x100, parcel 27 damage map for opening Home st, from Boston road to Intervale av, 23d Ward. Release mort. Granville F Dailley to The Mayor, &c, of New York. Nov 10. nom
 Vyse av, e s, 264.7 n Home st, 25x100, being lot 76 map of section A of Vyse estate. Release mort. Twenty-third Ward Land Improvement Co to Lizzie A McCone. Jan 9. 987
 Same property. Lizzie A McCone to George Weyrauch. Oct 1. 5,000
 Willis av, w s, 50 s 138th st, 25x81.6. Frederick Bohne to Markus Burkhardt and Katharina his wife. Jan 12. 22,000
 Willis av, w s, 50 s 138th st, 25x81.6. Mar-

kus Burkhardt to Lizzie wife of Frederick Bohne. Jan 12. See 138th st. 22,000
 3d av, w s, 68.8 s Old Lowell st, 16.8x106, with any other property or int on said block, Fredk H Pattison to Saran Pattison. Jan 10. gift
 3d av, e s, 150.2 n 161st st, 25x129.9x25x 128.7. Henry P De Graaf to Paul G Decker. Jan 12. 5,500
 3d av or Kingsbridge to West Farms road, e s, lot 144 map heirs Rev Wm Powell, Fordham, 71x194 to Elizabeth st, x50x145.
 Kingsbridge to West Farms road, e s, adjoins above on north part lot 145 same map, 61x128x50x94.
 Marie Steindler to Wm E Cornwall. Mt. \$2,400. Jan 11. exch
 Same property. Ida L and Mary E Jenkins to Marie Steindler. Direction to convey above to Wm E Cornwall. Jan 12. See 121st st. exch
 Kingsbridge road, proposed e s, 221.2 n from a point of curve opposite Monument, L I 124, runs s e 81.7 x n e to Thos Dunnes land, x n w along same to road, x s —. Ephraim V Snedeker, Westchester, to Louise Cole. C a G. May 14, 1891. nom
 Kingsbridge road, proposed e s, 287 n from a point of curve in said proposed e s opposite Monument L I 124, runs s e along land of Thos Dunne 110 x s 28.9 x w 98.6 to e s said road, x n 26.7. Louise wife of Wm L Cole to Ephraim V Snedeker, Westchester, N Y. Jan 5. nom
 New York and Harlem R R Co's land, w s, where said line forms the east line of land formerly of Wm G Dunn over which West Vanderbilt av has been laid out but not opened, and which point is 116.6 s of s s of Samuel st, extends but not yet opened, runs n 275.6 x w 78 x w 546.9 x w 222.4 to e s Old Valentine av, x s 312.4 x e 820.3, excepts part taken for Webster av, 100 feet wide.
 Old Valentine av, e s, 12.6 n Folin st, runs e 222.4 x e 546.9 x w 771.11 to e s Old Valentine av, x s 32.6, excepting part taken for Webster av, 100 feet wide.
 William Hodgson, New York, and Henry C Peters to Julius B Lorge. Jan 7. nom
 West Farms to Hunts Point road, w s, adj land of Andrew Nostrand, runs s along road abt 55 to land of Plum Hoyt, x w along same 112 x s 30 to land late of Harvey Scofield, x w abt 56 to land late of Thomas Walker, x n abt 85 to Andrew Nostrand's land, x e 159 to beginning.
 West Farms to Hunts Point road, e s, being a strip lying bet said road and Bronx River, adj land formerly of Thomas Walker, runs s e, both out of and under water of said river as far as right of grantor extends, x s under the water of said river 50 x n w under and out of water along a lot of land formerly of Nicholas Wilson to said road, x n e along same 50 to beginning.
 Ellen C V Heppert. Akron, O, to Catharine Kelly her mother. Q.C. Dec 31. nom
 Interior lot, 131.6 n 187th st and 195 e Delancy pl, runs n 25 x w 95 x s 25 x e 85. Release mort. William Man trustee to Hamlin Babcock. Jan 10. 500
 Lot 41 on damage map for opening Cauldwell av from Boston road to East 163d st and from Clifton st to Westchester av, 23d Ward. Release dower. Maggie J Dietsch widow to The Mayor, &c, of New York. Dec 19. nom
 Lots 52-56 on damage map for acquiring title to Marcher av, extdg from Jerome av to Featherbed lane in 23d and 24th Wards. Release mort. Silas D Gifford exr and trustee Charles Bathgate to same. Dec 18. nom
 Lot 62 on damage map for acquiring title to Marcher av, extdg from Jerome av to Featherbed lane in 23d and 24th Wards. Release mort. Jacob Stiegele and Margaretha his wife, Milburn, N J, to same. Dec 13. nom
 Lots 63 and 64 same map. Release mort. Marie Hauser, Newark, N J, to same. Dec 13. nom
 Lots 80 and 81 map of East Morrisania, lying east of the Branch R R, being part of farm of Gouverneur Morris, 23d Ward.
 Lot 156 map of Belmont Village, West Farms, 24th Ward.
 John L Anderson, White Plains, N Y, to Hannah J A Marshall, of same place. Q.C. July 13, 1893. nom
 All that part of mortgaged lands which lie n e of a line drawn from Mosholu av and at right angles therewith and parallel with n e line of mortgaged premises, runs s e to rear line of said premises, 75x—. Release mort. William Man as trustee, survivor of Albert P Man to Albert Bogert. Dec 21. 750

LEASEHOLD CONVEYANCES.

Broadway, No 1352. Assign lease. Patrick O'Neill, Brooklyn, to Peter Magee, Mt Vernon, N Y. nom
 Cedar st, No 60. Assigns all title and consents to cancellation of lease. Satterlee, Bostwick & Martin by Abram Codington assignee to Sophia Brown. June 22, 1891. nom
 Gansevoort st, No 114. Assign lease. Vincent J Sisser, Yonkers, N Y, to Charles Welge & Co. Jan 14. nom
 Madison st, No 15. Assign lease. Mary Byrnes to Peter Byrnes. nom

47th st, n s, 200 w 9th av, 25x100.5. Jan 11, 5 years, 5%. 12,000
 Clark, John J to Louis M Jones. Grand st. P. M. Jan 15, due Feb 1, 1896, 5%. 43,000
 Conway, Louis L to Wm F Mittendorf. Park av, s e cor 119th st. P. M. Jan 12, due Sept 1, 1895, 8,100
 Same to same. Same property. Building loan. Jan 12, due Sept 1, 1895, 14,000
 Cornwall, Wm E to John R Platt et al trustees Saml R Platt. Kingsbridge to West Farms road, 2 plots. P. M. Jan 11, due Jan 1, 1900, 5%. 10,000
 Cox, Mary E to Frank L Loring. 64th st, s s, 433 w 9th av, 17x100.5. Dec 19, installs, 5%. 2,500
 Crane, Charlton W to Margt C Bush, Buffalo, N. Y. Columbus (9th) av, n e cor 209th st, & c. P. M. Dec 31, due Jan 12, 1898, 5%. See Conveys. 29,000
 Crowell, Chas E, Atlantic Highlands, N. J., and Ada W wife of and Antonio Rasines to Cornelia L Marshall. Grove st, Nos 84 and 86, s s, 50x100; Grove st, s s, 67.8 e West Washington pl, runs e 39.10 x s 100 x w 40 x s 2.8 to West Washington pl, x n w 15 x e 8.6 x n 90 to beginning. Jan 11, due Jan 15, 1898, 5%. 40,000
 Dastler, Pauline to Gottfried Bay. 42d st, n s, 78 e 11th av, runs e 22 x n 125.10 x w 28 x s 25.5 x e 10 x s 100.5 to beginning, Jan 1, 5 years, 5%. 1,200
 Davis, Oliver P to Thos B McGovern. 131st st, No 118 W. P. M. Sub to mort \$7,500. Jan 2, note. 5,000
 Deike, Maria W to Antony Wallach. Harrison st, Nos 40 and 42, n w cor Washington st, 32x75. Jan 10, 1 year, 5%. 10,000
 De Lancey, Eliz D to Corporation for the Relief of Widows and Children of Clergymen of the Protestant Episcopal Church, State New York. New Chambers st, No 82; Cherry st, No 62, begins New Chambers st, s s, 125.9 w Cherry st, runs w 42.1 x s 31.10 x s 100 to Cherry st, x e 20 x n 100 x e 13.4 to beginning. Jan 7, due May 1, 1898, 5%. gold, 7,500
 Dooner, Thomas to W Clarence Martin. 38th st, n s, 75 e 3d av, runs n 72.6 x e 25 x n 26.3 x e 31.6 x s 98.9 to st, x w 56.3. Jan 11, due June 1, 1896. 6,000
 Same to Mary J Stafford. 38th st. P. M. Dec 31, 5 years, 5%. 22,000
 Douglas, Mary S mortgagee with David B Sickles temporary recvt of HARLEM RIVER BANK mortgagor. Extension of mort. Jan 11. nom
 Doyle, Annie C wife of Andw T to Mary A Woodcock, Bedford N. Y. 148th st, n s, 155 e Convent av, 20x99.11. Jan 10, 3 years, 5%. 16,000
 Same to Eliz S du Flon. Same property. Sub to last mort. Jan 10, 1 month. gold, 3,000
 Doyle, John to Susan E Hoyt et al trustees for Fredk M Hoyt. 32d st, n s, 225 e 10th av, runs w 25 x n 49.6 x w 12 x n 49.6 x e - x s 97.6 to beginning. Jan 15, 3 years, 5%. 13,000
 Ducker, Caroline B wife of and Geo M to NORTH RIVER SAVINGS BANK. 69th st, n s, 164.2 w Amsterdam av, 20.6x100.5. Already mortgaged to mortgagor for \$5,000. Jan 17, 1 year, 5%. 500
 Edgerton, Emmet to Harriet A Sanchez. 27th st, No 112 W. Leasehold. Jan 14, 1 year. 500
 Eisig, Flora to Flora and Julius Kaufman exrs and trustees Jacob Kaufman. 42d st, s s, 300 e 9th av, 25x98.9. Jan 11, 5 years, 5%. 29,000
 Everhart, Mella D, Montecito, Cal. to TITLE GUARANTEE AND TRUST Co. Broadway (Bloomingdale road), old w s, 44 s 37th st, 22x120.3x20.7x112.5, being No 1365 Broadway. 1/3 part. Dec 26, due Jan 3, 1897, 5%. 2,000
 Fagan, Farrell to Chas L Fleming exr and trustee Lydia A Carnley dec'd. 105th st, No 331, n s, 360 e 2d av, 20x100.11. Jan 11, 4 years, 5%. 2,500
 Farley, John T to Bertha Metzger. Central Park West, n w cor 70th st, 25.9x100; Central Park West, w s, 100.5 s 71st st, 25x100; 70th st, n s, 100 w Central Park West, 25x100.5. Jan 15, 1 year, 5%. 46,000
 Farmer, Elkin mortgagor with Randolph W Townsend. Extension of mort. Jan 10. nom
 Felino, Marie and Joseph to Angelo Legniti. Mott st, e s, 43.2 s 111st st, runs e 45.11 x s 6.10 x e 22 x s 16 x w 68.5 to Mott st, x n 22.10 to beginning. Jan 14, 1 year. 500
 Fisher, William to Henry Dudley and ano exrs Anna M Dudley. Convent av, w s, 120.7 n 127th st, 20.1x55.8x22.1x51.11. Secures bond of mortgagor and Lewis Z Bach. Jan 17, 3 years, 5%. See Conveys. 7,500
 Fitzsimons, James M to Matilda Carroll guard of Katie L. Clarence J and Isabella Carroll. 32d st, n s, 160 e 2d av, 20x98.9. Jan 1, due Dec 31, 1899, 4 1/2%. 5,000
 Forster, William and James Livingston to William Hall's Sons. 82d st, Nos 12 and 14, s s, 175 w Central Park West, 41x102.2; 82d st, No 18, s s, 237 w Central Park West, 21x102.2. Jan 3, 1 year. 3,000
 Franz, John and Anna mortgagors with Charles Hendricks. Extension of mort. Jan 9. nom
 Fritzel, William to Theodore De Witt. Av D, No 82, e s, 66.10 n 6th st, 24x100. Jan 10, 2 years. 2,000

Germany, Katharina widow to Bernhard Kolb. 116th st, n s, 266.6 w Pleasant av, 14x100.10. Dec 29, due Dec 30, 1895, 1,200
 Giblin, Michael and James W Taylor to Sophia R C Furniss. West End av, n w cor 103d st, 100.11x100. P. M. Jan 8, due Feb 1, 1897, 5%. 40,000
 Same to Clementina Furniss. 103d st, n s, 150 w West End av. P. M. Jan 8, due Feb 1, 1897, 5%. 15,000
 Same to Margt E Zimmerman. 103d st, n s, 100 w West End av. P. M. Jan 8, due Feb 1, 1897, 5%. 20,000
 Gilroy, Mary M wife of Thos F to THE LAWYERS' MORTGAGE INS Co. 121st st, No 7, n s, 140 w Mt Morris av, 21x100.11. Jan 11, 2 years, 4 1/2%. 10,000
 Goeren, Mathias to George Hessels. 99th st. P. M. Jan 14, due Jan 15, 1897, 5%. 2,500
 Golden, Bernard and Morris Rosenberg to Henry de F and Arthur D Weeke trustees will of Richd L Parish. James st, No 95. P. M. Jan 2, due July 1, 1898, 5%. 8,000
 Gordon, Robert and Joseph to Janet Rudd trustee will of George Rudd. Amsterdam av, w s, 25.11 n 82d st, 27.6x100. Jan 12, due Feb 1, 1898, 4 1/2%. 24,000
 Same to same. Amsterdam av, w s, 53.5 n 82d st, 27x100. Jan 12, due Feb 1, 1898, 4 1/2%. 24,000
 Same to Margt T Johnston. Amsterdam av, w s, 80.5 n 82d st, 27.6x100. Jan 12, due Feb 1, 1895, 4 1/2%. 24,000
 Same to William Hall's Sons. Amsterdam av, w s, 25.9 n 82d st, 82.2x100. Sub to mort \$72,000. Jan 12, 1 year. 24,000
 Grace Methodist Episcopal Church of the City of New York to Caroline H Johnston, Stuttgart, Germany. 104th st, n s, 275 w Columbus av, runs n 100.11 x e 30 to w s old Croton Aqueduct, x n w 100.11 to centre line of old lane now closed, x s w 92.9 x w to point 400 e Amsterdam av, x s 100.11 to 104th st, x e 125 to beginning. Dec 31, 5 years, 5% and 4 1/2%. 60,000
 Grunberg, Theodor to Maria R Audubon, Salem, N. Y. 52d st, No 400, s s, 74 e 1st av, 20x100.5. Jan 14, due Jan 1, 1900, 4 1/2%. 6,500
 Haase, Charles mortgagor with Edwin Baldwin trustee John Hardman dec'd. Extension of mort. Dec 31. nom
 Hall, Wm H to Funk Bros. 22d st, No 423, n s, 323 e 1st av, 31.6x98.9. P. M. Sub to mort \$15,000. Jan 8, due Jan 15, 1896, 5%. 1,500
 Same to Noble J Hall. Same property. P. M. Sub to mort \$12,000. Jan 8, due Jan 15, 1898. 3,500
 Same to William Hall's Sons. 76th st, n s, 195 e 5th av, 125x102.2. Dec 7, 1 year. 5%. 20,000
 Same to same. 87th st, n s, 100 e Riverside av, 175x100.8. Dec 14, 1 year, 5%. 15,000
 Hall, Wm H to Chas E Hall. Madison av, s w cor 105th st, 100.11x70. Jan 11, 1 year, 5%. 13,000
 Hammerstein, Malvina wife of and Oscar to Robert T Ford. 120th st, No 42, s s, 410 w 5th av, 20x100.11. Jan 8, due April 9, 1895. 55,000
 Harney, Eliza L to TITLE GUARANTEE AND TRUST Co. 39th st, No 242, s s, 363 1 e 8th av, 17.1x98.9. Jan 16, due Feb 1, 1898, 4 1/2%. 5,700
 Harris, Annie N to Henry E Beekman trustee for Adriana L Whittemore. 2d av, w s, 24.9 n 37th st, 24.8x80. Jan 15, 5 years, 4 1/2%. gold, 16,500
 Hatch, Sarah C wife of and Roswell D to THE NEW YORK LIFE INS AND TRUST Co. 48th st, n s, 155 w 6th av, 20x100.5. Jan 14, 5 years, 4 1/2%. 18,000
 Hartley, Ellen M wife of and Justinian and Clarence J and Edith Hartley to THE EQUITABLE LIFE ASSURANCE SOCIETY of the United States. Bleecker st, Nos 382 and 384; Perry st, No 94, being Bleecker st, s w cor Perry st, 42.6x70. Jan 11, due Jan 1, 1896, 5%. gold, 18,000
 Heath, Mary F widow mortgagor with Elizabeth Barker mortgagee. Extension of reduced mort. Jan 14. nom
 Heath, Mary F widow to Elizabeth Barker. 39th st, No 128, s s, 75 w Lexington av, 20.3x98.9. Jan 15, due May 1, 1900, 5%. 800
 Heinemann, Conrad and Bertha to Henry Weltz and ano exrs Caroline Staudenbaur. 3d st, No 253. P. M. Jan 3, due Nov 15, 1895, 5%. 5,300
 Hewitt, Marietta E widow to John C Whitridge. 97th st, No 136, s s, 450 e Amsterdam av, 17.5x100.11. Jan 11, 3 years, 5%. gold, 14,000
 Heyner, Moritz B to Mary Bergdoll. Houston st, s s, 57.9 e Allen st, runs e 17.9 x s 97.8 x w 13 x n 27.2 x n 11.10 x n 59.8 to beginning. Jan 10, due April 10, 1896. 1,000
 Higgins, George mortgagee to Eliza A Lynch mortgagor. Certificate of part payment on account of mort. 2,000
 Hilsmann, Sophia J daughter of Henry W Hilsmann dec'd to Frederick R Hilsmann brother of said dec'd. 40th st, n s, 425 w 9th av, 25x98.9. Jan 11, 5 years, 5%. 5,000
 Hoffmire, John E to THE AMERICAN SAVINGS BANK. 78th st, s s, 99.9 e 2d av, 25.3x102.2. Jan 15, 3 years, 5%. 7,000
 Hollingsworth, Wm S to TITLE GUARANTEE AND TRUST Co. Lenox av, w s,

