

REAL ESTATE 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

Communications should be addressed to

C. W. SWEET, 14-16 Vesey Street.

J. I. LINDSEY, Business Manager.

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

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

VOL. LVI. SEPTEMBER 28, 1895. No. 1,437

THE RECORD AND GUIDE will furnish you with daily detailed reports of all building operations, compiled to suit YOUR business specifically, for 14 cents a day. You are thus kept informed of the entire market for your goods. No guess work. Every fact verified. Abundant capital and the thirty years' experience of THE RECORD AND GUIDE guarantee the completeness and authenticity of this service. Send to 14 and 16 Vesey street for information.

INDICATIONS point to a period of lower prices in Wall street. This position is best supported by the fact that the bull market has now existed for six months, an unprecedentedly long period for any market movement, and it is natural to suppose that the speculative spirit on the buyers' side gave out in that time. The wonder is that it lasted so long, though the reasons for this are ascertainable as they have been given more than once here. The fact that the prices of securities have fallen off somewhat and will in all probability decline still further does not signify that the general business situation is not as good as it was. Taking a broad view it has not fallen away at all, but it should not be surprising if there is a little lull in activity as the cold season approaches and as Congress is about to be convened, which may also be called a cold season though in another sense. Business has been so dull in Wall street that the exchange situation has had an opportunity to be discussed again, especially in the light of the latest shipment of gold which goes out nominally at cost if not at a loss. This transaction particularly makes it appear as if the exchange business is changing hands. For some years it was done wholly by a comparatively few banking houses, which issued their drafts rather as a convenience to their customers and as an advertisement of their businesses than for the money there was in it. Now some large New York mercantile houses and shippers are making their own settlements, and incidentally those of the smaller merchants who will buy their bills, with a prospect of exchange becoming a regular department of the foreign commission business in supplementation if not in substitution of the banking houses. It cannot be regarded as otherwise than remarkable that the special shipments of this week and the commissions pertaining thereto escaped the bankers.

BRITISH trade returns for August, while satisfactory to the British eye as evidencing an improvement in the trade with foreign nations, are not satisfactory to the American eye in one very important particular which is very evident of the fact that we are being undersold in the Liverpool wheat market. During the first eight months of this year the imports of wheat into Great Britain increased about 20 per cent, the amount received from the United States increased less than 3 per cent, the difference being made up by larger contributions from Russia, the Argentine Republic, India and Australasia. In the month of August there was actually a considerable falling off in the receipts from the United States and Canada and the Argentines also, while Russia and India took the market. The comparisons here made are with corresponding times in 1894, but they might be carried farther back and only produce results unfavorable to our wheat growers. This is a matter that ought to obtain attention now and which will compel it later on. The magnitude of the speculation in Kaffirs is strongly brought out by some figures just published, showing the issued capitalization and recent market values of such of the shares only that permit some investigation into their character. Summarized and rounded these figures are: Dividend payers, capital \$32,750,000; market value, \$193,000,000. Non-dividend mines, capital \$138,645,000; market value, \$566,000,000. Land exploration, etc., companies, capital \$79,000,000; market value, \$317,855,000. Total issued capital, \$250,405,000; total market value, \$1,076,855. This quadrupling of values is not so striking as the enormous increase in the non-dividend or speculative shares, which accounts for the fears of a collapse

entertained by the conservative elements in finance and the press. At the same time it may be remarked that the gold fields on which this mass of securities has been issued have made a record of producing over \$4,000,000 of gold in one month. France having made money in these gold shares, the buying is now extending to Berlin and to Vienna. A sign of the improvement in the world's business appears in the form of reports from shipping centres of freer offerings of cargoes and the possibilities of better rates for space in the near future.

The Feud with the Building Department.

THE unfriendliness that has existed between the architects and the building trades of this city on one side and the Department of Buildings on the other ever since the present administration assumed control has reached a highly tenuous if not actually an explosive stage. Prevalent ill-feeling is so decidedly strong that probably there has not been at any time before so much hostility between a department of the municipal government and those citizens immediately concerned in its activities as we find to-day in the strained relations of the Building Department with architects and the building trades generally.

It is unnecessary to point out that a condition of affairs like this is not only deplorable but ridiculous. Conflict, indeed, may arise between the head of an administrative department and the public, but that a difference should endure between them beyond a space of time sufficient for a clear statement of the points at issue and the formulation of public judgment is preposterous. For months the Building Department and our architects and builders have been at feud with one another and to-day the controversy has reached the crisis of rebellion—if it be true as many assert that buildings are in process of construction without a legal permit, the owners preferring to assume the great risks attending such indiscretion to the losses they would be forced to incur were they to await the required authorization.

The friction and discontent we are speaking of have not sprung up overnight nor are they the result of an isolated misunderstanding. They have existed almost from the very first day the present head of the Building Department took control. In the beginning THE RECORD AND GUIDE was urged to denounce certain alleged deficiencies in the new administration which were unhesitatingly regarded as evidence of inherent incompetence and of a certain bumptious disregard of public convenience. The new chief, it was said, had added to his well-defined duties the unnecessary task of school-mastering the architects and builders of the city—"getting them into line outside his office door," was the phrase. "If the Department isn't done with your plans you must wait 'till it is. Your reasonable necessities are nothing to us. Get outside the door and wait 'till you're called for"—this was supposed to represent the attitude of the new regime towards taxpayers who desired to have dealings with it. At this early stage THE RECORD AND GUIDE refused to join with the critics or meddle in any way in what promised to be a momentary agitation. In the first place, Mr. Constable had undoubtedly fallen heir to a chaotic arrearage of work, bequeathed by his predecessor, and, at the same time, he was placed in command of a defective and deficient organization. Fairness required that the public should be reasonably patient and we were ready to view much discontent, irritability and soreness as perhaps inevitable, but certainly misplaced under the circumstances. We were ready to believe (or suspend judgment until the contrary was evident) that within a short time Mr. Constable would succeed in straightening out the tangled affairs of his department, that every day would bring the public and himself into more satisfactory relationship, and that the *rapprochement* would naturally reduce to proper proportions any exaggerated estimate (if such really existed) in the head of an inexperienced official of the part which the chief of the Building Department occupies in the scheme of city government.

That was months ago. Unfortunately time has not removed public discontent and friction, even though it may be shown upon investigation that Mr. Constable has removed some of the early causes for complaint. Dissatisfaction is more general and clamant to-day than ever, and in all quarters there is extremely bitter feeling against the Department because—this is the principal complaint—its inexcusable tardiness in pronouncing upon plans submitted for its approval is causing great financial loss and annoyance to one of the greatest industries in the city, and because—this is a secondary charge—the Department is indifferent and contemptuous in the face of personal criticism from the sufferers. The saying is abroad that a builder now has no rights which the Building Department is inclined to respect.