75.11 n 121st st, 25x100. Jan 15, 1 year, 5%. 13,000
 Hyman, Gerson and Jacob Guterman to Wm H Macy, Jr. and William Strange exrs and trustees Albert B Strange. 13th st, s s, 170 w 1st av, 28x103.3. Jan 14, 5 years, 5%. 28,000
 Hurwitz, Raphael to Charles Griffin et al trustees will of Samuel Willets, Walter R Willets residuary trustee. Henry st, No 80, s s, 25x100. Jan 14, 5 years, 5%. 21,000
 Same to Jonas Weil and Bernhard Mayer. Same property. Sub to last mort. Jan 14, due May 15, 1895. 2,500
 Hutter, Josephine wife of Moritz to Isaac Wyman. 2d av, w s, 40 n 58th st, 20x65. Jan 14, 2 years. 2,000
 Hyde, Jona C, Russel D, Anne M, E Matilda, Harriet C, Courtney and J Ellsworth to TITLE GUARANTEE AND TRUST Co. 41st st, No 137, n s, 350 w 6th av, 25x98.9. Jan 15, due Feb 1, 1898, 4%. 15,000
 Ireland, John de C to Daniel Van Buskirk, Valley Stream, L. I. Madison av, n e cor 109th st, 20.11x70. Jan 17, 5 years, 5%. See Conveys. 15,500
 Johnston, Andrew, Minneapolis, Minn., to Wm A Martin. 124th st, n s, 150 e 8th av, 50x100.11. June 29, 1894, 3 years, 5%. 10,000
 Jordan, Alex A to Henry Lacy, Syracuse, N. Y., exr Lucius Gleason. Madison av, s e cor 89th st. P. M. Sept 15, 1 year, 5 1/2%. 30,000
 Joseph, Annie to Frederic J Middlebrook, Brooklyn. Clinton st, No 146, e s, 75 s Broome st, 26.4x100. Jan 16, 3 years, 5%. gold, 16,000
 Same to same. Same property. Sub to last mort. Jan 16, 1 year. 3,000
 Kaiser, Jennie to Edwd D Conolly. 2d av, No 1844, e s, 50.8 n 95th st, 25x100. Jan 15, installs. 4,000
 Karasek, Frank to A Hupfel's Sons. 3d av, No 3309. Store lease. Jan 7, note, demand. 1,800
 Kaufmann, Leopold to Justus L Bulkeley et al exrs and trustees Danl B Fayerweather. Ludlow st. P. M. Jan 11, due May 1, 1898, 5%. gold, 22,500
 Same to Bernard Drachman. Same property. P. M. 21 mort. Jan 11, due Jan 1, 1898. 10,000
 Same to Benj I Weil. Ludlow st, w s, 100 s Houston st, 24x87.10. Jan 11, due Feb 10, 1895. 5,000
 Keck, Katarina widow to Mary H Brush. Manhattan av, w s, 50.11 s 120th st, 16.8 x 82. Jan 16, 3 years, 5%. 9,500
 Kemp, Abraham and Fanny to Wm A Sherman and James P Francis as admrs of Helen M Vincent. Ridge st, No 57, w s, 125 s Delancey, 25x100. Jan 11, 5 years, 5%. 21,000
 Same to Rachel Rich. Same property. Jan 14, 3 years. 3,000
 Kiep, August N to Archibald K K Mackay trustee for Mary C Mackay. Madison av, s w cor 110th st, 24.11x100. Jan 14, 4 years, 4 1/2%. 28,000
 Kissinger, George to Carrie R Castree and ano exrtr of Deborah J Dodd. 20th st, No 303, n s, 79.9 w 8th av, 20.3x56.4. Jan 16, 2 years, 4 1/2%. 1,000
 Klein, Christiana B to Bernheimer & Schmid. Amsterdam av, No 1734, cor 146th st. Saloon lease. Jan 14, note, demand. 2,000
 Kopetzky, Lena to Albert Jacoby. 2d av, No 1140, n e cor 60th st, 20x75; 2d av, No 1148, e s, 100.10 s 61st st, 20x75. Sub to mort \$35,000. Jan 14, notes, 1,550
 Kneilsheimer, Aaron to Edward Heyman. 59th st, s s, 281.6 w Av A, 25x100.5. Jan 15, 3 years, 5%. 8,500
 Kraft, Albert to Charles Kraft. 7th st, No 227, n s, 63 w Av C, 20x96.7. 1-7 part. Jan 14, due Jan 1, 1896, 4%. 1,000
 Kornahrens, Geo C, Jersey City, N. J. to THE IRVING SAVINGS INSTITUTION. 126th st, No 308, s s, 150 e 2d av, 50x99.11. Jan 17, 1 year, 4 1/2%. 15,000
 Same to same. 12th st, No 332, s s, 43 w Greenwich st, 20x44. Jan 17, 1 year, 4 1/2%. 4,000
 Kyritz, Charles to Baptiste Kate Tischbein. West 11th st, No 246, s s, 60 e 4th st, 21x85. Oct 1, 2 years, 5%. 1,500
 Laue, Charles, Brooklyn, to Janet Rudd trustee will of George Rudd. 2d av, n w cor 38th st, 60x99. Jan 10, due Feb 1, 1900, 4 1/2%. 70,000
 Same to Mary H Johnston. 38th st, n s, 99 w 2d av, runs w 26 x n 98.9 x e 28 x s 38.9 x w 2 x s 60 to beginning. Jan 10, due Feb 1, 1900, 4 1/2%. 25,000
 Levi, Henry R to THE UNITED STATES TRUST Co of New York. 58th st, No 444, s s, 350 e 10th av, 25x100.5. Dec 24, due Jan 1, 1898, 4 1/2%. 17,000
 Lisk, Morris to The Babies Shelter of the Church of the Holy Communion. Madison st, No 134, s s, 25x100. Jan 15, due Jan 1, 1898, 5%. 25,500
 Same to Jonas Weil and Bernhard Mayer. Same property. Sub to mort \$25,500. Jan 15, installs. 8,500
 Lesster, Wm C to Mayer Katzenberg. 24th st, s s, 25x98.9. Jan 15, 3 years, 5%. See Conveys. gold, 7,000
 Little, Joseph J to THE GREENWICH SAVINGS BANK. 45th st, n s, 300 w 5th av, 25x100.5. Jan 10, due Jan 15, 1897, 4 1/2%. 35,000
 Littlefield, Agnes H mortgagor with Alice

landt av, No 800, n e cor 158th st. Lease. Dec 22, note. 2,500
 Bogert, Albert to Danl G Thompson and ano trustees Thos H Rodman dec'd. Alexander av. P M. Jan 11, due in Jan, 1898, 5 1/2 %. 8,000
 Same to Robt L Harrison. Same property. 2d mort. Jan 11, 1 year. 2,250
 Bogert, Albert to Benj F Watkins. Alexander av, e s, 22 s 134th st, 19.6x89.6. Sub to mort \$8,000. Jan 10, installs. 2,696
 Same to same. Alexander av, e s, 41.6 s 134th st, 19.6x89.6. Sub to mort \$7,000. Jan 10, installs. 3,668
 Same to same. Alexander av, e s, 61 s 134th st, 19.6x89.6. Sub to mort \$7,000. Jan 10, installs. 3,668
 Same to same. Alexander av, e s, 80.6 s 134th st, 19.6x89.6. Sub to mort \$8,000. Jan 10, installs. 2,693
 Same to same. Interior lot, 131.6 n 187th st and 195 e Delancey pl, runs n 25 x w 95 x s 25 x e 95. Jan 10, due July 1, 1895. 400
 Same to same. So much of property conveyed to Henrietta G Thompson by Hy H Man and wife May 24, 1888, as lies bet e line of property described in said deed and a line drawn through said property parallel with said e line and 75 w therefrom. P M. Jan 10, due July 1, 1895. 4,500
 Booth, Wm H to John F Condon. Fairmont pl, s s, 297.9 w Marmion av, 25x70.7x25x72.3. Dec 3, years. 1,800
 Brown, Mary C A, Mt Vernon, N Y, to Therese Bertin, 167th st, n s, 106.6 e Vanderbilt av, 43x140. Jan 12, 3 years, 5 %. 6,500
 Cameron, Lucy A wife of Wm A to TITLE GUARANTEE AND TRUST CO. Madison av, w s, 953 s Kingsbridge road, 72x167.3x72x170.5. Jan 10, due Jan 1, 1897, 5 %. 3,500
 Cawood, Ann E to Silas A Brush. 160th st, s s, lot 66 map of east part of Morrisania, 23d Ward, 65x120. Jan 14, 1 year. 1,000
 Clark, Wm N to Alfred C Clark guard of Robt S Clark. St Auns av, s e cor Southern Boulevard, 200.7 to 132d st, x125x210x125. Jan 10, 3 years, 4 1/2 %. 35,000
 Cornwall, Wm E to The Bradley & Currier Co (Lim). Kingsbridge to West Farms road. 2 parcels. P M. Sub to mort \$10,000. Jan 11, 6 months. gold, 4,000
 Same to Bernard Lenahan trustee. Same property. Sub to mort \$14,000. Jan 11, due June 1, 1895. 4,000
 Colter, Nicholas to Judson S Todd. Brook av, s w cor 147th st, 25x90. Jan 14, 1 year. 14,000
 Same to same. Brook av, w s, 25 s 147th st, 25x90. Jan 14, 1 year. 9,000
 Same to same. Brook av, w s, 50 s 147th st, 25x90. Jan 14, 1 year. 9,000
 Same to Francis Speir, Jr. 139th st, s s, 100 w Willis av, 53.5x100; Brook av, s w cor 147th st, 75x90, this sub to mort \$32,000. Nov 30, due Dec 1, 1895, 5 %. gold, 14,500
 Decker, Paul G to Henry P De Graaf, Oscawana, N Y. 3d av. P M. Jan 12, due Jan 14, 1896, 5 %. 1,500
 Same to Chas A Runk. Same property. Jan 12, due Jan 14, 1896, 5 %. 2,000
 Doran, William to Rose Toher. Washington av or Delancey pl, w s, 100 s 189th st or Powell pl, 50x110. Jan 10, 3 years. 300
 Eagle Avenue German Baptist Church to Ferdinand Krieger and Philip Luther. Eagle av, P M. Jan 11, 3 years, 5 %. 2,600
 Engelson, Peter A to Thos J Fell. Tremont av, n w cor Ryer pl. P M. Jan 15, 3 years, 5 %. 500
 Eustis, John E to Bernhard Pauli, Bremen, Germany. Sedgwick av, w s, where boundary line bet lands of mortgagors and Mrs E C Schwab intersects w s of said av, runs n along w s of said av 150 x w 205.4 to Cedar av, x s along e s of Cedar av 150.10 to boundary line of lands of Lewis G Morris, x e 215.5 to beginning. Jan 9, 3 years, 5 %. gold, 5,000
 Gillingham, Thos L to John F Steeves. Home st, n s, 100 w Fox st, 25x52.11x27.4x64. Jan 10, 6 months. 1,200
 Hennessy, John H mortgagor with Edwd J O'Gorman mortgagor. Extension of mort. Jan 14. nom
 Hohl, Charles to Augustus Gareiss, 133d st, s s, 229 w Willow av, 16.8x100. Jan 1, due July 1, 1897. 1,000
 Same to same. 133d st, s s, 245.8 w Willow av, 16.8x100. Jan 1, due July 1, 1897. 1,000
 Hulster, Carl to Parnella A Senia. College av, s e s, 50 n e 144th st, 25x77. Jan 1, due July 1, 1896, 5 %. 1,250
 Same to same. College av, s e s, 75 n e 144th st, 25x77. Jan 1, due July 1, 1896, 5 %. 1,250
 Kaysser, Louis W to Eugene Bay. Brook av, w s, 220.3 n 168th st, 17.8x90. Jan 16, 3 years, 5 %. 2,000
 Same to Salome Bauer. Same property. Equal lien with last mort. Jan 16, 3 years, 5 %. 2,000
 Kaysser, Louis W to Bradley L Eaton. Brook av, w s, 114.3 n 168th st, 106x90. Jan 11, 1 year. 6,000
 Keller, George to James T Barry. 142d st. P M. Jan 15, installs. 3,000

Kirk, John to Lewis Z Bach and Thos J McLaughlin. Brook av. P M. Sub to mort \$10,000. Dec 20, 1 year. 8,000
 Same to Judson S Todd. Brook av, w s, 50.1 s 163d st, 50x62.3 to Port Morris Branch R R, x50.4x58.4. Dec 20, 1 year. 10,000
 Koch, Otto to Bernheimer & Schmid. 153d st, No 653 E, cor Melrose av. Saloon lease. Jan 11, note, demand. 1,000
 Larkin, Andw J to Solomon Moses. Brook av. P M. Jan 11, due Jan 1, 1898, 5 %. 2,500
 Locke, Chas S to Jacob Ruppert. 138th st, No 760, s w cor Brook av. Store lease. Dec 29, demand. 3,500
 Lorge, Julius B to William Hodgson, New York, and Henry C Peters, Newport, Ky. N Y & Harlem R R Cos land and Vanderbilt av. P M. Jan 7, 5 years, 5 %. 52,000
 Maddox, George J to Augustus L Hayes. 134th st, s s, 93.10 e Alexander av, 18.10 x100. Jan 17, due April 17, 1895. 200
 McKiernan, Francis E to Chattie De Hart. Frederick st, e s, 100 s Jacob st, 50x87.6. Jan 3, due Jan 1, 1896. 100
 Muller, John and Rosa to Margaretta S Pyne. Washington av, e s, 42.8 n 163d st, 25x100. Jan 15, 3 years, 5 %. gold, 4,000
 Murphy, James, Brooklyn to THE MUTUAL LIFE INS CO of New York. 134th st, s s, 25 e Brook av, 50x100. Jan 17, 1 year. 1,000
 Nuttall, John to Bernheimer & Schmid. Willis av, No 249, cor 139th st. Saloon lease. Jan 16, note, demand. 3,900
 O'Brien, Michael and Mary his wife to The Teachers' Building and Loan Assoc of New York City. Mapes av, s e s, 331 n e Samuel st, 50x150. Dec 21, installs, 5 %. 3,840
 Ogden, Chas D to Joseph Stickney. Prospect av, n e cor Leggett av, 25x80. Jan 11, 3 years, 5 %. 6,000
 O'Gorman, William and Herman Stursberg mortgagors with William Floyd-Jones exr and trustee Philip R Robert mortgagor. Extension of mort. Dec 30. nom
 O'Reilly, Dominic to TITLE GUARANTEE AND TRUST CO. 138th st, No 612, s s, 231.6 e Alexander av, 25x100. Jan 11, due Jan 1, 1900, 5 %. 13,500
 Scheid, Caspar to Theodore Haenssner. 157th st, n s, 225 w Courtlandt av, 25x100. Jan 10, due Jan 1, 1898. 2,000
 Striffler, Christian to Annie R Bauerdorf. Macombs Dam to Fordham road, centre line, at s line Widow Wolfe's farm, runs n e 129.6 to Jerome av, x s 695 x w - to centre of said road, x n along road 288 and 341, gore. Jan 15, 1 year, 5 %. 4,000
 Sutherland, Edmund G, White Plains, N Y, to Chas J Coulter. Travers st, n w cor Bainbridge av. P M. July 7, 1892, due July 1, 1895, 5 %. 5,000
 Same to same. Same property. P M. July 7, 1892, installs, 5 %. 2,600
 Weyrauch, George to The North New York Co-operative Building and Loan Assoc. Vyse av, e s, 264.7 n Home st, 25x100. P M. Oct 1, 1894, installs, 5 %. 3,750
 Same to Lizzie A McCone. Same property. Oct 1, due Jan 10, 1895. 639
 Whitney, David L to Wm H Payne. 138th st, s s, 306.6 e Alexander av, 25x100. Jan 15, due Jan 16, 1897. 18,000
 Wilcox, Walter to Robert Courtright. Daly av (Catharine st), lot 292 map village East Tremont, runs s e 168.5 x s w 98 x w 17 x n w 152.5 to Catharine st, x n e 86; lot adj above lot 292, being northerly 1/2 lot 33 map estate Thomas Walker. Dec 18, 1 year. 1,800

MORTGAGES—ASSIGNMENTS.

NEW YORK CITY.

JANUARY 11, 12, 14, 15, 16, 17.