We frankly confess it isn't easy to get at the "rights" of the trouble. The friction and dissatisfaction is evident enough, but even those who criticise loudest refuse to put their complaints into specific shape—for publication. They assert that they have trouble enough with a Department which, on numberless specious excuses, can harass and delay an obnoxious critic who happens to have a building operation in progress. It is even said, and Mr. Constable has hinted once at least in the

same direction, that the Superintendent of Buildings is arming himself to retaliate upon his opponents with a certain "black list" which is to expose the naked hideousness (or something of the sort) of the building trades of New York City, and furnish the public with the true explanation of why a speedy (and perfunctory) examination of building plans is desired.

It is impossible for us to adjudicate upon the controversy. What must appeal to the common-sense of people is the preposterousness of anything approaching ill-feeling between right-minded citizens and a department of the city government. The Superintendent of Buildings can be neither boss nor school-master. He is the servant of the people, who pay him to supervise the administration of certain laws. What constitutes a reasonable and sufficient period for the examination of building plans, *all* public necessities considered—the necessity of safety, the necessity of not unduly impeding individual enterprise—is not a difficult term to fix, and once properly fixed it is the duty of the Superintendent of Buildings either to bring the work of his department up to public requirements or confess his inability to do so. The architects and building trades of this city are surely qualified to determine what is a fair and reasonable period for the examination of plans, and instead of individually criticising the Superintendent of Buildings—not for publication—they should come together, formalize their views and present them in the proper quarters. The inspection of plans by the Department ought not to be an interminable job, nor should plans be read in the light of the building law as though the building law and the other co-operating regulations were divine ordinances as effective in the letter as in the spirit. The law itself specifically liberalizes its own provisions and states almost in so many words that its purpose is rather to set up a required standard of building than an invariable rule and an inflexible regulation of all details of construction. Interpreted (even too loosely at times) in this way it is greatly to the credit of the law and the builders of this city, that of so many hundreds and thousands of edifices erected since the Building Department was first instituted, so few have proved unsafe or resulted in the loss of life. The record is a splendid one and ought to have a controlling influence with any Superintendent of Building in the administration of a law which professes to be free, indicative and suggestive rather than fixed, positive and arbitrary, even though the Superintendent may be able to point to some minor violations in most buildings. We believe that there is scarcely a single edifice, if indeed there be one in this city, which conforms in all particulars strictly to the precise letter of the law. The most we can strive for is reasonably safe and sanitary structures. The purpose of the building law is to secure these, not to be a thorn in the flesh of builders or an opportunity for the exhibition of official stiffness. A tyrant or martinet, a species of American Pasha, is not the sort of official contemplated in Section 504.

On the other hand it must not be overlooked that it is intended that the building law shall be an effective document and enforced for the health and safety of the general public, whose discrimination of their abodes and working-places is scarcely finer than the New Englander's of deacons: "All deacons are good, but there are odd in deacons." Unfortunately honesty isn't a natural virtue of builders, some of whom, it must be admitted, acquire part of what stock they have of it—by mistake, and some by the wholesome regulation of the law. The hands of the superintendent should be strengthened in dealing with this class. Here the letter of the law can be pressed home—through to the other side. But this class is not a majority of the building trades and the architectural profession.

WESTSIDERS as they return from their vacations are pleased to see that during their absences the city has not been altogether unmindful of their wishes in the matter of the Boulevard. When they went away the fountain basin at the junction of the Boulevard and Columbus avenue contained any sort of rubbish the children of the nearby tenement district chose to deposit there. Lately this has been cleared away and the water turned on, so that the fountain is performing its proper function, even though in a somewhat spiritless way. The dead trees are still in view, and on the whole length of the Boulevard what should be grass plots are plots merely, a difference that is very great indeed from the æsthetic point of view. In fact, aside from the little change stated, the Boulevard is still a standing disgrace to the city from end to end. But this little measure of Croton revives hope that it may not always be so, that, indeed, it may not be so long. These drops of the pure element as they trickle from the spout of the fountain are no doubt intended to typify the tearful repentance of the corporation and to be a sign of its promise of amendment.

COPENHAGEN offers a suggestion to the world which was very much needed. It is a really ornamental, graceful and practical electric lamp-post. Twelve of these posts have been erected in the Kongen's Nytorv (King's New Market), the

principal public square of the city. The design suggests somewhat a bishop's crook set in a suitable base. The lamp-post is cast hollow, the wires enter from the ground and leave the post at the neck of the crook to enter the lamp suspended from its point. The lamp is held in position by a weight resting on a spiral coil. It has a ring at the bottom by which it is drawn down when required by the workmen who carry a light pole terminated by a hook for the purpose. The wires can be carried into the lamp in any way desired, but the originators of this lamp-post consider that to reach it through the hollow post is the most practical. These few facts offer a valuable suggestion to our artists in iron, because any one who can furnish our streets with a lamp-post that shall not be an outrage to the eyesight ought to be received as a public benefactor.

The Trade and the Department of Buildings.

The more the relations between the building trade and the Department of Buildings is looked into, the more unsatisfactory they will be found to be. Not only is the dissatisfaction of architects and builders generally with their treatment by the Department very great, but also as a matter of fact there are many builders in a condition of mild revolt against it. There have been not a few instances where builders, sick and tired of waiting for the official approval of their plans, have gone ahead with their work without it, and this is likely to become the practice unless the Department finds some way of putting the plans through in reasonable time. It does not need to be remarked that this is a very unsatisfactory state of affairs. This is admitted by the builders who own to having begun work in advance of the Department's approval. They say, however, that while they would have preferred that all the formalities were observed, they could not afford to remain idle during the unconscionable time their plans were held awaiting examination in the Department. One of these builders went so far as to say, when asked why he did not make his objections to the way the Department is run known through the press: "Why should I put myself in open conflict with the Department when I am practically getting everything I want from it. I file my plans, then wait something more than a reasonable time for their approval. If I do not get it I go on with the work. When a violation is filed for proceeding without a permit, I write explaining the facts and hear nothing further of it. I take care that my work is properly done and in accordance with the law, and I would defy anybody to make me take it down." It is very improbable, though this is a matter upon which nothing is said, that this course has been taken by the trade without legal advice. The question looked at with lay-eyes, it would seem unlikely that a court would order the removal of a building constructed in entire accordance with the law, except in the sole item of obtaining a permit, if it can be shown that the time within which plans were filed and work begun was more than the Department ought to have consumed in forming its opinion as to whether the plans complied with the law. It has to be admitted, however, that the practice is full of danger to the builder, and destroys that respect for the Department that its present head announced himself on taking office as anxious to build up.

The foregoing statement may in some measure explain the fact that, while the dissatisfaction of architects and builders with the way things are run in the Department of Buildings is almost universal, very few, if any, will come out openly and speak their minds. Some who are brought into frequent contact with the Department say they fear that if they come out openly and make their complaints known they will be placed in a position of direct antagonism to the Department, and will as a consequence suffer personal inconvenience and pecuniary loss. Still there are some who do not hesitate to express their opinions.