Angier, Mary S to Katharine Bronson. \$15,000
 Austen, Peter T and ano trustees estate of Eliz A Austen to Peter T Austen, Brooklyn. 1/3 part, 2 assigns. nom
 Same to Alice C Austen. 1/3 part, 2 assigns. nom
 Same to Mary H Miller. 1/3 part, 2 assigns. nom
 Arendt, Simon to Adolph Wallach. nom
 Burby, Sarah J to Emily Beaver. 3,000
 Bachrach, Solomon to Betsey Davis. 3,000
 Burstein, Ida to Sarah Loebel, Newark, N J. nom
 Brush, Sarah et al trustees will of Sylvester Brush to Louis S Brush. nom
 Billings, Franklin N, Woodstock, Vt, to Franklin N and Oliver P C Billings and Saml E Kilner as exrs. nom
 Bertine, Theo M to The West Side Bank. 1,350
 Billings, Annie M to Geo B Billings. nom
 Billings, Geo B to Bernheimer & Schmid. 600
 Booss, Frederick to James E Taylor, Starkey, N Y. 3,526
 Caswell, Wm H admr Anna Caswell to John Caswell, Boston, Mass. 25,486
 Same to Wm W Caswell, Cambridge, Mass. 30,717
 Cohen, Ida R to Fannie H Louis. 2,500
 Currier, Edwin B to The Colonial Bank. nom
 Campbell, Elizabeth to Louis V Booraem. 500
 Claussen, Madeline E to Pauline Davidson. 5,500
 Dudenhoeffer, Barbara to Thos H Bauchle. 4,500

De Vries, Henry attorney in fact of Joseph Schnetter to Katie Vorbach, 10,000
 Derby, Richd H and ano trustees will of Eloise L Derby for Caroline A Derby to Chas E Strong and ano trustees of William Cutting, Jr. 8,045
 Demarest, John to The Farmers' Loan and Trust Co. Assigns 4 mort. nom
 Doelger, Peter to Teresa Kuser. 10,900
 Douglas, Mary S widow to Wm C Demoreast. 5,000
 Epstein, Rachel L to The State Bank. consid omitted
 Ellison, John E trustee estate of Augustus Embury to Title Guarantee and Trust Co. 10,000
 Flegenheimer, Henry to Samuel Rauch. 1,700
 Fash, Mary to Christopher Kelly. 2,750
 Flanagan, James to Sarah J Flanagan. 19,000
 Same to same. 19,000
 Same to same. 7,000
 Fay, Michael, Yonkers, N Y, to Walter H Wheeleras receiver of John F Broderick. nom
 Floyd-Jones, William or Jones, Wm Floyd exr and trustee Philip R Robert to Sheppard Gandy as trustee for Mary M Williams. 4,000
 Same to same. 3,500
 Gibbin, Michael and James W Taylor to Sarah Taylor. nom
 Same to Title Guarantee and Trust Co. 25,000
 Glover, Daniel and ano admrs Sarah Glover to Martha Glover. consid omitted
 Greenwood, Richd B to Geo C Currier. 3,250
 Guggenheimer, Randolph to Maria Staats. 2,000
 Haines, Jennie E to Lucretia Jarvis, Brooklyn. 2,000
 Hall, Wm W to Thos R A and Wm H Hall, of William Hall's Sons. nom
 Hall, Thos R A and Wm H, of William Hall's Sons, to Chas E Hall. nom
 Harlem Savings Bank to Eliza Worthington. 2,264
 Hartwell & Co, a corporation, to Robt C Lowrey & Co. 1,012
 Same to Cecilia G Wightman. 1,000
 Same to Simon Schafer. 394
 Herman, David to August Hassey. nom
 Hildebrandt, Frederick to Amelia Loercher. 12,000
 Holmes, Joseph A exr Henry W Allen to Lucy M Allen, Lawrence, Mass. nom
 Hopkins, Mary to Mary E Kelaher, Brooklyn. 4,206
 Same to same. 3,900
 Hummel, Fredk P to George Wolf. 5,400
 Isaacs, Isaac S to Isaac Shiman, Cincinnati, O. nom
 Isaacs, Morris to Julius Rosenberg, Brooklyn. 5,000
 Jacobs, Samuel F to First National Bank of Richmond. nom
 Kneeland, Adele extr and trustee Charles Kneeland to Ella W Jackson widow. 35,000
 Kuser, Theresa to The Title Guarantee and Trust Co. 10,000
 Klingenstein, Bernhard to Julius Offenbach. 2,000
 Kanenbley, Geo N to Emeline Mahnken. nom
 Kernochan, James P and John J Wyszong trustees to J Frederic Kernochan, committee of Marie Marshall. 7 assigns. nom
 Lacy, Henry exr Lucius Gleason to Louis Marshall. 23,411
 Little, Andrew to Eliza J Pratt. 2,572
 Lawrence, Bryan to Lulu Mander, Brooklyn. 4,054
 Lawson, Jacob, Brooklyn, to Wm N Crane. nom
 Lichtenauer, Joseph M to Meyer Goldsmith. 15,378
 Light, Wm J to The Murray Hill Bank. 10,000
 Light, Wm J and Thomas Louthor, of Light & Louthor, to The Murray Hill Bank, New York. 6,000
 Loercher, Amelia to Albert Haug, 1893. 10,000
 Leipziger, Henry M to John W Beers. 2,250
 Mackay, Donald exr and trustee Elizabeth R B King to Annie C King. nom
 Mackenzie, Anna C S trustee will of Cath C Stevens to Frances N Stevens. 4 assigns. nom
 Man, William trustee to Kath H Wetmore. 2,250
 Martin, Clarence to Edwd I Browning. 6,000
 McGrath, John J to Joseph Hessler. 20,000
 Middlebrook, Frederic J, Brooklyn, to D Comyn Moran as committee. 2 assigns. \$21,067. 42,134
 Moos, Ernestine extr Solomon Moos to Isaac H Goldsmith. nom
 Marx, Lewis S and ano exrs Elka Marx to Mina Levy. nom
 McClenahan, James et al exrs David Stevenson to Thos B Robertson. nom
 Ogden, Susan L extr Thos L Ogden to Edward Mitchell and ano trustees for Euphemia K Haight. 6,000
 Powell, Sarah H to Henry A Moore trustee will of Saml W Moore, for Mary T Moore. 8,500
 Same to Adaline A Hepworth. 14,000
 Pierce, James F, Superintendent of Ins Dept, State of New York, to Germania Life Ins Co, New York. 2 assigns. nom
 Proud, Frank K to Hartwell & Co, a corporation. nom
 Pruden, Wm E to Frank Godine and ano trustees estate of Susie A Pruden. 1,200

Table of judgments with names and amounts. Includes entries for Poulin, Jacob to Mary V O Parker, Peoples' Trust Co of Brooklyn to Frank E Jamison, Buffalo, N Y, Rodman, Julia E, Montclair, N J, to Chas G Ritchie, Orange, N J, Rindskopf, Millie H individ and admrx Louisa Herzog and Nina H Stein and Paul M Herzog heirs, &c, of Max Herzog to Millie B Rindskopf, Ryer, John B and Frederick, Jr, admrx Samuel Ryer to John B Ryer, Robertson, Thos B to David Stevenson Brewing Co, Seybel, Danl E to Willie L Brown, Harrison, N Y, Seabury, Cath R, Mendon, Mass, to Robert Wilson, Brooklyn, Sands, Sarah A to Philip J Sands exr Abraham B Sands, Schramm, Arnold H E to Adolph Wimpfheimer, Schramm, Helen M to Cornelia Wimpfheimer, Scudder, Edwd M et al exrs and trustees Henry J Scudder to Henry T Scudder, Smith, Bertha to John B Smith, Smith, Sandford S trustee for Anna K Shaw and remaindermen to James M Crafts and ano trustees for Anna K Shaw and remaindermen. Assigns 2 merts, Same to James M Crafts and ano trustees for Clemence H Crafts and remaindermen, Swan, Alden S, Brooklyn, to Jonas Weil and Bernhard Mayer, Swords, Henry C and ano exrs Alex I Cotheal to Phebe C Lawrence, Lawrence, L I, Taylor, Alfred J trustee for Kathleen K Taylor to Fredk S Moore and ano trustees for Margaret Lemaire, Taylor, Sarah to Michael Giblin and James W Taylor, The Farmers' Loan and Trust Co to Maria L Marshall, Title Guarantee and Trust Co to Anna L Short, Title Guarantee and Trust Co to Home Life Ins Co, Same to Archer V Pancoast trustee will of Mary A Archer, Same to The General Theological Seminary of the Protestant Episcopal Church in the U S, Same to Emma Chase formerly Benrimo individ and with Harry P Pike trustee for Emma Chase, Same to the Rector and Inhabitants of the Town of Flushing in Queens Co in Communion of the Protestant Episcopal Church in the State of New York, Title Guarantee and Trust Co to Geo F Cammann and ano exrs and trustees Frances N Schurig, Same to William Rothschild, The Mutual Life Ins Co of New York to The Bond and Mortgage Guarantee Co, The Twenty-fourth Ward Real Estate Assoc of New York to Danl R Kendall et al exrs Isaac C Kendall, Todd, Judson S to Edward Winslow, 2 assigns, Todd, Judson S to Henry H Meisel and Bryan H and Horatio R Stickney, of Meisel, Stickney & Co, Tyrrell, James to John and Elizabeth Tyrrell, Cranford, N J, Wysong, John J and James P Kernochan trustees to J Frederic Kernochan committee of Marie Marshall, Winslow, Edward to Henry W Ford trustee will of Augustus H Ward for Emily L Ford and remaindermen, Weil, Samuel to Max Cohen, Westcott, Ezbon S, Philadelphia, Pa, to Annie Larner.

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, (C) means not summoned, (f) signifies that the first name is fictitious, real name being unknown. Judgments entered during the week, and satisfied before day of publication, do not appear in this column, but in list of Satisfied Judgments.

NEW YORK CITY.

Table of judgments for New York City. Includes entries for Jan, 12 Arnold, William—Louis Bohn, \$35 67, 12 Allen, Cornelius L—David Barrow, 268 10, 12 Aarons, Alfred—Jules Levy, 270 41, 12 Ackley, J Edwd—J S Bache, 10,296 84, 14 Allen, Frank S—Napoleon Du Brul, costs 514 56, 14 Abel, Jacob—Eureka Silk Co, 179 68, 15 Alexander, Morris—Manhattan Life Ins Co, 7,140 27, 16 Abbott, Bertha—E R Leaycraft, 601 41, 17 Altman, Samuel—Moore & Sinnott, 314 12, 18 Alexander, Isaac—Julia Heyman, costs 68 77, 12 Becker, Nathan—Marcus Heller, 193 71, 12 Behn, Eugene H—Manhattan Shoe Co, 129 78, 12 Bryant, I Wilson—The Bowery Savings Bank, costs 28 33, 12 Ballard, Charles A—J J Hallen-Ballard, Hattie S & J Beck, 464 49

Table of judgments with names and amounts. Includes entries for 12 Benedict, Henry W individ and as member of firm of Benedict & Fowler—The Twelfth Ward Bank, City N Y, 527 62, 12 Bell, Mary N—Mary A Bell, 68 17, 14 Bert, Edward—E H Ferguson, 74 27, 14 Bergeman, George—Richard Morrison, 40 35, 15+Brill, John—Alexander Chewing Gum Co, 136 26, 15 Brown, Thomas—I H Simpson, 108 80, 15 Baumann, Samuel—Joseph Bogen, 293 10, 15 Blau, Max—Moritz Bauer, 229 56, 15 the same—the same, 229 68, 15 Behlmer, John F—Gottlieb Maile, 40 50, 16 Bierstadt, Albert—The Lincoln Nat Bank, City N Y, 10,444 90, 16 the same—The Nat Shoe and Leather Bank, City N Y, 4,337 63, 16 Bloomingdale, Addison—S T Dauchly, 1,305 37, 16 Bellerson, James H—I S Vought, 156 93, 16 Bladworth, Geo H—Twenty-sixth Ward Bank of Brooklyn (F C Leubuscher by assign), 561 43, 16 Boegner, Joseph—S F Valentine, 49 15, 16 Badaracco, Joseph—Giovanni Carraro, costs 250 00, 17 Beyer, Jacob—B M Cohen, 1,023 92, 17 Becker, Wm H—O H Van Campen, 75 46, 17 Braun, Jacob—Frida Heller, 267 00, 17 Bonnel, Francis G—Harriett O Todd extrx, 233 65, 17 Bigelow, Wm B—John Sarre, 260 43, 17 Bleiman, Max—J J Gibbons, 244 57, 17 Bennett, Elias—Moses Ehrenreich, 857 77, 17 Benedict, Wm C—Thomas Darlington, 267 75, 17 Rotjer, Henry M F—Herrmann Weiller, 116 60, 17 Bixby, Francis M—F W Huunewell trustee, 239 64, 17 Bell, Geo E—L M Crouch, 585 76, 17 Bonnell, Roger N—Phebe A Grivet, 340 68, 18 Bahruth, Hilbert—Joseph Neumann, 108 71, 18 Berry, Joseph—Michael Murray, 152 66, 18 Bushelin, Carl—Budweiser Brewing Co (Lim), 454 49, 18 the same—the same, 221 50, 12 Cohn, Simon—John Moore, 159 93, 14 Canavelle, Benj J—Herman Wilkeloh, 239 26, 15 Cohn, Jacob—Alexander Chewing Gum Co, 136 26, 15 Carson, Louis—August Ploghoft, 578 65, 15 Cozine, Mary—A B Ryker, 265 07, 16 Carroll, David H—Arthur Tucker, costs 749 60, 16 Carraher, Joseph—Moses Tanenbaum, 67 37, 16 Cullinan, Patk J—William Walsmann, 85 51, 16 Cooper, Cornelia C—Caroline S Carroll, 792 65, 16 Cox, Chas E G—Joseph Pfeifer, 142 16, 16 Campbell, John W—Ellen Campbell, John W, Jr—Meagher, costs 93 03, 16 Clark, Arthur S—Coxe Bros & Co, 957 45, 16 Corcoran, John—W E Winn, 27 85, 16 Cereghino, Giovanni—Giovanni Carraro, costs 250 00, 17 Cohen, Sarah—B M Cohen, 1,023 92, 17 Clarke, Eugene—J T White, 61 25, 17 Chevalier, Gabriel L—C S Hayes, 45 15, 17 Church, Edw F—R J Dean, 549 94, 17 Corridan, John—Mary Quinlan, 100 54, 17 Chapin, Robt W—A C Chapin, 51,100 00, 18 Connolly, Thos J—Abraham & Straus, 163 82, 18 Cormack, John A—Donald McCormack, Geo A—Neil, 191 50, 18 Cohen, Geo J—John McLaughlin, 633 16, 18 Cossenias, Miltiades—J J Lynes assignee, 567 46, 18 Clute, Frank M—A M Lowry, costs 168 91, 18 Crosher, Henry P—H M Bowyer, 30 07, 18 Corn, Louis—Marie Camenen, 192 96, 12 Deutsch, Adolph—Marcus Heller, 193 71, 12+Darlington, Jennie—Adolph Kriverruk, 80 17, 12 Diskin, William—Michael Hamilton—Diskin, Mary—ton, 23 60, 12 De Witt, Jacob L—C F Mattlage, 237 98, 14 Dimsore, Elliott D—C T Pegg, 80 68, 14 de Sotolongo, Thos E—W R Winn, 52 11, 15 Dauchy, John B—Standard Varnish Works, 48 73, 15+Doetschmann, Adolph J—The Girsch Lithographing Co, 88 05, 15 Denton, Saml H—James Rozell, 1,393 27, 15+Doe, John—Lulu Livingston, 65 97, 15 Dennington, Rowland B admr—Donald Mackay exr, 18 20, 16+Dodd, Bertha—Arthur Block, 246 03, 16 Dorman, Samuel—J W Gleitsman, 132 59, 16 Dodge, Edmund R—Charles Krieger, 115 06, 16 Dyett, Arthur—J M Seymour, costs 6,901 83, 16 De Wolf, Wolf—The State Bank, 621 02, 17 David, Geo G—C B Koller, 394 64, 17 David, Bertha—The First Nat Bank of Rondout, 1,228 16, 17 Dillon, Lazarus—W H Schieffelin, 130 68

Editor of THE RECORD AND GUIDE: The Fredk Brandt against whom a judgment was filed in last week's issue by Henry Obersheimer for \$162.18 is not Fredk Brandt, the roofer, of 169 East 85th street. Jan. 17, 1895. FREDK. BRANDT.