Mr. Lambert S. Quackenbush contends that it ought not to take the Department longer to make their examination than it takes an architect to draw the plans. He relates a peculiar instance of the want of management in the Department. When his building on Park avenue, between 97th and 98th streets, was up to the third tier of beams a violation was filed upon it for the alleged cause that no permit for building had been issued. He stopped work, but the inspector came later and said a mistake had been made and that the permit had been issued but overlooked or mislaid. Mr. Quackenbush further expressed the opinion that the condition of things was such that it was interfering very seriously with the building business in the city. He and his friends had made up their minds that they would do nothing important until a change had been made. It had prevented Mr. Lambert Suydam from building on 79th street and West End avenue. Mr. Suydam, on being appealed to for confirmation of this fact, said: "Oh no, I am not going to build. It might take four years to get my plans through and then all the conditions would be altered." Mr. Quackenbush said, further, that this feeling on the part of capital would leave a great many men unemployed in the coming winter a matter about which he felt very sorry but for which he did not see any remedy.

Mr. Francis J. Schnugg, in answer to questions, said he had had recently very little to do with the Department, but when pressed for particulars of that little, admitted that he had put through three sets of plans since last spring, and it took from two to four months to get them through the Department. Whenever the latter made an objection the plans were at once altered by his staff, so that the delay was not on that account.

Mr. J. H. Valentine, who was one of the architects who went before the Mayor to support the Hamilton bill requiring the Superintendent of the Building Department to express by mail his approval or disapproval of plans within ten days, said in his opinion there was no

improvement in the condition of the Department. He produced a postal card, dated the 19th inst., stating that the plumbing plans for a house on 108th street and 1st avenue were disapproved, and said that was all he had heard of three sets of such plans filed five weeks before.

Another architect, who has had a great deal to do with the Department, was also bitter in his complaints of his treatment. His chief objection was that it was very difficult to see the Superintendent. He said in one instance he had spent five days in obtaining a five minutes' interview which resulted in his getting what he asked for. He had not only to endure the annoyance of this but had to suffer also the reproaches of his clients for not getting their plans through, and sometimes the loss of their business. One set of plans for an apartment house were filed on July 24th and not approved until September 6th; there were no objections as to light and ventilation though some as to construction, but these were remedied as soon as made.

The rulings of the Department are said to be in many instances arbitrary. One instance given is in the insistence on a strict construction of section 478 of the Building Law as it relates to the percentage of openings allowed in bearing walls. The Department takes the 25 per cent of openings allowed in a horizontal section, which makes it practically impossible to plan an apartment house and make it conform to the rules of light and ventilation. In a 96-foot building it would only allow eight 3-foot windows, where eleven are usual, and, as some insist, necessary. The architects contend that this is a severe reading of the law, and that if the piers are sufficiently strong to carry the load nothing more ought to be asked for. It has been the custom for years to limit the requirements to the necessary strength and that custom has apparently worked no injury to anybody, but the Department, as now constituted, thinks the strict letter of the requirement should be insisted on. The law relating to the building of tenement houses expressly says that the floors of water-closets may be laid with asphalt, cement, tile, metal, or some other waterproof material; the Department has refused to allow cement to be used in this way and insisted upon tile. Where the law is so clear in the matter this seems an unjust exercise of the discretion given to the Superintendent to call for other materials than those specified.

It must not be supposed that the building trade has no intention of trying to remedy the troubles forced on it by the Department, or that even those members of it who are helping themselves in the way previously stated are not anxious that the necessity for this attitude of tacit disobedience to the law be removed. The questions involved in these things have been discussed by trade associations, and the next Legislature is to be asked to amend the law. Assemblyman Lawson is in favor of an entire revision of the building law, taking in as a matter of course a change in the management of the Department of Buildings and providing new regulations called for by the changes in the character of buildings and the methods of work. If there is some doubt of so comprehensive a bill being introduced there is none whatever that an amendatory measure will be presented to the Legislature and urged by all the influence the building trades can bring to bear. This will provide that the Superintendent of Buildings shall announce by mail his approval or disapproval of plans filed within a time to be hereafter fixed, but graded according to the character of the plans filed, and further such other provisions as shall be necessary to remove the objectionable features of the Tenement House Building Law passed last session.

The World, of this city, whose attention to the subject was aroused by the remarks made in *THE RECORD AND GUIDE* last week, has made an independent investigation. It said yesterday: "A *World* reporter interviewed a number of architects yesterday and each made the same complaint. All of the firms in the American Bible House said that Constable was proving a most expensive superintendent. Mr. Herter, of the firm of Schneider & Herter, said: 'Formerly he could submit plans to the office, make any amendments suggested, and get a permit within three weeks at the outside. Now it is a question of months. It is as difficult to see the superintendent as to see the President of the United States. Prominent architects, to whom time is money, are kept waiting for hours.' Adolph G. Bechlin, in the same building, said: 'The new superintendent neglects the important work of his department to investigate cases of alleged negligence under former administrations. Supt. Brady received people promptly and despatched business so that builders could go ahead. Mr. Constable requires the most absurd changes and amendments in plans—such as were never heard of under former administrations.'"

Even architects who have no complaint to make against the Department hold that its resources should be enlarged. Mr. Wm. J. Merritt, who is one of these, thinks its appropriation should be increased \$70,000 a year, in order to make the Department as effective as it should be.

Mechanic's Lien.

Judge Pryor, in Common Pleas Chambers, sustained a demurrer to complaint in mechanic's lien based on a ground that has not previously been applied to this class of litigation. As stated by Mr. George Haas, the attorney for defendants, the case is as follows: In June, 1894, Barbig & Gmelin, sub-contractors, commenced action against Caspar Strobel for a part of a contract debt owing on a sub-contract with Strobel, who was the contractor for Mrs. Louisa E. Kick, the owner of the premises for which Strobel contracted to do certain work. Judgment was rendered in favor of the plaintiffs. Prior to the commencement of the suit on the contract Barbig & Gmelin filed a mechanic's lien as sub-contractors of Strobel against the property of Mrs. Kick. Then subsequent to the procurement of judgment in their favor Barbig & Gmelin commenced action

in the Court of Common Pleas to foreclose the mechanic's lien in which they made Caspar Strobel co-defendant with Mrs. Kick. The defendant, Strobel, demurred to the complaint on the ground that Barbig & Gmelin having commenced action at law on the contract debt and having obtained judgment, they were bound to pursue the remedy at law to the final end; that is to say, it was an indispen-sable condition for them to issue execution on the judgment and that execution would have to be returned wholly or partly unsatisfied, and that until they had exhausted all the means at law they could not apply for equitable relief by an action in foreclosure on the mechanic's lien. In support of the demurrer it was argued that section 8 of the Mechanic's Lien Law, chapter 342, 1885, provides that the manner and form of instituting and prosecuting actions for the foreclosure of mechanic's liens shall be the same as in actions for the foreclosure of mortgages upon real property. Under section 1630 of the Code of Civil Procedure it is provided that when a plaintiff has obtained judgment on a debt due him in an action at law he cannot commence action for the foreclosure of a mortgage on real property to secure that debt until he has issued execution on his judgment in his action at law and such execution has been returned wholly or partly unsatisfied.

Important Work Completed.

THE STREET MAPS OF THE 23D AND 24TH WARDS FINISHED WITHIN THE STATUTORY TIME.

The Engineering Department of the Commission of Improvement for the 23d and 24th Wards has completed a very important piece of work, perhaps as important as any that could be done for the development of the city above the Harlem, the want of which hitherto has set a limit upon its development and population until now, this is the making of the street maps which has just been completed by Mr. Louis A. Risse and his assistants. When it was sought to relieve the Park Department of the responsibility for the development of this district, after, it must be owned, it had displayed a complete inability to appreciate its needs, or the way in which they could be provided for, one of the arguments used was that, although that Department had been in control for seventeen years, there were no reliable and complete street maps. This fact prevented the placing of much property on the market and its subsequent and consequent opening up, because honest people would not care to sell, or timid ones to buy lots whose boundaries were from the nature of the case uncertain. It has happened, according to authoritative statements, that lots have been sold on lines which did not afterwards agree with those laid down on the city maps made by a proper scientific survey. It is easy to imagine what complications and troubles arose from such a state of things, because, no matter what the circumstances were under which the purchases were made, there was nothing for the city officials to do but put the lines through in accordance with their original plan and for the city to condemn any land required for street openings.

There is now, however, no reason why these difficulties should recur in the 23d and 24th Wards. The act under which the office of Commissioner of Street Improvements of the 23d and 24th Wards was created provided for the making of the street maps and specified that the work was to be completed in four years, which period expired on July 1st last, and within which the task was completed. That it was no small one may be gathered from the fact that it included the necessary survey and making of a map for each of the twenty-eight sections into which the 23d and 24th Wards were divided for the purposes of this work, and an index and title page for all. Three copies are to be made and filed for the use of the public, one each in the Register's office, in the office of the Secretary of State and in the office of the Commissioner of Street Improvements of the 23d and 24th Wards. These copies are required to be filed by Jan. 1st next, and the gentleman having the conduct of the work is confident that it will be done on time. It is further the intention to have the maps printed in single sheets or in atlas form by the city so that everyone who wants to can get copies by paying for them at about the cost of production; this is now estimated at 50 cents per sheet, or \$15 for the twenty-eight maps, index and title page. It will be necessary to ask the Board of Apportionment for an appropriation for the printing, but it is presumed that, seeing the value of the work to the public and the additional advantage of publishing with the official guarantee as to absolute correctness, there will be no difficulty in obtaining this. The maps not only show the new lay-out of the streets, but also the angles of the blocks, the new grades and the contour lines or the topographical features. There is also being prepared a map on a smaller scale which will show the general lay-out of the whole district on one sheet.

Speaking of this work and the evils that have existed for want of the maps, Mr. Louis A. Risse said, recently: "We have known cases where properties have been laid out and certain dimensions given, but when the officers of the Department went to locate them on the ground by actual measurement they have been found to be out of line a number of feet. This was especially the case in years gone by when people used to lay out property and had nothing to go by except their own wishes or a stone wall perhaps. One could very easily make a difference in a foot in an old stone wall, and as one man built after another they increased the error. There were a good many of these inaccuracies in the Melrose district. The old maps, too, were very defective. For instance, Andrew Findlay's map shows all the streets at right angles with Courtlandt avenue, whereas as a matter of fact when measured on the ground they are not, and even if we were to make the right angle as shown on Findlay's map we would strike on the Boulevard. No doubt the intention was to have all right angles, but in the time

when that map was made they had not the instruments and were not as careful in turning angles as we are now. Another thing accountable for these discrepancies is the way houses have been put up without having their lines established by regular surveys. We have straightened out the old lines and our maps are absolutely correct. Of recent years most of the sale-maps have been taken from the maps in this Department, and with few exceptions have generally been correct. Previous to having this system each one made his plans and surveys according to his own judgment. Now, no one ought to buy a piece of property or build without coming to this Department for information as to the lay-out of the land. People are getting educated up to this. It is very probable that within the last two years every transaction that took place was on information given by this Department."

The number of streets legally opened in the 23d and 24th Wards since 1874, the year of the annexation, is 228, but the number of condemnation proceedings now pending is 221, and of these all but four cases were commenced since 1891, when the preparation of the maps began, and were initiated by proceedings from the property-owners. These 221 proceedings affect about 150 miles of streets. These figures show very conclusively the influence that the comprehensive and scientific mapping out of the district has had on its development. It is probably very safe to say that the delay in the making of the maps cost the district from 20,000 to 25,000 of population. Concurrently with the making of these maps there has gone on another very important work; this is the building of the great trunk sewers. The plans for sewerage included eleven of these sewers and all but two have been built or are under construction now. It is expected that in the early part of next year the sewerage of the whole district, except one portion that now finds adequate relief into the Hudson River and will not require any further work for some years to come, will be completed so far as the main lines of sewerage are concerned.

The Park Board.

The names of Col. S. V. R. Cruger and Mr. Samuel McMillan have been presented to the Mayor as those of gentlemen who would make excellent Park Commissioners. Mr. Cyrus Clark has also again been urged for the presidency of the Park Board. The appointment of these gentlemen would be hailed with great satisfaction by all real estate interests and, what is perhaps more to the purpose, it would insure an efficient and public-spirited commission. In their persons the north and west sides, as well as the older portions of the city, would be represented on the board, and the gentlemen themselves have the experience necessary to know what the city needs from the Park Commission and the ability to supply it.

Iron Work in the Ireland Building.

The Society of Architectural Iron Manufacturers held a special meeting on Monday last, the 23d inst., to hear a report from a special committee, and to take suitable action upon the question of iron-work in the Ireland Building. The following minute was unanimously adopted:

"Whereas, Reflections have been made upon the use of cast iron-work for building construction by the newspapers of this city and by public officials, subsequent to the Ireland Building disaster, therefore the Society of Architectural Iron Manufacturers, after having carefully examined into the cause of the said disaster, hereby declare that the iron-work in the said building was in no way answerable for the disaster, and further, that the said accident has demonstrated the fact that the cast iron columns not only sustained the vertical weight for which they were intended, but also the severe and unusual shock and bending strains to which they were subjected during the collapse, and that columns of cast iron, instead of being the subject of condemnation, deserve praise and greater use than ever."

The Collapse on West Broadway.

In connection with the accident at the Ireland Building, on the northwest corner of 3d street and West Broadway, the Grand Jury has found indictments against: Dennis E. Buckley, inspector for the Department of Buildings; Charles R. Behrens, the architect; Edward J. Youdale, his clerk, but paid by the owner; George H. Parker, the contractor; Thomas Walker, contractor's superintendent and Thomas Murray, contractor's foreman mason at the time defective foundations were made. The complaints against Joseph Guider, plasterer, and Jeffards E. Silleck, mason foreman in succession to Murray, were dismissed.

Park Avenue.