Table of judgments with names and amounts. Includes entries for 17 Danheiser, Leopold—Elise Hyman extrx, 212 74, 17 Dunn, John—Margt H Kilpatrick, 435 08, 18 Dutenhofer, Adam—A W Knight, 10,750 55, 18 Davis, Ralph—James Monds, 258 18, 12 Ehatt, Mary admrx—The H Clausen & Son Brewing Co, 88 09, 14 Evans, Geo S—Atlas Nat Bank of Boston, 4,060 09, 15 Eckhardt, John P—Marks Fischel, 262 43, 15 Epstein, Jacob—Joseph Zirin, 185 81, 16 Ernst, Charles—Lewis Sylvester, 153 02, 16 Eichler, Augusta—O B Quigley, 89 42, 16 Eichler, Otto, 132 57, 16 Everett, Saml H—T B Kniffin, 132 57, 17 Eberhard, Ernest G—C C Dusenbury trustee, 165 38, 18 Eustace, Jennie A—John Marsching, 132 37, 18 Earle, Ferdinand P—C J Gillis, 695 38, 18 Ehr Gott, Geo M—Hugh Reid, 192 19, 18 Elliott, A B—R F Rogers, 1,133 47, 18 the same—the same, 1,300 13, 12+Fowler, Robt A—The Twelfth Ward Bank, City N Y, 527 62, 14+Finm, Walter D—Page Woven Wire Fence, 220 25, 14 Fechtig, St George—Virginia M Perry, 220 05, 14+Fritz, Frederick—J S Levy, 228 94, 15 Friedland, Helena—Solon Palmer, 132 77, 15 Fechtig, St George—Virginia M Perry, 293 82, 15 Fitzgerald, Thomas—A J Constantine, 212 67, 15 Frank, Gustave—H S Mack, 787 14, 15 Fivey, Robt E—Max Lewy, 164 03, 16 Fabian, David—John Blumers, 79 91, 16 Frank, Nathan—Bernhard Gutter, 86 51, 16 Fisher, Isabella H—Emma C Smith, 7,401 47, 16 Finelite, Jacob—Hirschberg & Steinman, 402 56, 17 Freligh, Mynderse—J L Martin, 278 41, 17 Finelite, Jacob—Morris Heimerdinger, costs 91 79, 17 Fennelly, Susan—Henry Simberland, 348 07, 18 Feig, Ralph—Emile Moser, 188 04, 18 Frank, Jacob—W H Millard, 527 82, 18 the same—the same, 92 84, 18 Fischl, Adolph M—The Robert Dia Shoe Mfg Co, 79 55, 18+Feery, John J—P H McArdle, 147 22, 18 Feltner, George—S Leibmann's Sons Brewing Co, 1,212 42, 18 Fetsretch, Annie—T W Decker, 66 55, 18 Feldberg, Rebecca—Marie Cam-Freedman, Goodman—enen, 192 96, 12 Gillespie, W Scott—C F Mattlage, 237 98, 12 Ghormley, William—E A Morrison, 2,458 75, 14 Grotz, Frederick—Rose Leonard, 184 00, 14+Gallivan, John—Julius Librowicz, costs 193 25, 14 Goldfarb, Samuel—Adolph Cohen, 372 37, 14 Gilman, Theodore P—Francis Higgins recvr, 368 02, 14 Gildersleeve, Emma F—August Gildersleeve, Sylvester—Schmidt, 2,191 98, 14 the same—the same, 2,072 88, 14 Greig, Wm D O—Alfred Sully, costs 127 72, 15 Gutman, Sigmund A—Benjamin Eichberg, 1,788 04, 15 Gold, Jacob—Joseph Walkenberg, 144 75, 16 Gouraud, Manford T F—John Carmody, 278 29, 16 Glauber, Nathan L—Royal Metal Mfg Co, 175 25, 16 Gonzalez, Gregorio E—A T Bera-tich, 177 54, 16 Gutlohn, David—The State Bank, 621 02, 16 Garcia, John B—Peters & Calhoun Co, 169 71, 17 Gilroy, Thos J—A C Harbacher, 949 60, 17 the same—the same, 2,019 60, 17 Grieme, Herman—Joseph Engelman, 76 15, 17 Ginsburg, Bernhard—Samuel Greenwald, 1,689 61, 17 Goodheim, Jacob—James Mulry, 88 65, 17 Germroth, Jacob—John Grube, 36 00, 18 Gibney, Bernard J—B C Smith, 147 45, 18 Gilligan, Edward J—B C Johnson, 177 81, 18 Glueckman, Adolph—H B Johnson, 177 81, 18 Galvin, J A—William McCully & Co, 967 59, 18 Gaute, Isaac—Adolph Lobelsohn, 69 81, 18 Gottlieb, Simon—Joseph Frankfurt, 103 09, 18 Gottlieb, Leopold—Max Fried, 50 99, 12 Hauck, Adolph—Robert Dick, 132 03, 14 Hyman, Henry—J R Perkins, 416 56, 14 Hartman, Moritz—William Corvinus, costs 45 22, 14 Hoey, Frederick—Douglas Taylor, 104 33, 14 Horgan, Arthur J—F H Barr, 3,052 61, 14 Hoffberg, Marcus—J S Levy, 228 94, 15 Hilton, Frank P—B W Wooster, Jr, 213 55, 15 Heise, Ernest—Peter Wirsing, 48 61, 15 Hulin, John S—D H McAlpin, 851 18, 15 Hernon, Mary—C J Gillis, 923 43

*Editor RECORD AND GUIDE: Last week's filings included a judgment against Gustave Frank for \$1,505.59. Mr. Frank was secretary of the United States Fuel Co., No. 19 Park place, and is in no manner related to Gustav Franke, the well-known manufacturer of furniture and interior woodwork, at Nos. 30-34 South 5th avenue. GUSTAV FRANKE.

Church, owner, and Marion Hart, contractor... 20 00
68th st. s. s. 100 w West End av, 50x100.5...

Anboy, N J; ar't, John C Burne; b'r. Hugh Getty.
41—University pl, No 48, 7-sty brk ware-

Club, James B Sheehan pres't, 210 W 17th st; ar't. Wm H Walker, 108 Leroy st; b'r F L Blom.

SATISFIED MECHANIC'S LIENS

NEW YORK.

JANUARY 14.

60th st, No 219, n s, 235 e 3d av, 20x100. Eusebio Pozzo agt Fanny Tichy. (Lien filed Aug 11, 1894.)... 709 16

124th st, No 205, n s, 100 e 3d av, 40x 100.11. Harris Berman agt Frederick Bachmann. (Jan 10, 1895.)... 86 50

JANUARY 15.

64th st, n s, 475 w 8th av, 25x102.2. August Jacob agt Mary A Walsh. (June 12, 1894.)... 210 00

JANUARY 16.

102d st, n s, 241.8 w Columbus av, 92x 100.11. Patk H Higgins agt Geo F Johnson, Francesco Padulo and Laurence Martin. (Dec 10, 1894.)... 101 44

JANUARY 17.

102d st, n s, 241.8 w Columbus av, 92x 100.11. Patk H Higgins agt Geo F Johnson, Francesco Padulo and Laurence Martin. (Dec 10, 1894.)... 101 44

JANUARY 18.

2d av, n w cor 78th st, 80x41. Joseph Marren agt Thomas Donlan and James J Benson. (Dec 17, 1894.)... 415 00

BETWEEN 14TH AND 59TH STREETS.

45—31st st, No 132 W, 3-sty brk and Lake Superior stone stable, 25x130, rock asphalt roof; cost, \$14,000; Duncan C Pell estate, Frances S Gray agent, 1295 Broadway; ar't, Jas Stroud; m'n, P Keller; c'r, S K McGuire.

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

39—77th st, n s, 100 w Amsterdam av, 6-sty brk stable, 25x98, gravel roof; cost, \$21,000; Henry J Crawford, 252 W 73d st; ar't, M L Ungrich.

23D AND 24TH WARDS.

34—Franklin av, n e cor 167th st, 2-sty frame dwell'g, 20x46; cost, \$3,000; Jere A Hallanan, 108 E 90th st; ar'ts and b'rs, Murphy Bros.
35—Prospect av, w s, 100 s 156th st, 3-sty frame tenem't, 19x60; cost, \$6,000; Jennie E Brolles, 686 E 175th st; ar't, M J Garvin.

ALTERATIONS.

Plan 50—129th st, No 104 E, to cut opening in first and second story wall; cost, \$100; Adelbert S Nichols, 2005 Madison av; no ar't or b'r given.
51—Greenwich st, No 221, 2-sty brk extension. 25x13 on one side, painting, plastering and general repairs; cost, \$3,000; Wm C Ostrander estate, Mrs Anna Ostrander extrs, Riverhead, L I; no ar't or b'r given.

* Discharged by deposit. † Discharged by bond.

BUILDINGS PROJECTED.

The first name is that of the owner; ar't stands for architect, n'c for mason, c'r for carpenter and b'r for builder.

NEW YORK CITY.

SOUTH OF 14TH STREET.

Plan 33—Greenwich st, No 470, 7-sty brk and Belleville stone warehouse, 25x74; cost, \$18,000; Cleveland F Benton et al, Perth

61—College pl, Nos 10 and 12, stairs and light shaft removed, present hatchway altered into elevator shaft, new vault built under sidewalk, front taken down, building shortened and front rebuilt; cost, \$9,000; ow'r of land, Columbia College; ow'r of building, Estate of Sidney Mason, 68 Broad st; ar't, Thos R Jackson, 61 Broadway; b'r, Elward Smith, 47 Ann st.
62—College pl, No 24, building shortened, new front built, first and second stories to be of cast-iron, new iron staircase and electric elevator put in; cost, \$20,000; ow'r of ground, Columbia College; ow'r of building, Adam T Sackett estate, 55 Liberty st; ar'ts, Stephenson & Greene, Temple Court; m'n, Geo W Ruddell.
63—Webster av, e s, 400 n Welch st, to raise building 8 feet to conform with grade of street; cost, \$750; John B Haskin, Highbridge road; ar't, A B Manhall, 2381 Bainbridge av.
64—Eldridge st, No 10, partitions put in, 2 plunge baths built, &c, basement to be altered into bath-house; cost, \$1,500; Wolf Fein, on premises; ar't, Michael Bernstein, 241 East Broadway.
65—Rivington st, No 235, put in new store front; cost, \$100; David Rothschild, 200 Worth st; ar'ts, Horenburger & Straub; c'r, Morris Rosenberg.
66—2d av, No 222, partitions taken out, wooden girder put in, new door cut in s wall; cost, \$200; N Y Eye and Ear Infirmary, on premises; John H Rhoades, pres't, 559 Madison av; ar'ts, Marc Eidlitz & Sons, 489 5th av.
67—Houston st, No 354 E, to take down present front wall and rebuild, put in new show window; cost, \$500; Isaac J Greenwood estate, Isaac J Greenwood exr, 171 West End av; ar't and c'r, Fredk A Scraftord, 249 W 28th st; m'n, Smith T Brush.
68—35th st, No 303 E, stairs altered leading to cellar, new store front and partitions put in; cost, \$500; Jacques Krakauer, 109 E 71st st; ar't, Chas Rentz.
69—176th st, s w cor Crane pl, put in two new bay windows on westerly side of house; cost, \$200; ow'r and b'r, William McNabb, 448 E 176th st; ar't, Chas Stegmayer, 306 E 82d st.
70—37th st, No 4 W, partitions altered and new store front put in; cost, \$2,000; Albert F Jammes, 13 W 30th st; ar't and m'n, J W Mitchell, 430 W 25th st.
71—Madison st, No 109, build baker's oven in rear, new smoke flue, two windows built up; cost, \$350; Louis Dressner, 57 W 12th st; ar'ts, Horenburger & Straub.
72—Boston av, w s, 100 s Spring st, add 2 stories to present frame extension; cost, \$625; Geo Siefel, 1081 Boston av; ar't, Theo E Thomson, 247 W 125th st.
73—Franklin st, No 178, old stairs and partitions taken out, new stairs put in, new iron skylight and store front put in; cost, \$400; Protestant Episcopal Church of St Marks, G L Lawrence lessee, 199 Franklin st; ar't, Emil W Grauert, 19 W 22d st.
74—5th av, n e cor 43d st, build new chimney to connect with boiler in cellar; cost, \$1,500; Congregation Temple Emanuel, Louis Stern, Chairman House Committee, 993 5th av; ar'ts, Buchman & Deisler.
75—125th st, No 142 W, build baker's oven in basement; cost, \$500; James M Horton, 112 W 126th st; ar't, J Kastner; b'r, R Hudson.
76—8th av, No 483, 1-sty brk extension, 17 x16, windows altered into doors, &c; cost, \$600; Pell estate, Walden Pell agent, 13 E 29th st; ar't, John Mausem; m'n, Chas Smith; c'r, J Mausem & Co, 347 W 32d st.
77—Bainbridge av, No 2382, add 1 sty to present frame building; cost, \$800; Michael Montag, 2384 Bainbridge av; ar't, Lorenz F J Weiher, Jr, 45 E 20th st.
78—Church st, Nos 253 and 255, add 1 sty to present brk building, wooden columns taken out and iron ones put in, elevator shaft extended, &c; cost, \$3,500; Frederick A Miller, Horace J Fairchild trustee, 56 W 55th st; ar't, Oswald Wirz, 822 Broadway.
79—Warren st, No 83, to erect sheet-iron smoke-stack to connect with boilers; cost, \$250; H O Marsh estate, John Marsh and John B Vroeland exrs, Morristown, N J; ar't, W G Beatty, 160 5th av; c'r, Robt Christie.

Table with names and addresses (e.g., Reeves, Philip-C Ferguson, Caldwell 486; Reynolds, George-J D Taylor, Summer av. 100).

CHATEL MORTGAGES.

SALOON AND RESTAURANT FIXTURES.

Table listing saloon and restaurant fixtures (e.g., Constantino, Rocco-Hills Union B Co. 550; Fanning, Peter-C Trefz 481).

HOUSEHOLD FURNITURE.

Table listing household furniture (e.g., Fleming, Thomas-D R McNaught 80; Hanley, J S-H Morse 158).

MISCELLANEOUS.

Table listing miscellaneous items (e.g., Becht, Catharine-S Stauff, machinery 900; Hedsdorfer, Joseph-A Wesch, machinery 950).

JUDGMENTS.

Table listing judgments (e.g., Balcon, Charles-Edwd P Hand 1,651; Becht, Catharine et al-Sebastian Stauff 3,004).

HUDSON COUNTY.

(In each conveyance, mortgage and chattel mortgage where the city or town is not mentioned, read it Jersey City.)

CONVEYANCES.

JANUARY 9 TO 15-INCLUSIVE.

Large table listing conveyances from Jan 9-15 (e.g., Barnes, J J and Jane by Sheriff-A F Bremer 3,525; Bridges, Serena L-Kittie Wade, Harrison 250).

Table with names and addresses (e.g., Luxton, Susan-G C Eyth, West Hoboken 600; Lynch, Eugene extr-Elise Hahn 1,550).

MORTGAGES.

Table listing mortgages (e.g., Apel, J J-Providens Inst for Savings, 1 yr. 3,600; Bannon, Bridget-J Means, 3 years. 700).

Table with names and addresses (e.g., Sharp, Sarah F-Birbeck Investment, Savings and Loan Assoc of America, Kearney, installs. 2,500; Shelley, J V-Betty Hellmer, Weehawken, 3 years. 2,500).

CHATTEL MORTGAGES.

SALOON AND RESTAURANT FIXTURES.

Table listing chattel mortgages, saloons and restaurant fixtures (e.g., Barg, A F, Hoboken-Bachman B Co. 2,000; Baylis, D E-P M Ohmeis, saloon and lease. 1,200).

HOUSEHOLD FURNITURE.

Table listing household furniture (e.g., Adams, Libbie, Hoboken-F G Smith, piano 120; Baencker, Josephine D-J Memphins, Jr. 200).

MISCELLANEOUS.

Table listing miscellaneous items (e.g., Cronkright, J A-J A Gordon, bottling business, horse, wagons, boxes, &c. 300; Dietzel, Albin and Karl Bauer, West Hoboken-H Widler, butcher business, horse, wagon, &c. 100).

BILLS OF SALE.

Table listing bills of sale (e.g., Dean, Aretta-W J Schoonoven, furniture 100; Lanckering, Adolph, Hoboken-A F Barg, saloon fixtures. 2,400).

JUDGMENTS.

Table listing judgments (e.g., Eils, J E-Henry Hausen & Co. 687; George Campbell Company-W J Matheson costs and 203).

A meeting of the Shore Road Driveway Commission was held on Wednesday in the Mayor's office. The Commissioners went over the map of the proposed driveway, as prepared by them, and made some minor changes. They are not quite ready to make public their plans, but will submit the map to the Mayor and Park Commissioners within two weeks.

Brooklyn Real Estate.

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

CONVEYANCES.	
1894.	1895.
Jan. 12 to 18, inc.	Jan. 11 to 17, inc.
Total number.....	295
Amount involved.....	\$602,077
Number nominal.....	140
MORTGAGES.	
1894.	1895.
Jan. 11 to 17, inc.	Jan. 10 to 16, inc.
Total number.....	278
Amount involved.....	\$1,016,132
Number over 5 per cent.....	159
Amount involved.....	\$418,837
Number at 5 per cent. or less.....	119
Amount involved.....	\$597,295
PROJECTED BUILDINGS.	
1894	1895
Jan. 13 to 19, inc.	Jan. 12 to 18, inc.
Number of buildings.....	27
Estimated cost.....	\$86,675

The coming McCabe sale, which will take place on February 6th at the Real Estate Exchange, Brooklyn, with Thomas A. Kerrigan wielding the hammer, is already attracting a good deal of attention. There promises to be sharp competition for the fine properties which evidence the judgment of the late Daniel McCabe and which are to be disposed of on this occasion. The list will be found in our advertising columns and catalogues illustrated by diagrams and containing further details can be obtained of Hon. Thomas E. Pearsall at No. 183 Montague street, Brooklyn, or of John B. Byrne, clerk of the Supreme Court, referee, at the Court House.

Gossip—Brooklyn.

John Pullman has sold a plot, 90x80, on the southwest corner of 6th avenue and 2d street, for Louis Bonet to St. Matthew's English Lutheran Church, for \$13,000.

Corwith Bros. have sold the two-story and basement brick and brown stone dwelling, 18x45, on lot 18x95, No. 134 Kent street, for John Kuntz to Walter C. Heidelberg.

Charles Buermann & Co. have sold for N. Mulvibill the four-story double flat No. 131 Keap street, near Bedford avenue, 29.6x80x100, to John Grammuck, of New York, for \$22,500.

Joseph G. Huntington has sold the three-story brick dwelling, 20x60x80, No. 468 9th street, for the Metropolitan Life Insurance Company, to Anna L. Lloyd for \$10,000; the three-story brick dwelling, 20x60x80, No. 476 9th street, for the same to W. W. Harrison for \$10,000, and the three-story brown stone dwelling, 20x47x80, No. 461 9th street, for J. H. Pittinger to Charles F. Swan for \$11,000.

W. F. Gibson has sold the two-story and attic frame cottage and four lots on 57th street, West Brooklyn property, for Sherman Roberts to Charles R. Harris for \$5,700; also two lots on 13th avenue, near 57th street, for Edward Levy, of New York, to C. George for \$800.

Builders—Brooklyn.

FLATS.—R. C. Gillies has prepared plans for five three-story frame double flats, 25x60 feet each, to be erected on the northeast corner of McDonough street and Hopkinson avenue, by Walter F. Clayton. They will have all improvements, dumbwaiters, electric bells, speaking tubes, tiled vestibules, etc., and cost \$4,000 each.