The Park Avenue Property Owners' Protective Association has selected Messrs. Tuttle & Bushby, attorneys, to conduct their opposition to the building of an overhead railroad on Park Avenue by the Rapid Transit Commissioners now contemplated by the plans. The Association has received a letter from the New York Central Railroad Company stating that the final color to be put upon that company's viaduct would be light. They have also received a communication from Commissioner Brookfield stating in relation to paving that the construction company will pave on both sides of the structure from 98th street to 115th street, and after properly filling in and regrading the cut the city will pave from 115th street to Harlem River. He did not state, however, the kind of pavement to be used, and another letter was directed to him requesting this information. The letters received were replies to communications written by Mr. Wm. A. Soles in the interest of the Association.

The Latest Annexation.

The Court of Appeals has maintained the legality of the annexation to the 24th Ward by the last Legislature of a large slice of Westchester County which is described in the act of annexation as: "All that territory comprised within the limits of the towns of Westchester, Eastchester and Pelham, which has not been annexed to the City and County of New York at the time of the passage of this act, which lies southerly of a straight line drawn from the point where the northerly line of the City of New York meets the centre line of the Bronx River to the middle of the channel between Hunter's and Glen Islands in Long Island Sound, and all the territory lying within the incorporated village of Wakefield, which lies northerly of said line."

The Derrickmen's Strike.

A board of arbitration has been appointed to arrange the derrickmen's strike, and Bishop Potter has been asked to act in an advisory capacity for both sides. The strikers have meanwhile agreed to go back to work at the old rates until the question is settled.

Rapid Transit.

The Rapid Transit Commission held their first meeting since June 18th on Tuesday last. The Chief Engineer presented a report on the surveys made by his department in the interim, consisting of ten volumes of details and about 300 maps. Every building on Broadway, from Battery to 59th street, and on 4th Avenue, from 14th street to 33d street, had been examined. Nine of the ten volumes were devoted to details of every building and vault within these limits. In addition the maps show every pipe-line, sewer and gas main in the entire length of Broadway. Plans for the stations have also been prepared. The maps for the East Side are not yet completed.

Correspondence.

THE DEPARTMENT OF BUILDINGS.

To the Editor of THE RECORD AND GUIDE:

Your article in the last issue of THE RECORD relative to the new administration of the Department of Buildings shows that you have now as you always had the interest of the building trade at heart, and if you can bring about some reform in this reform (?) department the architects and builders of New York will gratefully remember the favor.

Ask the majority of architects and builders what they think of the Department and I feel sure the answer will be that it is worse now than it ever was from the days of McGregor up.

But how can it be otherwise while the examination and approval of plans rests entirely with a young man without really much practical experience?

It was not so in former days.

Large buildings of which the young man evidently knows very little are allowed to go ahead and the plans are approved within a reasonable time, but it takes weeks and even months before a common every-day building or a small alteration can pass, and in the meantime the work is stopped and the owner and taxpayer is the sufferer.

To illustrate, I will mention some instances.

One day an architect filed plans for an eight-story building and another filed a plan for a small alteration to a small three-story house. The large plan was approved within two weeks, but the one who filed the plan for the small alteration had to visit the department two or three times a week for a month or more, before his application was approved.

The most silly and childish objections are raised, evidently to give the young man an opportunity to exhibit his wisdom.

An architect filed a plan for a simple alteration to a frame house and it hung fire because the house line of the street had not been shown. It took a month to settle that important point.

Another filed an application for an open lumber shed for temporary use, and that important plan was examined about a month before approval.

And, best of all, an application was filed to repair the roof of a shed at an expense of \$10. Now, in old times, if an architect had filed an application for such a job it would have been thrown in the waste basket, but with this Department it was looked upon as very important and the application was rejected because the architect had neglected to mention *who was to superintend the job*.

I could relate one hundred instances like that of boyishness and silliness, of partiality and stupidity, but it would take up too much space.

Give us another Esterbrook and less red tape and the building interest will not be retarded as it is now.

During Esterbrook's time if there appeared any fatal error in a plan the architect was sent for and instructed to correct the error; he did not have to fill sheet after sheet of paper with nonsensical amendments, and if the error did not amount to much the application was indorsed "Approved. Provided so and so is done."

There was common sense! It saved time and money for builders and owners and also for the city.

You could see Esterbrook at any time, but it is easier to interview the Emperor of China than Mr. Constable or his young deputy.

Should any one assert his right and say anything which might not sound flattering to the powers he might as well shut up shop or he will be boycotted, and so would I if I signed this hastily-written letter.

AN OLD FORMER SUBSCRIBER.

NEW YORK, September 24, 1895.

Employers' and Builders' League.

The master builders who are members of the Employers' and Builders' League are urgently requested by the league officers to attend a special meeting, at the club-house, next Tuesday evening, October 1st, to discuss matters of great importance to them.

The Twenty-third and Twenty-fourth Wards Concourse.

The Commission of Assessment and Estimate appointed in the matter of the Concourse for the 23d and 24th Wards, composed of Messrs. James A. Blanchard, John H. Knoepfel and John C. De La Vergne, held its first meeting this week. It will meet at 10 A. M. of every Tuesday, Wednesday, Thursday and Friday of each week hereafter at No. 51 Chambers street. The following rules have been drawn up for the guidance of property-owners and others:

- (1) Formal claims must be filed before the testimony on behalf of claimants is offered.
- (2) All testimony as to title to particular parcels of land must be presented together, and claimants are required to identify the parcels as to which they offer proof of title upon the damage map, and to refer to them in their claims by the damage map number.
- (3) Certificates of title guarantee companies, accompanied by a sufficient affidavit, executed by the claimant in person, will be accepted as *prima facie* evidence of title unless in a proper case the Commissioners require further evidence and except where there is a question with regard to easements of the right of way.
- (4) The clerk of the commission will make up a calendar and, except where special permission has been obtained for a postponement, claimants must be ready to proceed when their parcel of property is called, and the clerk will post in the office of the Commissioner each day before 3 P. M. a calendar of the next day's business. General information as to the time when parcels are likely to be reached can be obtained from the clerk at any time.
- (5) Evidence as to the title will be taken Wednesdays and Thursdays.
- (6) Claimants' experts as to value will be heard by the board every Tuesday and the city's expert from time to time on Fridays.
- (7) Where valuable papers which have been recorded have been put in evidence, the clerk is authorized to surrender them to claimants upon the delivery to him of certified copies thereof.

Fees of Commissioners in Condemnation Proceedings.

Judge Beekman, in Supreme Court Chambers, has refused to grant the Commissioners of Estimate and Assessment for the opening of Longwood avenue, from Southern Boulevard to Tiffany street, any addition to the statutory compensation, which amounted to \$552. Each of the three asked for \$552 more, and while their application was opposed by some property-owners, there were some who supported it and agreed that it should be assessed entirely upon them. Judge Beekman said that if the practice were allowed in one case it would be followed in others, and property would be continually under pressure in street-opening proceedings to consent to extra pay in order to get fair treatment from the commissioners. He held, "in the case of commissioners in street-opening proceedings such agreements are not authorized, and while it may be said that the only persons affected are those who so consent, the practice which the court is now asked to sanction is fraught with so much mischief that it should not receive approval."

Questions and Answers.

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

BROKER'S COMMISSION.

To the Editor of THE RECORD AND GUIDE:

I desire, as a subscriber for a number of years, to have your law editor have the full facts in regard to a decision rendered in your last issue where the full facts were not related. A broker closing or consummating the sale is generally entitled to the commission, but the case in question is as follows: A B and C D are joint co-partners as brokers in the sale of a certain house. A B, after much difficulty, locates the owner, who lives abroad, and confers with his attorney-in-fact, while the said attorney-in-fact claimed from the time he was located he had a power to sell. The real owner came from abroad and visited A B at his office, and he was informed as to who was the purchaser. His price was \$16,000, which the client of A B and C D would not pay, and offered \$12,500, which was refused, but by some hook or crook an agent who had been collecting rents for a number of years for the owner learned who the customer of A B and C D was and that he was about to purchase the property, went to him, and he, thinking it was all right if he notified A B and C D he was going to purchase A B and C D would receive the commission, discussed the deal, but it fell through and the property was not sold. A B, through C D, found another customer in the person of the brother-in-law of C D, who met the owner of said property, and met him at their office, when he placed \$500 down to show his good faith to purchase at \$13,000, which was refused, although the matter was left open for a few days and the owner was to call on a Friday, but failed to do so and went abroad on the Saturday following. The property had been advertised at \$16,000 and no one sought to purchase. The owner having gone abroad A B sought his attorney-in-fact and told him he could close sale at \$12,750 and asked him to come to New York and close the deal. A B's partner in the transaction, C D, took upon himself as brother-in-law of the purchaser and representing himself and A B to be one and the same person, secured a contract for the final sale of said property and now refuses to share the commission with A B, who worked for four months to locate the owner and his attorney-in-fact, and can you say he is entitled to the whole commission, and his associate who did the whole work should receive no compensation? The agent who collected the rent and pretends to have introduced the parties, which he never

did, put in claim for the commission. I say A B is entitled to one-half of the commission and C D entitled to the same. It was a slick trick of cheating the broker who did four months' work out of his share of the commission. Kindly weigh the matter up and see the trick. I shall be pleased to learn your opinion on the fuller facts in your next issue. The main trouble is, people tell the story in their own way on the side that proves best to their own individual interest. I simply rest for a fair, square opinion in the above matter, and I feel you will agree with me that where two brokers are identified as one neither can steal a march on the hard work of the other broker. All correspondence in connection with the above matter has been with and is in the possession of A B, to whom it was addressed.

Answer.—Upon the facts as you state them, A B and C D jointly are entitled to the commission.—LAW EDITOR.

LIMIT OF HEIGHT.

To the Editor of THE RECORD AND GUIDE:

How high may a fire-proof flat or an apartment house be built in a narrow street and how high in a wide street? A SUBSCRIBER.

Answer.—Not to exceed 70 feet in height upon all streets and avenues not exceeding 60 feet in width, and not to exceed 80 feet in height upon all streets and avenues exceeding 60 feet in width. The law which limits the height of houses intended to be used as dwellings for more than one family makes no distinction between fire-proof and non-fire-proof construction.

A young business man desires a position; capable of taking charge of real estate in all its branches (buying, selling, renting, collecting, repairs, etc.); best of references. Address, "Active," care of RECORD AND GUIDE.

Real Estate Market.

That the brokers have had a fairly good week is indicated by our reports of transactions closed, involving an aggregate investment of about \$2,300,000. The dual sale negotiated by Hoffman Bros., for considerations of over a million dollars, has added largely to the week's total and were details obtainable of one or more other important sales that are known to have been made, the summarized statement would present much more satisfactory evidence than it does that the fall business has been gotten well under way.

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

	CONVEYANCES.	
	1894. Sept. 21 to 27, Inc.	1895 Sept. 20 to 26, Inc.
Total number for entire city.....	157	244
Amount involved.....	\$1,752,526	\$1,756,150
Number nominal.....	67	120
Number 23d and 24th Wards, omitting new annexed district (Act 1895)....	39	52
Amount involved.....	\$45,725	\$100,390
Number nominal.....	19	19
Number 23d and 24th Wards, includ- ing new annexed district.....	....	103
Amount involved.....	....	\$133,025
Number nominal.....	....	26

	MORTGAGES	
	1894. Sept. 22 to 28, Inc.	1895. Sept. 20 to 26, Inc.
Total number.....	194	226
Amount involved.....	\$2,632,583	\$3,928,309
Number over 5 per cent.....	83	87
Amount involved.....	\$1,156,051	\$320,893
Number at 5 per cent.....	80	108
Amount involved.....	\$1,188,891	\$2,495,616
Number at less than 5 per cent.....	31	31
Amount involved.....	\$287,641	\$1,111,800
Number of above to Banks, Trust and Insurance Companies.....	33	55
Amount involved.....	\$627,325	\$1,878,500

	PROJECTED BUILDINGS.	
	1894. Sept. 22 to 28, Inc.	1895. Sept. 20 to 26, Inc.
Number of buildings.....	43	62
Estimated cost.....	\$493,305	\$1,131,850

The adjourning indefinitely of the executors' sale of the Bathgate estate lots in the 24th Ward, which Peter F. Meyer & Co. had expected to hold on Thursday was a great disappointment for the general public, as well as the followers of the auction market. It was, however, unavoidable, owing to the filing of a *lis pendens* which it is expected, in the event of a trial, will be shown to have no actual legal standing. On Monday J. L. Wells withdrew from foreclosure sale No. 136 West 32d street, and on the following day Bryan L. Kennelly adjourned until October 7th the similarly announced sale of No. 71 East 116th street. On Wednesday the same auctioneer withdrew on a bid of \$14,325, the voluntary offering of No. 220 West 105th street. On Thursday Smyth & Ryan postponed until October 10th sales of No. 330 East 30th street and No. 735 Forest avenue. Peter F. Meyer adjourned sine die the sale of both No. 234 East 96th street and No. 1881 2d avenue. Yesterday a similar adjournment was announced by William Kennelly of No. 160 West 126th street.

A sale on Thursday that caused a great deal of comment was the one in partition, by William Kennelly, of Nos. 35 Bowery and 34 Bayard street, two connecting buildings. On June 19th, Mr. Kennelly sold the property under the same decree of Court to Alfred Blum, for \$86,000, after an exciting competition for its possession. Owing to a misstatement then made regarding a lease the sale was set aside in the Supreme Court and another one advertised with the result that the property was knocked down on Thursday for \$66,100. The first price, while unquestionably excessive, was not \$20,000

above the actual value at that time, but circumstances have since caused a great deterioration, inasmuch as the well-rented saloon on Bayard street has fallen into disfavor and been closed by the authorities, and the tenants in the Bowery store have decided to remove to another building next month.