CHURCH.—The congregation of St. Matthews' English Lutheran Church are about to erect a brick and stone church edifice on a plot, 90x80 feet, on the southwest corner of Sixth avenue and Second street. The interior will be trimmed in hardwood and contain all the latest church improvements, stained glass windows, etc. The Sunday school will be located in the basement and the church proper above; cost \$60,000.

HOTEL.—From plans prepared by A. Squires, Hugh Stewart will erect a four-story and basement brick hotel, 46.91 feet, on the northeast corner of Bay 22d street and Cropsey avenue. It will contain fifty sleeping rooms, large parlors and dining-rooms. The heating will be by steam and lighting by electricity. It will have all the latest improvements and electric bells. A steam elevator is also specified. Cost \$25,000. Peter J. Van Note has the contract to build.

DWELLINGS.—James Lamb will erect seven three-story frame dwellings, 20x48 feet each, on the south side of 45th street, east of 2d avenue. They will have all improvements and cost \$3,000 each.

Long Island—Builders.

Cedarhurst.—Contractor Duryea has the contract to erect a two-story and attic frame dwelling here for Comptroller Myers, of New York. The interior will be trimmed in hardwood, with open fire-places, cabinet mantels and tile work. It will have all improvements and probably steam-heat.

New Hyde Park.—Thomas F. Kelly has prepared plans for a frame building to be erected here for M. Ward, of Creedmoor, by George Krauss.

RECENT AUCTION SALES.

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

FOR WEEK ENDING JAN. 18.

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

WILLIAM P. RAE CO.

*Chauncey st, s s, 250 e Howard av, 25x100, vacant. John J Sackman. (Partition.)	\$500
*Troy av, No 204, s w cor Park pl, 19.3 1/2 x 85, 3-sty frame dwell'g with store. Alfred Bruing.	4,200
*Troy av, No 230, n w cor Butler st, 19.3 1/2 x 85, 3-sty frame dwell'g with store. Same.	4,300
*Troy av, Nos 208 and 210, w s 36.1 1/2 s Park pl, 33.4x85, two 2-sty and basement frame dwell'gs. Same.	6,000

W. COLE.

*Decatur st, No 152, s s, 100 e Sumner av, 18.9x100, 3-sty brk dwell'g. Henry E Frankenber.	6,500
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TAYLOR & F.X.

*Humboldt st, Nos 190 and 192, e s, 100 s Meserole st, 50x100, 3-sty frame dwell'g and 3-sty brk dwell'g. Regina Heilmann. (Partition.)	10,000
*Johnson av, No 216, s s, 225 e Humboldt st, 25x100, 3-sty brk dwell'g with store. Same. (Partition.)	6,000

F. A. KERRIGAN.

*Ainslie st, No 163, n s, 60 w Leonard st, 20 x 62.6x20x65.2, 2 1/2-sty frame dwell'g. Adelaide E Payne.	2,500
*Belmont av, Nos 31-35, n s, 50 e Thatford av, 50x100, two 4-sty frame flats. Edmund A Gearon.	11,025
De Kalb av, No 885, n s, 450 e Throop av, 25x100, 4-sty brk dwell'g with store. Nathan Kaplan	7,550
*Fleet pl, e s, 188.10 s Tillary st, 21.6x39 to Hudson av, x n along av 21.7 x e 36 8 1/2 to beginning, 3-sty brk dwell'g. Henry Dixon Jones	1,350
*Sheffield av, No 319, n e cor Sutter av, 20 x 95, 3-sty brk store. James M Wentz.	2,500
*Sheffield av, Nos 305-317, e s, 20 n Sutter av, 130x95, seven 2-sty brk dwell'gs. Same.	14,500
Ewen st, No 182, s e cor Staggs st, 25x50, 3-sty brk store; assessed value, \$7,000; all right, title and interest. Adolph Prince.	5

J. COLE.

Hancock st, No 501, n s, 30 w Lewis av, 18 x 100, 3-sty brk dwell'g. Pauline Ryk.	6,900
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R'FEREE'S SALE AT COUNTY COURT HOUSE.

Fulton st, No 2070, s s, 320 w Hopkinson av, 20x100, 3-sty brk store. Walter L Durack.	5,000
Total.....	\$88,830

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

JANUARY 11, 12, 14, 15, 16, 17.

Adelphi st, w s, 84 s Myrtle av, 103.9x160, hs & ls. Wm E Sprague to Phebe M Sprague.	nom
Bainbridge st, s s, 23.7 e Hopkinson av, 72x100. Release mort. Nathl H Clement to Matthias T Reynolds.	\$6,000
Bainbridge st, No 437, n s, 140 e Howard av, 20x100, h & l. Richd D Robbins to Christina E Miller.	7,350
Bainbridge st, s s, 15 e Howard av, 20x100, h & l. Henry D Hill to Theresa J and Josephine M E Murphv.	4,000, nom
Bayard st, No 160, s s, 41.7 e Graham av, 20.6x100. Archibald Anderson to Mary L Hartford widow. 1/2 part.	1,250
Bergen st, n s, 275 w Rockaway av, 25x107.2, h & l. Louise M wife of William Sibbern to Thomas Birch.	\$2,200, 3,000
Bergen st, n s, 255 e New York av, 17.4x100. John A Bliss to G Winslow Powell.	\$6,000, nom
Berkeley pl, s s, 87.2 e 5th av, 18.1x95. John Miller to Mary F wife of John J Campbell, New York.	\$5,500, exch and 900
Chestnut st, w s, 1,050 n 4th st, 52x150. Charles Braunworth to Bertha J wife of Charles Braunworth.	\$3,000, nom
Clark st, No 59, n s, 200 e Hicks st, 23 2x100x23x—. Jane S Litchfield devisee Henrietta Stringham to Eliz W How.	1889, 5,000
Clarkson st, s s, 685 e Flatbush av, 40x200. Thos J Murphy to Geo W Pearsall.	\$1,000, 1,600
Cleveland st, w s, 280 8 n Atlantic av, 25x100. Louis Mehrmann to Maria M Mehrmann.	\$3,000, nom
Cleveland st, e s, 100 n Ridgewood av, 25x100. Herman C Jauck to Wm E Rouget.	\$3,900, 3,000

Cook st, No 49, n s, 125 e Graham av, 25x100. Louisa Kolmer to Joseph Rosenberg.	\$4,000 and tax 1894, exch
Cooper st, s s, 335 w Knickerbocker av, 20x100. Joseph W B Rose to Tobias F Keller, Philadelphia, Pa.	\$2,800, 4,500
Cumberland st, e s, 102 n Park av, 25x100. John Scott, of Northport, to Segurd C Nielsen.	3,200
Dean st, n s, 192.10 w Vanderbilt av, 18x90. Mary wife of John Lynch to Anne J and Irene R Gallagher, New York.	\$4,500, 5,112
Dean st, s w s, 243.6 n w Bond st, 22x100, h & l. Geo W De Lisser, of Newark, N. J, exr Elizabeth M De Lisser to Frederick Huetwohl.	6,800
Debevoise st, n s, 150 w Graham av, 25x100. Louis Mehrmann to George Hiller.	\$25,000 and tax 1894, 26,000
Decatur st, s s, 212.6 w Ralph av, 18.9x100, h & l. Release mort. James L Van Alst to Marie F Lemcke.	700
Same property. Albro J Newton as trustee and Wm D Forrester to same.	\$5,000, 7,500
Decatur st, s s, 193.9 w Ralph av, 18.9x100, h & l. Release mort. James L Van Alst to Annie T Jenks.	700
Same property. Release mort. John S Frost to Annie T Jenks.	550
Same property. Albro J Newton trustee and Wm O Forrester to Annie T Jenks nom	
Diamond st, e s, 50 s Calyer st, 25x100. Jere V Meserole to Michael Havican.	400
Diamond st, s s, 268.7 e Flatbush av, runs s 137.3 x e 40 x s 45.6 x w 80 to Nostrand av, x n 181.10 to st. x e 39.2. Alfred W Stimpson to Julia Levy.	2,400
Dumont st, s s, extends from Sackman st to Powell st, 200x100. Thomas Monahan to Board of Education, City of Brooklyn.	6,500
Dumont st, s s, extends from Sackman st to Powell st, 200x100. Release mort. Kunigunde Buhn extrx John Buhn to Thomas Monahan.	2,400
Same property. Release mort. A Judson or Judson A Palmer to Thomas Monahan.	nom
Eastern Parkway, n s, 25 e Sackman st, 18.9x100.	\$2,500, } exch
Eastern Parkway, n s, 43.9 e Sackman st, 37.6x100.	\$5,300, }
Eva Weiss to Betty Estermann.	exch
Elton st, w s, 124.5 n Liberty av, 25.7x90, h & l. Mary Kunath to Simon G Mayer.	\$3,191 and tax 1893 and 1894, exch
Elton st, w s, 300 s Ridgewood av, 25x100.	

Susie W Stubbs to Ernest Kunemund, Jr. 1,275
 Elton st, w s, 300 s Ridgewood av, 25x100. Release mort. Williamsburgh Savings Bank to Susie W Stubbs. 250
 Elton st, w s, 300 s Ridgewood av, 25x100. Release mort. Anna M Beach to Susie W Stubbs. 250
 Floyd st, n s, 116 w Lewis av, runs n 60.8 x n w 25 x s 10.4 x s 71.1 to st, x e 25, h & l, Theo Frank to Annie Topp. Mt. \$2,700. nom
 Same property. Annie Topp to Theo Frank and Henrietta his wife. Mt. \$2,700. nom
 Fulton st, s s, 245 e Utica av, 20x100, h & l. Wm H Williams to John Griffiths. 6,000
 Fulton st, s s, 245 e Utica av, 20x100, h & l. John Griffiths to Sarah A wife of Wm H Williams. 6,200
 Fulton st, s s, 25.6 w Linwood st, 25.6x96.1 x 25x101.3. Salvatore Rizzo to Mary Rizzo. Mt. \$6,000. 10,000
 Fulton st, s s, 320 w Hopkinson av, 20x100. Foreclos. John F Clarke to Walter L Durack. 5,000
 George st, s e s, 150 n e Hamburg av, 25x100, h & l. George Hiller to Louis and Maria M Mehrmann. Mt. \$3,700 and tax 1894. 6,700
 Same property. Louis Mehrmann to Maria M Mehrmann. Mt. \$3,700. nom
 Glen st, n s, 162.6 e Crescent st, runs n 125 x e 83.4 x n s 5 x e 20.10 x s 130 to st, x w 104.2. Thos H Barbier and Lizzie Dunnington to Emily L Acker. Mt. \$1,000. nom
 Glenada pl. Party wall agreement. Chas W Betts with Edwd S Betts. To pay 1/2 for wall.
 Glenada pl, e s, 50 s Decatur st, runs s 190 x e 105.9 x n — to point 100 s Decatur st, x e 8.1 x n 50 x w 89.
 Fulton st, n e cor Glenada pl, 102x109.2x 104.6x86.3.
 Chas W Betts to Charles Meyers. Mt. \$27,000. nom
 Gold st, e s, 489 s Willoughby st, 22x85. Geo W Street and ano exrs Joseph L Brown to James Gildersleeve. 7,250
 Gold st, e s, 241 s Willoughby st, 22x85, h & l. Same to Mary A McLiver. 5,250
 Grace court, No 27, n s, 377 w Hicks st, 25 x 90. Jasper N Raymond to Francis B Wright, New York. Mt. \$15,000 and tax 1894. exch and 40,000
 Hancock st, No 493, n s, 102 w Lewis av, 18x100, h & l. Foreclos. Wm J Buttling to Stuyvesant Fire Ins Co. 6,300
 Harrison st, n s, 179 e Clinton st, 16.11x101x18.10x100. Partition. John H Moran to Ernestus Gulick. 4,200
 Herkimer st, n s, 166.8 e Stone av, 16.8x100, h & l. Fredk A Baker to Wm S Riddle. Mt. \$2,500 and tax 1894. nom
 Same property. Wm S Riddle to Henry Affel. Mt. \$2,500. nom
 Herkimer st, n s, 160 w Howard av, 20x100. Charles Smolinsky to Abraham Alexander. Mt. \$2,250. nom
 Herkimer st, n s, 175 e Schenectady av, 25 x100, h & l. Mary A King to Ellen O Miles and Sarah E Gilmore. Mt. \$1,500. 2,000
 Hewes st, n s, 33 e Bedford av, 64x60. Foreclos. Wm J Buttling to Peter J O'Donohue, New York. Sub to mort \$20,000. 4,130
 Hopkins st, s s, 76.9 e Delmonico pl, 25x58 x28.9x43.9. Part of old Newtown road contained in above. John Gruss to Elkan Lublinsky and Pauline his wife. Mt. \$1,900. 3,000
 Hoyt st, e s, 50.2 n 3d st, 13.4x86.6x13.4 x87.8.
 Carroll st, n e s, 241 s e Nevins st, 20x100.
 Cath L and Chas L Babcock individ and as exrs Edwd H Babcock, E Howard Babcock and Augusta B wife of Cyrus P Smith to Mary B Thomas. All liens. nom
 Hubbard st, n w s, 400 s w Mill road, 25x129.1. Release mort. Amelia A Gunther widow to Gilbert T Reeder. nom
 Same property. Wm D Coleman to same. 2,000
 Hull st, n s, 227.6 e Saratoga av, 17.6x100. Matilda wife of Adolph Sussman to Maximino Casanova. Mt. \$2,300. exch
 Hull st, n s, 412.6 e Rockaway av, 18.9 x100.
 Hull st, n s, 431.3 e Rockaway av, 18.9x100, hs & ls.
 Abram J Martin, New York, and Le Grand L Clark, Summit, N J, to Bernard Oblenis. Mt. \$6,000. 10,000
 Jardine pl, w s, 113.9 s Herkimer st, 68.2x92. Release mort. Noah Tebbetts to Charles Feltman. nom
 Jefferson st, n s, 106.5 w Evergreen av, 22x100, h & l. Josephine Wiemann widow, of Port Jervis, N Y, to Julius L and Edward C Wiemann. nom
 Kent st, n s, 480 e Franklin st, 25x100, h & l. Ann Ogden to Lottie A Scott. Mt. \$3,000. nom
 Kosciusko st, s s, 325 e Lewis av, 25x100, h & l. Dennis Hackett to Isaac Bernkopf. Mt. \$1,325. 1,800
 Kosciusko st, n s, 187.6 w Throop av, 18.9x100. Foreclos. Robert Merchant to John F Graham. 3,480
 Leonard st, e s, 25 s Johnson av, 25.10x100 x 25.3 x 100, h & l. Wilhelmina Schwenck to John Auer. Mt. \$4,200. exch
 Leonard st, e s, 275 n Calyer st, 50x100. Michael Macsuga to Rt Rev Chas E McDonnell. All title. nom

Same property. Elias Troyan to same. All title. nom
 Same property. Michael Mihalor to same. All title. nom
 Linwood st, e s, 300 n Belmont av, 50x100. Thomas J Atkins, of Middletown, Conn, to Louis Hseemann. Mt. \$3,825. 4,000
 Linwood st, w s, 100 n Sutter av, 50x90.
 Linwood st, w s, 183.4 n Sutter av, 16.8x90.
 Elton st, e s, 156.3 n Sutter av, 18.8x90. Wm Busch to Annie wife of Frederick Hornby. Mt. \$18,034. nom
 Macon st, n s, 255 w Lewis av, 20x100. Ellen B Marsh to Sarah A Radcliffe, Jamaica, L I. exch
 Macon st, n w cor Throop av, 20x100, h & l. Edwd B Dickinson to Lewis E Waterman. Mt. \$3,500. 6,250
 Madison st, s cor Knickerbocker av, 25x100, h & l. Simon G Mayer to Mary Kanuth. Mt. \$4,500. exch
 Madison st, No 307 1/2, n s, 216.8 e Marcy av, 16.8x100. Geo C Jeffery to Joshua E Powell. Mt. \$3,000 and tax 1894. exch
 Madison st, s s, 260 w Reid av, runs s to centre old Reids or Lotts lane, x n e along same to Madison st, x e —. Thos J Atkins to Mary S wife of Fredk E Brandis. Q C. 25
 Madison st, n w s, 100 s w Central av, 50x100, hs & ls. Partition. Aaron P Bates to Robt B Wilson. 7,000
 Main st, e s 153.4 s Front st, 47.10x105 to Flint st. Foreclos. Wm J Buttling to Giuseppe Maffia, New York. Mt. \$15,000. 950
 Market st, s w cor Glen st, 100x100. Union Real Estate Co to Chas J Kiesel. 2,850
 Same property. Release mort. Nicholas L Rapelje to Union Real Estate Co, New York. 2,100
 McDonough st, No 241, s s, 215.5 e Sumner av, 20x100, h & l. Henry Gottgetreu to Regina Sanchez. nom
 McDougal st, n s, 375 e Saratoga av, 25x100, h & l. Maurice Tilton to Jas A Madden. Mt. \$4,000. nom
 Melrose st, s s, 72.6 w Evergreen av, 25x100.
 Melrose st, s s, 386 e Bremen st, 0.112x100.
 Michael Munz to Anna Lehner. Reserves life estate. gift
 Meserole st, s s, 204 w Lorimer st, 21x100, h & l. Frederick Herbrand to Konrad Kunkel. Mt. \$1,000. exch
 Moffat st, s e s, 97.9 s w Evergreen av, 19.3x100, h & l. George Fletcher to Miss Annie Read, of Bloomfield, N J. Mt. \$3,000. nom
 Monteith st, n s, 25 w Evergreen av, 25x90, h & l. Max Nadelbach to Louis Lebowits and Benjamin May. All liens but taxes not over 2 years. 7,000
 Moore st, n s, 500 w White st on map of Bushwick, and 504.5 on Commissioners' map, 25x100, h & l. Konrad Kunkel to John Klueg. Mt. \$4,000. exch
 Nassau st, Nos 225 and 227, n s, 100 e Gold st, 40x106.2.
 Warren st, No 590, s s, 347.6 w 4th av, 16.8x100.
 3d av, Nos 857-861, e s, 20.2 s 31st st, 60 x100.
 Broadway, No 448.
 Bainbridge st, n s, 262.6 w Patchen av, 18.9x100. Sub to mort on this \$2,000 and dower right of Amelia C Ross in all. Amelia C Ross individ and guard of Anna P Ross to Anna P Ross. 1/2 part. nom
 North Henry st, w s, 240 s Driggs av, 20x100. Geo W Gregg to Margaretha wife of Geo Hildebrand. 875
 Ocean Parkway, w s, 160 n Av O, 60x250 to East 5th st. Henry J Ruge to Hans J Ruge. nom
 Osborn st, s e cor Sutter av, 25x100.
 Chauncey st, s e s, 355 s w Evergreen av, 20x100.
 Jacob Abrahams to Chas A Dellar. 15,000
 Pacific st, n s, 200 e Saratoga av, 100x100. Alfred Ogden to Bird A Buchard. nom
 Pacific st, s s, 90 w Sackman st, 35x107.2. Release mort. Hannah B Williams, Spuyten Duyvil, to James Gascoine. 1,000
 Palmetto st, s w cor Ridgewood av, 20x80. Release mort. Title Guarantee and Trust Co to Joseph P Puels. nom
 Park pl, s s, 470 e Vanderbilt av, 25x131. Wm H Reynolds to William Reynolds. nom
 Park pl. Party wall agreement. Wm H Reynolds with Mary O Baker. nom
 Park pl, s s, 195.2 w Washington av, 18x131. Release mort. Margaret Kelly to Mary O Baker. 1,125
 Same property. Release mort. Frank D Creamer to same. 247
 Same property. Mary O Baker to The White, Potter & Paige Mfg Co. Mt. \$5,000. nom
 Pineapple st, n s, 50.6 w Willow st, 50.6x50. Mary Coleman widow to John Coleman, Jr. 8,500
 President st, s s, 579.10 e 8th av, 25.10x100, h & l. James G Wallace to Newbury H Frost. Mt. \$9,800. nom
 President st, s s, 504 e 8th av, 25.10x100, h & l. Same to same. Mt. \$9,800. nom
 Prospect pl, s s, 332.3 e Classon av, 20x86.3x22x95.4. Wm E Rouget to Cath C Jouek. Mt. \$600 and tax 1894. nom
 Quincy st, n s, 61 w Marcy av, 19.6x75. Edwin B Strout to David S Yeoman. Mt. \$3,500. nom
 Quincy st, No 763, n s, 154 w Patchen av,