Peter F. Meyer & Co. will sell on Tuesday, October 8th, at the New York Real Estate Salesroom, No. 111 Broadway, a number of desirable parcels, owned by the estate of George G. Sickles, deceased. The sale will be held in accordance with a Supreme Court decree, in partition, under the direction of Robert L. Wensley, referee. The two most valuable of the properties are Nassau street parcels: No. 79, known as the Kent building, a five-story and basement store and office structure, between Fulton and John streets, and the five-story "Excelsior Building," No. 111, running through to Theatre alley. They alone should insure a large attendance at the sale, and as the list of additional offerings embraces an unusual assortment of realty, suitable for investors of every class, it is safe to say that the capacity of the Broadway Salesroom will be tested on the appointed day as it has seldom been before. We can only briefly enumerate the contents of the auction catalogue, in which the following, in addition to those mentioned above, are outlined as offerings: No. 151 Mercer street; Nos. 34 and 404 6th avenue; No. 124 Washington place, running through and including No. 181 West 4th street; No. 34 Gansevoort street; No. 741 Greenwich street; No. 228 West 13th street; No. 105 Greenwich avenue; No. 9 Hubert street, corner of Collister; No. 147 Waverley place; No. 6 Beekman place; a vacant lot on 116th street, 200 feet east of Amsterdam avenue; and the leasehold premises No. 55 King street. For book-maps, terms and any information desired, application should be made at the office of the auctioneers, No. 111 Broadway; Hays & Greenbaum, No. 170 Broadway; Murphy, Lloyd & Boyd, No. 111 Broadway; or Fred. S. Wait, No. 10 Wall street.

Gossip of the Week.

SOUTH OF 59TH STREET.

Horace S. Ely & Co. have sold, conjointly with L. Tanenbaum, the four-story stone front store and loft building, 23.6x100.4, No. 494 Broadway, adjoining the northeast corner of Broome street, for Edward Schoolherr to a client of the former firm for investment. The buyer may prove to be Matthew Wilks, who purchased in the spring the adjoining Broome street corner through Horace S. Ely & Co.

Frederick Southack & Co. have sold for Mayer Kahn to Henry Corn the old six-story brick store and office building, 25x95.4 and 95.3, No. 834 Broadway, east side, between 12th and 13th streets, at a figure which is said to be about \$110,000. Mr. Kahn bought the property from George Munro last spring and took title in June for a nominal consideration.

Hoffman Brothers have sold for Jacob Rothschild to Alfred Duane Pell, Nos. 622, 624 and 626 Broadway, running through and including Nos. 156, 158 and 160 Crosby street, between Houston and Bleecker streets, with a six-story brick store and loft building, for about \$800,000. The plot is 75.1 on Broadway, 69.11 on Crosby street, and has an average depth of about 195 feet. There are no vacancies in the building, which is rented for over \$58,000. This is one of the largest parcels that has been sold recently on Broadway, and contains over 14,000 square feet. The building was constructed in 1884, and is supplied with every modern improvement. The four-story stone front residence of Mr. Pell, No. 438 5th avenue, with lot 26x100, on the southwest corner of 39th street, will be taken as part payment by Mr. Rothschild, at a valuation of \$275,000. The dwelling was bought by George W. Pell from P. T. Barnum in 1874 for \$110,000.

Geo. R. Read has sold for William B. Dana the four-story dwelling, 25x65x100, No. 44 5th avenue, between 10th and 11th streets, to Capt. Charles F. Roe, of Troop A, for \$72,000. De Blois & Hunter were the associate brokers in the transaction. The house was bought by Mr. Dana for \$60,000 in March, 1893.

D. Kempner & Son have sold for William Stubenbord the four-story building with stores, plot 30x100, Nos 760 and 762 8th avenue, between 46th and 47th streets, to A. Miller, at a price approaching \$40,000.

Julius Friend has sold for Simon Herman and Max Danziger the five-story iron front building, No. 28 Howard street, northwest corner of Crosby street, with lot 25 and 24.3x87.1, to Mrs. Elizabeth Chesebro. The sellers bought the property at partition sale on March 27, 1894, for \$57,200.

NORTH OF 59TH STREET.

John J. Kavanagh has sold for Isidor Kaufman the four-story dwelling, with lot 22x102.2, No. 64 East 80th street, to a Mrs. Bunzel.

Francis Crawford has sold the four-story stone front dwelling, about 20x60, and extension x100.8, No. 49 West 89th street. Jacob Bauman, of the firm of J. & S. Bauman, furniture dealers, is said to be the buyer at about \$34,000. Three similar houses on the opposite side of the street have been sold under foreclosure in the past two weeks at an average of \$31,427.

Louis S. Lotsch has sold for Builder August Jacob the new five-story brick double tenement, with lot 25x100.8, on the north side of 90th street, 175 feet east of 2d avenue, to John Rexasinger, for \$21,600.

Layton & Rogers have sold for John Jefferson four lots on the south side of 138th street, 275 feet west of the Boulevard, to Richard H. Clark, at \$16,000, for improvement.

D. H. Scully has sold for Dr. Fuchsius the five-story flat, 37x92x100.11, No. 14 East 120th street, to Abraham Krone, for about \$52,-

000, a consideration represented in part by the dwelling No. 236 Garfield place, Brooklyn, to be taken in exchange, at a valuation of \$18,000.

H. H. Bliss has sold for Builder William Broadbelt the four-story 20-foot dwelling, No. 763 St. Nicholas avenue, south of 149th street, to Louis G. Meyer for \$30,000. This sale leaves only two houses remaining in a new row of ten covering the block front.

Bernard Havanagh has bought the plot, 100x99.11, on the north side of 183d street, 100 feet east of the Boulevard, adjoining the corner, 75x100, reported sold to him last week.

The omission of the figure one caused us to say last week that 75x100 feet on the northeast corner of the Boulevard and 83d street had been sold by D. Stewart to Mr. Havanagh for \$14,000. The plot, as the price indicated, should have been described as the northeast corner of the Boulevard and 183d street.

We learn that Builder John Ruddell has purchased from Robert Blackburn for improvement, a plot of five lots on the north side of 147th street, 175 feet west of St. Nicholas avenue. The brokers, it is said, were Hall J How & Co.

David Stewart has sold for Paul Halpin to David McDonald, a lot on the east side of the Boulevard, between 137th and 138th streets, having a frontage of 25 feet and running through to Hamilton place.

Ribeth & Trattner have sold for Andrew Pfeiffer the two five-story brick double flats, plot 50x100.11, Nos. 14 and 16 East 114th street, at about \$53,000, to F. Eife, who will give in exchange, at a valuation of about \$35,000, the five-story stone front flat, lot 25x98.9, No. 249 West 26th street. The same brokers have sold for John C. Scheuerer the lot and five-story brick tenement, No. 405 East 74th street, to Gustav Liebermann, for about \$21,000.