18x100, h & l. Edwd J Sullivan to Wm H Donald. Mt. \$4,750. 5,600
 Richardson st, s s, 475 w Kingsland av, 25 x100. Mary Johnson heir Thomas Conlin and Eliza K Cummings formerly Conlin widow to John and Mary Steskel. 395
 Sackett st, s s, 256 w Van Brunt st, —x95. Catharine Tucker widow, Wm E Connor, Delia Gallagher, Mary Nolan, Ann Maloney and Lizzie Morrisey to Alice Neill. 4,100
 Sands st, n w cor Navy st, 25x50. Ann Payne to John P Elliott. Q C. 50
 Schenck st, e s, abt 300 s Flushing av, 25x133 4x25x132.11, being lot 293 map J F & E P Delaplane property. Partition. John B Byrne to John H Diercks. 2,000
 Sherlock pl, e s, 198 7 n Atlantic av, 12.8x100, h & l. Robt W Haff to Frank Gardner. Mt. \$1,800, tax 1894. nom
 Somers st, n s, 207 w Stone av, 18x100, h & l. Release mort. Chris P Skelton to John Walters, Jr. 350
 Same property. John Walters, Jr, to Kate E Lyons. Mt. \$3,850. 5,800
 Somers st, n s, 150 w Stone av, 38x100, h & l. John Walters, Jr, to Thos Walters, of Pittsburgh, Pa. 5,200
 Spencer st, w s, 324.5 n Myrtle av, 16.8x100, h & l. Geo W Heatley to Irene B Carter. Mt. \$1,800. nom
 Spencer st, w s, 341.1 n Myrtle av, 16.8x100. Geo W Heatley to Mary L Heatley. Mt. \$1,800. nom
 Sterling pl, s s, 184.7 e 6th av, 20x100. Foreclos. Wm J Buttling to Amelia W Leavitt, Flushing, L I. 9,000
 Sullivan st, s w s, 209.6 s e Richards st, 21.10x100. Henry Spamer to John Kimpel. nom
 Same property. John Kimpel to Katherine Spamer. nom
 Steuben st, w s, 40 s Park av, 75x100. }
 Grand av, e s, 90 s Park av, 75x100. }
 Charles McLaughlin, of New York, to John L Bough. exch
 Taylor st, n s, 173.8 e Kent av, 19.11x80, h & l. William Woods to William Oppenheim. Mt. \$2,300. 4,300
 Union st, n s, 150 w 4th av, —x95x25x95, h & l. Florence S Cook to Delia D Marlow. Mt. \$8,500. nom
 Vanderveer st, s e s, 96.10 s w Bushwick av, 16.8x100. Isabella wife of John C Rogers to John V Eastland. Mt. \$2,300. 500
 Van Voorhis st, n w s, 140 s w Central av, 20x100, h & l. Geo W Johnson to Catherine Geier. Mt. \$2,750. 3,800
 Wallabout st, s s, 67 e Bedford av, 20x60. Ida L wife of David M Anderson to Chas F Naughton. Q C. nom
 Walworth st, w s, 117.3 s Flushing av, 25x50. Rosanna Woodworth to Elizabeth McGrath. 1,700
 Walworth st, e s, 286.10 s Myrtle av, 25x100. Partition. Walter G Rooney ref to Jacob Hertz. 1,700
 Walworth st, w s, 290 s Willoughby av, 20 x100. Foreclos. Wm J Buttling to Harriet E Tunison. 2,600
 Warehouse st, n s, 20 e Williams av, 80x90. Carrie Garnier to Emma E Wenz. Mt. \$1,450. nom
 Same property. Emma E Wenz to Caroline M Barnhart, Port Jarvis, N Y. nom
 Warren st, n s, 150 w Bond st, 25x100, h & l. Richd C Scott and Albert Ward to Ellen wife of and John Gallagher. Mt. \$1,500. 3,700
 Warren st, No 590, s s, 347.6 w 4th av, 16.8 x100, h & l. Release mort. Amelia C Ross to Sarah Delmar. nom
 Same property. Anna P and Amelia C Ross to Sarah Delmar. 3,000
 Watkins st, e s, 175 n Sutter av, 25x100. Foreclos. Wm J Buttling to Gilbert S Thatford. Mt. \$1,700. 25
 Watkins st, w s, 175 s Glenmore av, 25x100. Herbert C Smith to Joseph Goldberg, New York. 687
 Winthrop st, n s, 955.7 e Flatbush av, 40x212 to Hawthorne st. Kath E Lyons to John W Stewart. 4,750
 Wolcott st, n s, 200 e Richards st, 45x100. Henry or Heinrich Spamer to John Kimpel. Mt. \$1,500. nom
 Same property. John Kimpel to Katharina Spamer. Mt. \$1,500. nom
 Woodbine st, s e s, 250 s w Central av, 25x100. Agreement as to encroachment. Fredk A Reid to Walter S Baker. nom
 North 2d st, s s, 200 w Graham av, 50x100, h & l. Salomon and Sigmund Baar to John N Greiner. nom
 Same property. John N Greiner to Bertha wife of Solomon Baar and Karolina wife of Sigmund Baar. nom
 East 3d st, e s, 498.11 n Greenwood av, 25 x100. Wm R Reynolds to Thos H Sherman. 220
 South 5th st, s cor 12th st, 25x75. Jacob Wendel to Mary Wendel his wife. Mt. \$8,000. nom
 South 5th st, s s, 40 w Marcy av, 20x80. Wm Kohlmeier, Sr, to William, Jr, and Emma Kohlmeier. 8,000
 7th st, n s, 77.10 e 4th av, 20x100. Wm B Kendall to James Kent. 1,200
 8th st, s s, 138.1 w 6th av, 20x90. Annie M Smith to John Allison. Mt. \$4,000. nom
 8th st, s w cor 6th av, 50.6x90, hs & ls. Thomas Corrigan to Isaac C Yawger. Mt. \$21,000. nom
 8th st, No 475, n s, 449.6 e 7th av, 17x100. Isaac C Yawger to Thomas Corrigan. nom

Pfuger, Annie wife of and Frederick to Title Guarantee and Trust Co. Bay 16th st, n w s, 75 n e Bath av, 79x96.8. Jan 11, 3 years, 5%. 5,000
 Same to same. Bay 16th st, n w s, 145 n e Bath av, 55x96.8. Jan 11, 3 years, 5%. 5,000
 Quinn, Christopher C to Adelaide S Locke. Flushing av, n s, 124.11 e Morrellst, runs n 33 x n 17 x e 24 x s 50 to av, x w 24. Jan 9, due Jan 1, 1898. 1,250
 Same to Mutual Benefit Loan and Building Co, New York. Same property. 2d mort. Jan 12, installs. 150
 Same to Agnes De Baun. Same property. Jan 12, 6 months. 136
 Raymond, Russell R to Wm J Morrison. 58th st, n s, 160 w 5th av, 40x100.2. Jan 5, due June 1, 1895. 5%. 1,350
 Reeder, Gilbert T to Excelsior Savings Bank, New York. Hubbard st. Jan 12, due April 1, 1896. See Conveys. 1,000
 Reid, Fredk A to The Title Guarantee and Trust Co. Woodbine st, s e s, 250 s w Central av, 25x100. Jan 15, 3 years, 5%. 3,000
 Reilly, John to Title Guarantee and Trust Co. Logau st, w s, 130 s Sutter av, 80x100. Jan 10, 2 years. 500
 Reth, Bernard to Lucas Baumann. Devoe st, n s, 275 w Olive st, 25x100. Jan 9, due Jan 1, 1898, 5%. 2,500
 Reynolds, Matthias T to Title Guarantee and Trust Co. Bainbridge st, s s, 23.7 e Hopkinson av, 4 lots, each 18x100. 4 mortg, each \$2,750. Jan 10, due Jan 14, 1898, 5%. 11,000
 Richardson, Harriet wife of John G to Edwd A Jeanneret, Rutherford, N J. Lots 509 and 510 map Zabriske Homestead, Flatbush. Jan 14, 3 years, 5%. 3,000
 Riker, Cath M to Benjamin Andrews. Atlantic av, n s, 150 e 3d av, 25x80. Jan 14, 3 years. 4,500
 Riordan, Timothy to Joseph D Mallonee. Buffalo, N Y. Creston st, w s, 50 n Magenta st, 25x100. Jan 10, 3 years. 300
 Robinson, Maurice to Fredk F Eden. South 1st st, s s, 20 e Hooper st, 30x55. Dated Jan 1, 5 years, 5 1/2%. 3,000
 Robinson, George L to Fifth Avenue Co-operative Building and Loan Assoc. 8th st, No 467. n s, 381.6 e 7th av, 17x100. Jan 14, due Jan 15, 1898, 5%. 5,300
 Rothberg, Joseph to Herbert C Smith. Stone av. P M. Dec 2, installs. 275
 Rouget, Wm E to Max Reussner. Cleveland st, e s, 100 n Ridgewood av, 25x100. Jan 10, 3 years. 1,400
 Scharisch, Adolf to Harry W Dengler. 6th av, s e cor 66th st, 50.2x100. Jan 16, demand. 250
 Schott, Chas A to Christopher Prince. Ridgewood av, Linden Boulevard. P M. Jan 7, 2 years, 5%. 2,000
 Same to Jacob V B Prince. Ridgewood av and Linden Boulevard. P M. Jan 7, 2 years, 5%. 2,500
 Schultz, John G to H and H Reiners. Flushing av, s s, 145.10 e Garden st, 40x96.6x45.1x75.9; Garden st, n e s, 165.10 s e Flushing av, 20x96.6x22.6x86.2. Jan 1, 3 years. 3,500
 Schumm, John to Wm Matthes. Eldert st, n w s, 134 s w Central av, 18x100. Jan 2, due Jan 1, 1900, 5%. 2,400
 Scott, Frank K to Title Guarantee and Trust Co. 41st st, s w s, 180.8 n w Hamilton av, 50x100.2; 44th st, s w s, 100 s e 12th av, 50x100.2. Jan 11, 3 years. 900
 Seckerson, Richd S to Danl Y Sactan. Hancock st, s s, 169.4 w Sumner av, 18.4 x100. Jan 14, 1 year. 1,800
 Shand, Edla M widow to Germania Real Estate and Impt Co. East 29th st, w s, 200 s Av C, 80x100. Jan 9, 3 years. 3,000
 Same to same. Same property. Jan 9, 3 years. 700
 Shannon, Michl G to Chas H Hart. 42d st. P M. Jan 15, 4 years, 5%. 941
 Shelton, Stephen L or Leslie to Title Guarantee and Trust Co. Douglass st, n s, 175 w Classon av, 25x131. Jan 16, 3 years, 5%. 2,000
 Sherman, Thos H to Alida Hillyer. East 3d st, e s, 498.11 n Greenwood av, 25x100. Jan 10, due Jan 1, 1898. 1,500
 Sibley, George to E S Calvert. 42d st. P M. Jan 15, 1 year. 2,500
 Same to same. Same property. P M. 2d mort. Jan 15, 1 year. 500
 Smith, Robert J to Julius C Bierwirth. Atlantic av, n s, 40 w Hicks st, 20x70. Jan 8, notes. 2,000
 Smith, Mary T to Sherman and Guy Loomis. Union st, s s, 113.9 e 6th av, 41x95. Jan 14, due Nov 1, 1895. 2,000
 Stamm, Caroline wife of and John H formerly Ehrman to Williamsburgh Savings Bank. Nostrand av, w s, 282.3 s Park av, 25x100. Jan 14, 1 year, 5%. 6,500
 Stein, John P to Susan W Hopkins et al exrs and trustees Henry A Kent. 61st st. P M. Dec 20, 3 years, 5%. 266
 Stevens, Geo H to Geo G Stephenson. Jefferson av, s s, 435 e Stuyvesant av, 20x100. Jan 14, 3 years, 5%. 4,500
 Stillwell, Cath A widow and James to Cornelius Cowenhoven. Public highway, from Coney Island through Gravesend, w s, bet lands of Maria Stilwell and Jacobus Ryder, plot 4 heirs H Johnson. Jan 7, 3 years. 2,500
 Sussman, Chas O to Chas E Dombrowski. Ellery st, s s, 275 e Throop av, 25x100. Jan 8, 2 years, 5%. 500

Street, Hannah F mortgagor certifies as to validity of mort about to be assigned by Edwd C Redhead to Ernestus Gulick. Jan 9. nom
 Sussner, Caroline L to J F Christian Dornheim. Fountain av. P M. Jan 9, 5 years, 5%. 1,000
 Swain, Geo W and Edwin A to John Rueger. Broadway, w s, 56 s e Macon st, 90x56.6x104.7x106. Jan 11, 2 years, 1,500
 Thomas, Mary B to Danl S Arnold. Hoyt st, e s, 50.2 n 3d st, 13.4x87.8x13.4x86.6; Carroll st, n e s, 241 s e Nevins st, 20x100. Jan 7, 3 years. 1,300
 Vetter, Frances widow to Title Guarantee and Trust Co. Myrtle av, s s, 480.7 e Lewis av, 19.9x100. Jan 16, 3 years, 5%. 3,500
 Same to Andrew M N Holm. Same property. Jan 16, due Nov 1, 1895. 500
 Vosburgh, Myndert A to Dwight M Platt. Schenectady av, n w cor Pacific st, 200x150. Oct 18, due Oct 20, 1895. 11,000
 Wagenfohr, Eleanor to Joseph F and Wm V Becker exrs of Augusta or Agnes A Becker. Clarkson st, s s, 475 e Flatbush plank road, generally called Flatbush av, 50x200. P M. Correction mort. Oct 1, 3 years, 5%. 1,550
 Walsh, William, New York, to Susan W Hopkins et al exrs and trustees Henry A Kent. 60th st. P M. Dec 20, 3 years, 5%. 1,641
 Waterman, Lewis E to Thomas Read. Macon st, n w cor Throop av. P M. Jan 16, 3 years. 1,500
 Watters, John, Jr, to Christopher P Skelton. Somers st, n s, 207 w Stone av, 18x100. Jan 16, due in Jan, 1896. 350
 Wegmann, Elizabetha to Justina Wanner. Myrtle av, n s, 113 w Harman st, 25x94x35.1x70.3. Jan 9, 1 year, 5%. 2,000
 Werbelovsky, Jacob H to Samuel Seligman and Bernhard Fuld. Leonard st. P M. Jan 9, due Feb 1, 1898, 5%. 3,500
 Same to Henry Roth. Same property. P M. 2d mort. Jan 9, 5 years, 5%. 1,000
 Wessmann, Chas C to Theodore Kiendl. Vermont st, centre line, 255 e centre line New Jersey av, runs e to land of Wm H Furman, x s - x w to centre line Vermont st, x n 36. Jan 14, 1 year. 200
 Westberg, Elvira B to Alex C Muir. East 5th st, w s, 216.7 s Greenwood av, 20x100. Jan 10, installs. 495
 Weyand, Katharina wife of William to Title Guarantee and Trust Co. Halsey st, n s, 95 n e Broadway, 30x100. Jan 12, 3 years, 5%. 3,500
 Same to William Alden, Boston, Mass. Same property. Jan 12, due Nov 30, 1895. 1,000
 Whetham, Stephen T to Frederick Akers. Hancock st, n s, 175 e Reid av, 25x100. Jan 9, due July 10, 1895. 350
 Wilfert, John to Eburn F Haight. Marcy av, s w cor Hooper st, 25x80. Jan 10, 3 years, 5%. 1,500
 Williams, Annie M to De Witt C Weeks. East 7th st, w s, 380 s Av B, 120x250 to Ocean Parkway. Jan 9, 1 year. 600
 Woldmann, Wilhelm to The Mutual Benefit Loan and Building Co. Wallabout st, s s, 125 e Harrison av, 25x100. Sub to mort \$2,500. Jan 14, installs. 200
 Same to Ellen Gilles, New York. Same property. Jan 11, 3 years. 2,500
 Wolkof, Jacob to Kings Co Co-operative Building and Loan Assoc. Myrtle av, n s, 104 e Schenck st, 12.2x87. Jan 14, installs. 1,400
 Woods, Adelaide A wife of Geo W to Geo A Needham. Jefferson av, n s, 155 w Reid av, 20x100. Jan 9, 3 years, 5%. 5,000
 Woods, William mortgagor with Elizabeth Baylis, Jamaica, L I. Extension of mort. Nov 5. nom
 Young, Moses G to Anna R Hurlburt. Sumner av, w s, 120 s Lafayette av, 20x100. Jan 9, installs. 400

MORTGAGES—ASSIGNMENTS.

JANUARY 10 TO 16—INCLUSIVE.

Adelhardt, John to Bertha Scholl. \$250
 Baird, Andrew D to Hannah Fitzgerald guard Arthur W, Florence M and Edmund J Newbold. 1893. 1,000
 Bechtel, Eva to George Bechtel Brewing Co. nom
 Bennett, Edward to Lucretia S Bennett. 1,000
 Bergen, James C, New York, and Wm N Dykman, New York, to Title Guarantee and Trust Co. 8,980
 Bommer, Emil admr Lorenz Bommer to Anthony J Bommer. nom
 Bonert, Louis to Union Bank, Brooklyn. 5,000
 Bootman, Robt W admr Eliphalet Bootman to Kath B Peck. nom
 Brown, Warren G and ano exrs Elias Wade, Jr, in trust for Sarah Wade to Warren G Brown and ano exrs Elias Wade, Jr, in trust for widow and children of Chas B Wade legatee, &c. 2,000
 Brown, Fannie E to Payson Menell, New York. 500
 Bruckbauer, John L to Matilda F Bange. 1,000
 Close, Stewart B to Geo V Brower. 3,000
 Cortelyou, Lawrence V and ano exrs Jaques Cortelyou to Lawrence V Cortelyou. 2,000

Cline, James to Fanny M Lewis, of Sherburne, N Y. 2,500
 De Cue, John B trustee for James B De Cue to Wm H Higgins et al trustees James Brady dec'd. 3,500
 Dike, Florence B to Florence B and Alice M Dike exrs and trustees Lizzie M Dike. nom
 Dill, John, Jr, to Anna K Bock. 700
 Same to same. 500
 Dubberke, William and Marie to August Behrends. 500
 Dykman, Wm N recvr Commercial Bank to The Kingsland Land Co. nom
 Eisemann, Joseph J to Geo J Eisemann. 700
 Same to same. nom
 Same to same. 900
 Same to same. 300
 Free, John P to Christina Anderson. 1,000
 Same to Anna M Patten, New York. 200
 Fleischmann, Aurelia to Emilie Huber. 1,500
 Gallagher, Henry A to St Michael's Roman Catholic Church, Brooklyn. nom
 Gerlinger, George to Mary Gerlinger. nom
 German-American Impt Co to John Brommer. 3,250
 Goodwin, Richard to Charles Meyers. 12,150
 Gregory, Osmer B and Gilbert Elliott, Jr, to Rhoda J Sparrow. 1,000
 Grose, Edwd F, Ballston Spa, trustee Mary Hunter dec'd instead of Chas R Lynde to Danl S Arnold. 1,340
 Guthiel, Christiana, New York, to William Green's Sons. 425
 Gold, James S to Wm L Newton. 250
 Gruss, John to Jacob Blank. 600
 Gunstone, Ida to Augustus G Paine, New York. 4,250
 Halstead, Stephen C to Lucy Harksen. consid omitted
 Hamilton, Clark T to Mary E Teese. consid omitted
 Heffron, Peter J to Patrick Barrington. 1,000
 Herlett, Charlotte wife of and Vincens to Carles or Chas F Gastmeyer. nom
 Hall, Frances E extrx Thomas D Hall to Willoughby Harvey. nom
 Haviland, S Willets and John A to Richard Heinrich. 4,000
 Hazzard, Wm H et al trustees James Brady dec'd to John B De Cue. 4,500
 Heyser, Henry C to Mary Heyser Lis wife. nom
 Hoffman, Burrall to Chas S Taber. nom
 Ibert, Frank to Michael Seitz. 750
 Irving Savings Inst to Brevoort Savings Bank. Assigns 4 mortg. 8,000
 Jarashow, Mary trustee for Sarah Jarashow to Louis Halpern. nom
 Keck, Emilie and Albert to Broadway Bank, Brooklyn. 2,000
 Kelly, Daniel to Archey Crossman. 3,000
 Keyes, Frank P and ano exrs Mary E Melvin to same as trustee for Wm C Graham. nom
 Same to same as trustee for Francis J Melvin. nom
 Kiendl, Theodore to Louis H Stagg. 900
 Land Title and Trust Co. Philadelphia, Pa, and Francis S Brown assignees of Order of Tonti to Mary E Fairbrother. 2,750
 May, Pauline et al exrs Marx May to Henrietta Benjamin. 2,500
 McTaggart, Mary J admx, &c, Richard McTaggart to Daniel Sammon. nom
 Miner, John to James Hingston. 1,617
 Monahan, Thomas to Andrew D Baird. 1,000
 Muge, Henry to Christopher Boylan, New York. 3,000
 Naumer, John to Adolph Vanrien. 3,000
 New York Life Ins and Trust Co trustee Tarrant Putnam dec'd to Tarrant Putnam. nom
 Parker, Asa W to Thomas Walsh. 1,000
 Same to same. 1,500
 Same to same. 1,500
 Peck, Kath B extrx Sarah E Peck to Kath B Peck. nom
 Pfeiffer, Annie to John Cowenhoven. nom
 Pearce, Edwd E extr Sidney R Bennett to George Anna Bennett widow. 5 assigns. nom
 Same to Addie W Bennett. 4 assigns. nom
 Pfarre, Edward to Caroline H Sayles. 1,500
 Reynolds, Wm H to Thos T Barr. consid omitted
 Redhead, Edwd C to Ernestus Gulick. nom
 Roberts, Geo H to Eliz C Wheeler. 1,500
 Rogers, Asa L to Harriett Hardy. 475
 Sammon, Daniel to John Molpy. nom
 Schwalbe, Therese to Louis Halpern. nom
 Seaman, Mary E to Caroline A Rushmore. 1,500
 Shults, John H to Elizur D Griggs, New Rochelle, N Y. 25,142
 Skelton, Christopher P to Alfred Tilly extr Edward McKenney. 5,000
 South Brooklyn Savings Inst to Eliz C Wheeler. 6,000
 Smith, Sandford S surviving Jas W Smith and as a trustee O Haggerty dec'd for Clemence H Crafts and remaindermen to J Mason Crafts and Sandford S Smith acting trustee for same. Assigns 4 mortg. nom
 Same to same trustee for Anna K Shaw and remaindermen. Assigns 5 mortg. nom
 Smith, Sandford S survivor James W Smith and Geo C Ward and as one of the trustees of Ogden Haggerty dec'd for Clemence H Crafts and remaindermen to Jas M Crafts and Sandford S Smith trustees for same. nom
 Stoddard, Lucy E to John H Stoddard. 1,200
 Schmitt, Andrew to Henry Thiele. 500

Table of judgments with names and amounts, including Stetson, John S to Emma E Sicardi, Stryker, Dorothy to Grant F Adams, etc.

Table of judgments with names and amounts, including the same—J F Keenan, the same—L Knox, the same—J Kowenhoven, etc.

Table of judgments with names and amounts, including Raynor, Wm S } S W Force, Ramsden, Chas A—D Nobmann, etc.

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. (C) 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.

Table of judgments starting with 'Jan.', including Abbott, James C—W S Hammett, Adams, Elizabeth } J M Young (D), etc.

Table of judgments starting with 'Jan.', including the same—G Covert, Johnson, James W—A Schmidt, etc.

SATISFACTION OF JUDGMENTS.

January 11 to 17—Inclusive.

Table of satisfied judgments, including Baldwin, Charles—Kroner, 1894, Bovo, Antonio—V Salitto, 1893, etc.

MECHANICS' LIENS.

JANUARY 11.

Table of mechanics' liens for January 11, including Lexington av, w s, 75 s Johnson av, 25x100, etc.

JANUARY 12.

Table of mechanics' liens for January 12, including 39th st, n s, 290 w 8th av, 60x100, etc.

JANUARY 14.

Table of mechanics' liens for January 14, including Pacific st, s s, 200 e Howard av, 76x100, etc.

JANUARY 15.

Table of mechanics' liens for January 15, including Crescent st, n e cor Glen st, 24x77, etc.

Carroll et, s s, 261.10 e 8th av. 22x80.5x22x79.5. Florence B Dike et al exrs Lizzie M Dike agt Wm B Martin et al; att'y, N S Dike.

JANUARY 11.

Union av, e s, 25 s Ainslie st, 25x75. Julia D Harris and ano extr Demas Strong agt Thomas Cummings et al; att'ys, Barr & C.

JANUARY 12.

Ocean Parkway, w s, 924 s Sheepshead Bay and Coney Island road, 100x250. Anna C Norton agt Robert Lawless et al; att'y, F B Chedsey.

JANUARY 14.

4th st, n e s, 256.10 n w 8th av, 21x95. Geo V Brower agt Hyron Kalt et al; att'y, G V Brower.

JANUARY 15.

17th st, n e s, lots 76-79 map Joseph Dreakes estate, 8th Ward, 80x95.4x81 2x108.9. John L Woods et al agt Charlotte C Van Brunt et al; set aside transfer real estate: att'y, T C Ennever.

CHATELERS.

NOTE.—The first name, alphabetically arranged, is that of the Mortgagor, or party who gives the Mortgage. The "R" means Renewal Mortgage.

JANUARY 10 TO 16—INCLUSIVE.

SALOON AND RESTAURANT FIXTURES.

Boecker, T. 572 Central av....Leibinger & Oehm B Co. (R) \$800

King, J. 89 Prospect av....M Seitz. (R) 850
King, J. 64 Meeker av....Claus Lipsius B Co. (R) 696
Klenger, G. 50 Broadway Congress B Co. 2,500

HOUSEHOLD FURNITURE.

Albere, G W and R. 541 Franklin av....D Lobman. Piano. 178
Albere, G W. 541 Franklin av....D Lobman. Adams, S J and A Gordon. 501 Clinton.... Commercial Credit Co. 100

Penning, J. 561 Kent av....A Schulz. 263
Pettersen, F. 556 Greene av....M Gross. 140
Pyper, J. 400 Butler....Brooklyn F Co. 110

MISCELLANEOUS.

Arbernetty, W H. 2054 Dean....M Kromer. Van. 275
Amodeo, C. 104 Kent av....A Cerrete. Barber Fixtures. 100

McBeth, James to Sabra L Duryea. Schooley pl, e s, 150 s Chichester av, Jamaica, 5 years, 5 % . 2,500

McDonnell, Chas E to St Michaels R C Church, Brooklyn. Jericho turnpike, s w cor 7th st, Hyde Park. 1 year. 4 % . 4,000

Mansfield, Julia F to Reese F Alsop. Lots 1880 and 1881 block 35 map W Ziegler, Jamaica. 5 years. 2,000

Marsh, Ellen B to Sarah A Radcliffe. Linden st, n s, 100 e Union pl, Jamaica. 3 years. 600

Moorhouse, Wm H to Emma T Peseux. Lot 22 block 82 map part estate R M Blackwell, L I City. 4 years. 300

Morgenthaler, Frederick to John Schmitt. Middleburg av, s w cor Woodside av, L I City. 3 years. 1,000

Morgenthaler, Max to Marshall S Frost. Jericho turnpike, s s, 75 e 1st st, Hyde Park. 5 % . 1,200

Nagel, Sophia to Anselm Voegtli. 9th av, w s, 150 s Broadway, L I City. 1 year. 600

Norton, Mary J to D Freyhagen. Franklin av, n e cor Meadow av, Far Rockaway. 4 years. 3,500

Payne, Edwin to Forest W Gallison. Main st, w s, 125 s Lena av, Freeport. 1 year. 900

Polk, Emil to Charles Sprecher. Prospect pl, s s, 150 w Prospect av, Newtown. 5 years, 5 % . 600

Pospisil, Barbara to V Pospisil. Lots 419 and 420 map Mineola Park Co, Mineola. 1 year. 300

Priest, Delia G to Sylvia Wheeler. Iroquois av, e s, 185 n Woodhull av, 100x150. 3 years. 3,500

Reckenbeil, Geo R to Elias L Pray. 2/3 of an acre at Hempstead. 1 year. 450

Reynolds, Chas M to Chas W Cooper. Vernon av, n w s, adj Division line, L I City. 1 year, 5 % . 25,000

Riedemann, Henry to Chas Carter. Lots 53-57 map Belmont Park, Jamaica. 3 years. 500

Ruoff, Leonard, Sr, to New York National Building and Loan Assoc. Ocean av, w s, 100 s Broadway. Installs. 5,000

Schneider, Philipp to North American Brewing Co. Lots 173 and 174 map L I Real Estate Exchange and Invest Co, Newtown. Demand. 665

Schwab, Chas to East Brooklyn Co-operative Building and Loan Assoc. 1st st, s s, 475 e Shaw av, Jamaica. Installs. 500

Same to same. 1st st, s s, 475 e Shaw av. Installs. 1,000

Sealy, John to Jacob Sealy. Road, e s, 50 s Cumberland st, Jamaica. 1,300

Shaw, Hester to Inebriates Home, Kings Co. 7 acres at Valley Stream. 3 years. 5 % . 1,380

Shea, Cornelius to Louisa Back. Lot 58 block I map J H Van Mater, Jr, Newtown. 3 years. 500

Shine, Daniel to L I City Building and Loan Assoc. Park pl, e s, 75 n Pleasure av, L I City. Installs. 750

Sperry, Cath F to Wm P Douglass. Bay av, n e cor Van Nostrand pl, Douglaston. 4 years, 5 % . 5,000

Talbot, William to Michael Seitz. 11th av, n e cor 22d st, Whitestone. 2 years, 5 % . 1,600

Travis, Caroline to Harrie L Williams. Arbor st, n w cor Spruce st, Great Neck. 1 year. 1,000

Same to Glen Cove Mutual Ins Co. Same property. 3 years. 2,000

Trudden, Esther to Anna Ditmars. Middleburg av, n s, 75 w Hulst st, 25x100, L I City. 3 years. 350

Turek, John to Anna Madeje. Worthington st, w s, 130 n Old Highway, Newtown. 4 years, 4 % . 1,500

Same to same. Worthington st, w s, 180 n Old Highway. 4 years, 4 % . 500

Underhill, Geo S to Oliver S Sammis. 51 acres at Oyster Bay. 3 years. 600

Van Nostrand, Wm H to David L Van Nostrand. Highway, s s, adj land B H Cutter. Little Neck. 1 year, 5 % . 3,000

Same to Harrison S Moore. 97 acres at Little Neck. 1 year, 5 % . 2,200

Van Nostrand, Albert to Harrison S Moore. 80 acres at Flushing. 1 year, 5 % . 9,260

Same to Maria L Moore. 80 acres at Little Neck. 1 year, 5 % . 3,000

Walter, William to Daniel Murray. Valley Stream Boulevard, s s, 125 e Central av, 75x100, Valley Stream. 3 years. 600

Wansor, Wm H to W Parker. 1/2 acre at Glen Cove. 1 year. 250

Wigle, George to Caroline Albertson. Willis av, e s, adj land school district No 10, North Hempstead. 3 years. 1,500

ASSIGNMENT OF MORTGAGES.

Abraham, Theresa to Borothea Zerr. 1

Same to same. 1

Cain, John to Wm W MacManus. —

Conklin, Nathaniel, Jr, to Theresa Abraham. 1

Conklin Mfg and Lumber Co to same. 1

Coudert, Frederic to Chas Coudert. 4,000

Davis, James K to John H Sutphin. 950

Everett, Mary E to Marshall S Frost. 1,200

Filting, Jacob to Aaron A Degrauw. 1

Franklin, Lindley exr to Lindley Franklin trustee. 1

Frost, Edward L to Albertis O Gildersleeve. 1,800

Hargrave, Philip to Thos F Foley. 4,000

Kimpel, John to Katharine Spamer. 1

Kunemund, Ernest, Jr, to Susie Stubbs. 200

Lawrence, Wm A to D K Hall, Jr. 1,000

L I Real Estate Exchange and Investment Co to Bridget Drum. 1,800

Miller, Jacob to Wm Dick. 1

Simonson, John to Martha Doty. 1,500

Smith, John G to Ethalinda Beattie. 1,200

Spamer, Henry to John Kimpel. 1

Sutphin, John H to Chas Hendrickson. 950

The North Country Co to Thomas Adams, Jr. 1

Toop, George to Jacob Miller. 5,000

Wyckoff, Wm F to Maria Chiquoine. 2,500

JUDGMENTS.

Jan.

10 Barnett, Nellie—A Watson. 1,217 05

12 Brandt, Frederick—H Oberschneider. 162 18

16 Blank, Henry—A Sachs. 22 25

17 Bauer, Jacob—H A Bogert. 67 67

14 Campiean, Edward and Mary T—S R Holmes. 33 78

16 Carson, Louis—A Ploghoff. 578 65

17 Cornell, Hicks—H A Bogert. 57 67

15 Downing, Geo W—J E Nichols. 278 68

16 Decker, Conrad and Bertha—W Noll. 126 10

17 Donnelly, Geo A—H A Bogert. 67 67

12 Frederick, Daniel S—H A Van Allen. 460 00

14 Gerard, Eliz H—F W Seutt. 95 94

14 Heins, Bernhard—J C Van Sielen. 54 60

15 Hiller, Louis—C Schultz. 68 78

10 Lawrence, Alice H—L I City Hay Co. 211 04

12 Lenz, Henry J—G Ehret. 1,046 26

14 Lutz, Jacob—J Ritter. 30 00

11 Miller, Wm—C Vogelsang. 53 00

12 Miller, Jacob—J E Oothout. 2,976 72

12 Martin, Harry A S—F S Billings. 8,582 29

14 McQuillan, James—D J Hegeman. 46 59

16 Moore, Albert—J Sullivan. 175 00

16 Moore, Andrew—Empire State Wagon Co. 217 00

16 McCabe, James F—W H Schieffelin. 266 90

17 Moulton, Lafayette—H A Bogert. 67 67

16 Olin, Matthias—E L Tisdale. 538 15

10 Palo, Louis—M Wittman. 26 20

16 Rought, Albert L—F Schluchtnr. 33 90

12 Schiffmacher, Geo H—H A Powell. 38 45

14 Smith, Richard W—L Klein. 71 97

14 Siebs, Jovinianns and Fredk W Schmidt—M Wise. 171 97

16 Scarry, Martha—C I Schloo, Jr. 36 60

10 Van Liew, John C—L I City Hay Co. 211 04

11 Van Riper, Mamie—M Herley. 41 56

12 Wilson, Samuel—P N Layton. 110 89

15 Wilson, John B—The Wallabout Bank. 141 96

14 Zettel, Frederick—Emily Whitehouse. 341 25

MECHANICS' LIENS.

Jan.

12 Kouwenhoven st, w s, 250 s Potter av, L I City. Emma Tisdale agt A Grive. 244 01

14 Vernon av, n e cor Washington av, L I City. Walter Wilinski agt Michael McWalters. 59 60

15 Lots 1-4 block 196B map Murray Hill, Flushing. James Somers agt Herbert W. Joseph W and Elizabeth Smith. 60 00

Suffolk County Records

CONVEYANCES.

JANUARY 9 TO 15—INCLUSIVE.

Ackerly, Orville B to David Sandman. 152 acres in Halseys Manor, Brookhaven, \$1,500

Ames, Laura T and ano to Henry P Hedges. 26 acres s s highway, Bridgehampton. 155

Avery, Chas W et al to Emma Cohn. Lot e s Avery av, Patchogue. 400

Same to Geo A Meyer et al. 2 1/2 acres on Washington av, Patchogue. 1

Benjamin, Geo O to Emma Rosset. 10 acres n s highway, Centerville. 200

Bowditch, Mary C to Katherine B Payne. 5 acres e s Baldwin av, Shelter Island. 1

Brown, Maggie E to John K Brown. Lot w s East st, Riverhead. 1

Budd, Annie M et al to Wm R Gould. 1/4 acre e s highway, Huntington. 1,500

Cantrell, Mary A to Frank S Cantrell. 55 acres w s highway, Smithtown. 1

Chatfield, Henry H referee to Eliz Corson. Lot e s Fire Place av, Bellport. 400

Congdon, Lewis B to Asenath W Preston. 17 acres e s highway, Shelter Island. 1,500

Corson, Eliz to Edward F Taber. Lot e s Fire Place av, Bellport. 1

Crampton, Wm to Milton G Wiggins. Lot w s highway, Patchogue. 350

Dunn, Michael to Wellington Powell. Lot s s Railroad pl, Amityville. 1

Duvall, Marcus B to Alanson H Duvall. Lot n s highway, Shelter Island. 1

Edwards, Lawrence S to Mary F Kennedy. Lot strand bordering on bay, Patchogue. 100

Fooks, Chas to Chas O Hedges. 16 acres n s Parsonag lane, Sagaponack. 1,200

Foster, Geo E to Isald Skidmore. 1 acre w s highway, Pon Quogue. 1

Geer, Oliver L to Elizer S Burnham. Tract on Long Pond, Brookhaven. 500

Grotecross, Mary E to Michael Dowdall. 66 acres—s highway, near Setauket. 1

Haff, Robt W to Wm H Naylor. 4 lots—s highway, Waverly. 1

Hallock, Isaiah W to L Beecher Hallock. 5 acres—s highway, Riverhead. 1

Hand, Eliza A to Cedar Lawn Cemetery Assoc. 4 acres w s Coopers lane, East Hampton. 1,000

Havens, Ullman R to Mary A McConnell. 20 acres at Seven Ponds, Southampton. 10

Haynes, Wm A to Elias Mayer. 22 acres n s North road, Peconic. 2,800

Hetterman, Cath to Albertine A E Schindler. 6 lots, each 25x100, at Eastport. 1

Hohn, Pauline A and ano to Mary E Grotecross. 133 acres—s highway, near Setauket. 1

Holzwarth, Gottlob to Mary Holzwarth. 60 acres e s highway, Sweet Hollow, Huntington. 5,650

Jefferson, Leroy P et al to John P Creighton. 22 acres n s North road, Peconic. 2,600

Jones, Vincent L to Chas E Smith. 3/4 acre w s highway, East Setauket. 1

Karsh, Valentine to Louisa Lesslen. 13 1/2 acres w s highway, Amityville. 2,050

Lowndes, Allison E to First Presbyterian Church, Huntington. Lot w s New York av, Huntington. 1

McCabe, Barney to Chas Finkelstein. 15 lots, each 25x100, at Lindenhurst. 1,500

McCrary, Edward et al to Annie I Huntington. Lot n s Woods lane, East Hampton. 1,000

McCrary, Edward to Ada M White. 1 1/2 acres n s Woods lane, East Hampton. 1,400

McGuirk, Susan et al to Wm McLane. 10 acres s s highway, near Sag Harbor. 750

McGuirk, Edna to Susan McGuirk. 10 acres s s highway, near Sag Harbor. 85

Mayer, Elias to Leroy P Jefferson and ano. 22 acres n s North road, Peconic. 2,800

Meyer, Annie to Tillie Rush. 2 lots, each 25x100, at Lindenhurst. 1

Powell, Wellington to Michael Dunn. Lot s s Railroad place, Amityville. 1

Same to Chas Wood. Lot—s highway, Amityville. 200

Preston, Asenath W to Lewis B Congdon. Lot e s highway, Shelter Island. 3,600

Rosset, Emma to Wm H Swezey. 10 acres n s highway, Centerville. 225

Sanford, James A to John A Sanford. 5 acres—s highway, Bridgehampton. 16

Simpson, Wm to Mary L Parraga. Lot e s Huntington Harbor, Huntington. 900

Spaulding, James L to Willett M Haight. Lot w s Washington av, Shelter Island. 900

Spaulding, Mary E to same. Lot w s Washington av, Shelter Island. 4,000

Stamm, Emma to Willa F Gurney. 5 lots, each 25x100, at Eastport. 1

Taber, Edward F to Eliz Corson. Lot s s Swezey av, Patchogue. 1

Talmage, Chas T et al to Geo W Talmage. 5 acres on Country road, Bridgehampton. 2

Talmage, Edwin to same. 5 acres on Country road, Bridgehampton. 2

Thompson, Annie J to Henry H Thompson. Lot n s South st, Greenport. 1

Trustees School Dist 5, Islip, to Abbie W Purdy. Lot s s Main st, Bayport. 1,200

Tuthill, John to Chas E Hulse. Lot e s highway, Bellport. 1,000

Urbansky, Alfred to Katharina B Rasmussen. 10 lots, 25x100 each, at Eastport. 1

Ward, Geo H to Annie Holm. 6 lots, 25x100 each, at Northport. 200

Wells, James N to Joseph N Pirko. 5 acres s s railroad, near Riverhead. 50

Wiggins, Milton G to Frank W Rowley. Lot cor Rider av and Baker st, Patchogue. 500

White, Beulah to Anthony Barrett. Tract land at Red Creek, Southampton. 10

Williams, E F to A Reymann Maxwell. Lot cor Swezey av and River Court, Patchogue. 1

Wollman, Tobias to Anna Sagalovitz. Lot n s Atlantic av, Bellport. 850

Young, Geo S to Michael Bulger. Lot, 25x100, at Lindenhurst. 1

Same to Wm W Hawkins. Lot, 25x100, at Lindenhurst. 1

Young, Jeremiah et al to John B Jones. 2 acres meadow at Orient. 15

MORTGAGES.

Brown, Geo to Geo S Pearsall. 2 acres n s highway, Deer Park. 125

Case, Alonzo W to Mary S Strong. 15 acres s s South road, Peconic. 5 % . 1,500

Cohn, Emma to Wm F Lane. Lot e s Avery av, Patchogue. 3 years. 200

Cook, Eliz H to Leonard J Busby. Lot cor West and Bluff avs, Huntington. 5 years. 1,541

Creighton, John P to Wm G Haynes. 22 acres n s North road, Peconic. 5 % . 2,300

Curran, John to Louisa Coe. 3 acres—s highway, near Bay Shore. 3 years. 400

Dugan, Hugh to Marvin T Lyon. 2 lots, each 25x100, at Edgewood. 184

Dunn, Michael to Abraham Dunn. Lot s s Railroad pl, Amityville. 600

Edwards, John J to Charlotte G Edwards. Lot e s 1st av, Bay Shore. 1,600

Eldridge, Emma L to Samuel Dimon. Lot n s Prospect st, Southampton. 2 years. 200

Gould, Wm R to Annie M Budd. 1/4 acre e s highway, Huntington. 2 years, 5 % . 500

Herbert, Edward to Leon Burkes. Tract land—s highway, Yaphauk. 1 year. 72

Horton, Frank T to Harriet Glover. 12 1/2 acres—s highway, Peconic. 5 % . 1,000

Kenney, Patrick to Harry Lawrence. 1 acre w s highway, Islip. 2 years, 5 %. 100
 Laws, Mary and ano to Southold Savings Bank. Lot e s 6th st, Greenport. 1 year. 5 %. 700
 Lisburg, Geo to Mary E Dayton. 10 acres s s Newtown lane, East Hampton. 900
 Overton, Kate E to Silas E Edwards. Lot n s Lake st. Patchogue. 2,500
 Prince, Joseph H to Frances J Case. 1 3/4 acres w s Depot lane, Southold. 5 %. 200
 Raynor, Sidney N to Daniel Swannell. 18 acres w s highway, Southampton. 5 %. 2,500
 Raynor, Richard to Riverhead Savings Bank. 28 acres w s South st, Manorville. 3 years. 300
 Rosset, Henry to Wm H Swezey. Lot w s Hamilton av, Riverhead. 90
 Russell, Annie L to Albert Winttner. Lot e s Jones st, Port Jefferson. 5 %. 750
 Sammis, Richard R to Hanford A Brush. 100 acres n s highway, East Northport. 2 years. 1,000
 Schroeder, John T to Thomas Young exr. 115 acres n s highway, Comac. 1 yr. 1,000
 Schuman, Henry to Martin Streeseemann. Lot e s Wernitze av, Lindenhurst. 400
 Silsbe, Richard, Jr. to Wilnot D Overton. Lot w s Ocean av, Patchogue. 1 year. 500
 Smith, Mary M to Henry E Weeks. Lot w s highway, Bay Shore. 3 years. 1,500
 Talmage, Geo W to Thomas C Sweeney. 5 acres on Country road, Bridgehampton. 5 %. 800
 Tuthill, Bertha M to Southold Savings Bank. 24 acres s s Main road, Cutchogue. 1 year, 5 %. 200
 Warren, Martha to Terry & Raynor. Lot w s Cleveland av, Sayville. 4 years. 316
 Weeks, Alonzo A to James E Nichols et al. Lot e s Maple av, Bay Shore. 1,312
 Weeks, Jerome H to Leopold H Weeks. 25 acres w s Udalls road, Babylon. 1 yr. 200
 Welden, David S to Southold Savings bank. Lot n s Broad st, Greenport. 1 year, 5 %. 1,000
 Same to same. Lot n s Broad st, Greenport. 1 year, 5 %. 600

White, Ada M to Geo H Hand. 1 1/2 acres n s Woods lane, East Hampton. 900
 Williamson, James to Wm C Case. 30 acres n s Main road, Franklinville. 5 %. 750

JUDGMENTS.
 Jan.
 14 Dempsey, John—John W Dickerson et al. 34 34
 12 Fordham, Ida M—Sarah L Fordham. 164 61
 10 Geregory, Chas T—Hans P Jensen. 1,411 76
 14 Hawkins, James H—Frank Miller et al. 72 74
 10 Hirst, Edwin—Wm R Winn. 108 94
 15 Raynor, Fred W and ano—Saml W Force and ano. 138 93
 12 Raynor, Morris—John Walsh, Jr. 61 90
 14 Stark, Geo—Edward Edwards. 36 75
 10 Westcott, Joseph W—Geo Clark. 96 67
 15 the same—N O Clock and ano. 61 84

SATISFACTION OF JUDGMENTS.
 Jan.
 9 Morlin, Joseph E—Samuel J Morlin. (Aug 1, 1894.) 300 25

LIS PENDENS.
 Jan.
 17 acres w s highway, Huntington. Ira J Gildersleeve agt Simon Ullman et al; foreclos mort \$650; att'ys, Ackerly & Miles. 10
 Lot s s Crescent av, Fishers Island. Geo H Abeel et al agt Albertson Case; to compel determination of a claim; att'ys, Hatch & Wickes. 14
 Lot on Great South Bay, Bay Shore. James E Smith agt Richard M Montgomery et al; action to foreclos mort \$1,300; att'y, Geo H Furman. 15

BUILDING MATERIAL MARKET.
 NEW YORK.
 General trading has been moderate again and as a rule of unimportant character. There are in a few instances some negotiations of a tentative character against next season's supplies, but buyers show much caution and an inclination to contest any addition to cost.

BRICKS.—Business continues light and unimportant and the daily attendance of receivers on 'Change is small, many of them having no stock

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to offer at the moment. A few arrivals have come to hand from Haverstraw Bay, quite as many as required under ruling condition of trade, and the selling has been confined to an occasional load. We do not change our quotations because asking rates run over about the same general range as for some time past, but it is very difficult to reach the \$6 mark, and probably \$5.75 is the average top figure. Consumption is irregular with tendency to diminish rather than increase, and in most cases current wants are provided for by previous purchases of stock. Nothing positive can be suggested regarding supplies except the probability that so long as navigation continues unobstructed there will be desultory shipments as opportunities for loading may happen to present themselves.

CEMENT.—Trading generally is dull. Dealers are distributing very little stock from yard and are therefore indifferent toward first-hand offerings of all kinds. There is said to be some domestic here on canal boats, and there has been nothing thus far to warrant bringing forward a supply by rail. Foreign is quiet here, and in the West the weather interferes with consumption. Importers report no important contracts as yet making for next season, and do not expect to hear from buyers until the latter have more fully weighed up chances for consumption. According to Custom House figures just issued, the amount of cement remaining in bond January 1, 1895, was 12,410 bbls., valued at \$14,932.

DOORS, SASH AND BLINDS.—Respecting conditions prevailing in the interior we again quote from *Northwestern Lumberman*:

"There is a good deal of uncertainty just now as to which way prices on sash, doors and blinds will turn, but it is rather expected they will advance. Since the first of the year evidences of a firmer feeling have been apparent, and if nothing occurs to change present relations between the several producing centers, an upward turn in values, though possibly a slight one, is practically certain to follow. There is a strong desire in all quarters for better prices, and an effort is now being made among manufacturers to bring them about by mutual consent. There is still talk of a general association, but little prospect that one will be formed until there shall be a more active demand. If there is another cutting loose on discounts there is no telling how long the demoralization will continue. At none of the factories are preparations being made for an active spring trade; those which have started up since the holiday shut-down have done so on a restricted basis, and the aggregate output for the next two months, at least, will be comparatively light."

GLASS.—For window glass the demand is moderate fall around, both domestic and foreign getting attention only to extent of immediate wants of regular buyers. A pretty steady sort of tone prevails, however, and it is claimed that no open evidence prevails to give an evidence that sellers are cutting prices. On plate the market is set down as steady, and while contradictory stories are floating in regard to the combination of manufacturers, it appears to be assumed that some such measure will have to be taken as a matter of necessity.

LATH.—Business has been dull for want of stock in part, although it is a little doubtful if custom could have been found readily had cargoes come to hand. Consumption at the moment is limited.

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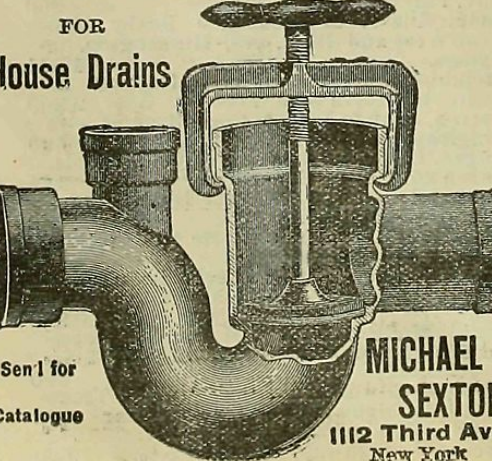
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