Edward C. Prescott has sold for Weil & Mayer the three-story stone front dwelling, lot 16.8x100.11, No. 240 West 123d street, to Charles W. Dollinger.

Bennett & Graff have sold for Henry E. Woodward the three-story stone front dwelling, 18x56x102.2, No. 318 West 71st street, to B. Levison, for about \$26,000.

W. H. & R. Jacob have sold the plot, 100x100.11, on the north side of 119th street, 225 feet west of Lenox avenue, to Donald Mitchell.

Slawson & Hobbs have sold for Mrs. Caroline Levy the four-story dwelling, 20.10x60x102.2, No. 160 West 76th street; also for Builder William E. Lanchantin the four and a-half-story American basement dwelling, 15x60x100, No. 569 West End avenue, for about \$25,000. The same owner has also, it is said, disposed of the similar house No. 573 West End avenue.

E. H. Ludlow & Co. have sold for Builder H. Ives Smith the last of his row of three four-and-a-half-story dwellings on 87th street, between Central Park West and Columbus avenue. It is No. 66 West, 16x60x100.8, purchased by George Rhodes for about \$29,000.

Andrew J. Kerwin & Son have sold the new five-story brick flat, 34.6x90x100.11, No. 4 West 103d street, to a Mrs. Larkin, at a figure not much under \$50,000.

Hagan & Campbell have sold for Myer Hellman the five-story stone front tenement with store, lot 20x100, No. 1830 3d avenue, west side, 20.11 north of 101st street, to Deborah Corr, for about \$20,000.

George Crawford has sold, for \$150,000, to J. W. Horner, the present lessee, the southeast corner of Amsterdam avenue and 73d street, a plot 102.2x119.2, with three-story brick store and livery stable and two-story brick carriage house, all fronting on the avenue, and a four-story stone front dwelling, No. 170 West 73d street, occupying the rear lot, 19.2x102.2.

What looks to be a new wrinkle is disclosed by a conveyance and mortgage recorded a day or two ago. The consideration given in a deed from John Casey to Valentin Gumprecht, of the plot 102.2x100, and five-story flats, at Columbus avenue and 84th street, is expressed at \$160,000, whereas everybody in the real estate world knows that the actual price paid was a sum very much larger. The explanation is that the mortgagees, the United States Trust Co., by whom \$160,000 was loaned at 4½ per cent, on the property require in the case of every loan advanced by them on the same date that a purchase is consummated that the deed shall express a consideration not less than the sum advanced. The rule of the Trust Company would be liable to work much mischief in the event of their making many loans on property when the principals are not disposed to make public the terms of a transaction.

NORTH SIDE.

Edward Baer has purchased from the Dutchess Land Co. for \$80,000 the Benson estate property, comprising thirty-one acres at Throgg's Neck, adjoining the former Village of Westchester.

J. Clarence Davies has sold for Gustav Braaz the two-story frame dwelling, No. 194 Beach avenue, 25x105, to J. Koen, for \$6,000; also for William Miller, the three-story dwelling, No. 510 East 161st street, 65x125, on the south side of 161st street, 100 feet east of Morris avenue, for \$14,000, to Thomas H. Bell, who will give in exchange the three-story frame dwelling, No. 681 East 145th street, and the two-story brick dwelling, 18.9x100, No. 1037 Jackson avenue, north of 153d street.

W. F. & C. H. Smith have sold for Caroline A. Blair a house and lot, 25x100, on the north side of Elsnere place, 425 feet west of Marmion avenue, to Jules Glorieux for \$4,400.

LEASES.

Samuel J. Morrison has leased No. 137 Bowery, to S. Solomon, for ten years, at the yearly rent of \$3,000.

Josiah S. Lindsay has leased, through Frederick Southack & Co., three floors of his new building in course of construction at No. 103 5th avenue, to a prominent Broadway publishing house.

WOULD YOU?

Pay postage on seven letters daily, or

Pay three car-fares for your office boy,

if that expenditure would procure for you early, reliable and complete information of (1) a large majority of the plans under way in the architects' offices of New York City, Brooklyn and fifteen miles around; (2) the names and addresses of the owners; (3) a list of the materials that enter into the buildings; (4) the dates when the several contracts will be let; (5) the names and addresses of all the firms who secure contracts.

OF COURSE

Your seven letters or the office boy couldn't get this information for you; but you wouldn't hesitate a moment to pay out the postage-stamps and the car-fare if either really could do the work for you. You need this news. It means the sale of your goods. You have to seek your customers—the men who are doing the building.

NOW, WE WILL

and we can, because we have the organization in operation, do for you what the seven letters and the three fares can't possibly do for you. Give us—

THE SEVEN POSTAGE-STAMPS

OR

THE THREE CAR-FARES

and we will furnish you with the information outlined above. We guarantee it. Our thirty years' record is behind that guarantee. We want to talk with you. We want to show you what we are doing. The purpose of this announcement is to induce you to take the first step in a matter which will surely be to our mutual advantage—viz, send a postal card making an appointment for our representative to call upon you, or call yourself to see us. We desire to put the facts before you. As a business man you ought to know them.

RECORD AND GUIDE,

BUILDING INFORMATION BUREAU,

14 and 16 Vesey St., New York City.

Building News.

MERCANTILE.

*R. 1537.—Pine and Nassau streets, northwest corner, 36.7x80.3. Donald MacKay, No. 16 Nassau street, owner; John R. Thomas, No. 160 Broadway has been retained to draw the plans for an eighteen-story fire-proof office building of skeleton construction. Specifications will call for a front for the four lower stories of granite or limestone and for the upper stories of light brick and terra cotta, structural and ornamental iron, steam heating and plant, electric lighting and plant, elevators, exposed plumbing, hardwood trim, wood, tile and mosaic floors, interior marble, ornamental brass-work, elevator inclosures, etc.

R. 1718.—Fulton street, Nos. 102 and 104; John Pettit, No. 99 Nassau street, owner. J. M. Farnsworth, No. 99 Nassau street, has drawn plans for a seven-story office building to be of semi-fire-proof construction. Specifications will call for structural iron, steam heating, electric wiring, elevator, exposed plumbing and all modern conveniences; work will be started at once. Mr. Farnsworth states that plans were filed some time ago.

R. 1728.—One Hundred and Forty-seventh street, north side, 175 feet west of St Nicholas avenue. John Ruddell, No. 103 West 121st street, will erect seven three-story brick and stone residences on the above plot; size, 125x100.

*R. 113.—Northeast corner of West Broadway and 3d street, eight-story skeleton construction warehouse. John B. Ireland, No. 170 Broadway, owner; George Hill and Thornton F. Turner, No. 44 Broadway, are the architects. Specifications will call for structural iron and steel, fire-proofing, steam-heating and plant, electric lighting, elevators and plant and electric power plant and open plumbing. Cost, about \$100,000.

*R. 227.—Jones street, Nos. 22 and 24. Schenk & Schlichte, Nos. 93 and 95 6th avenue, owners. John Ph. Voelker, No. 979 3d avenue, has drawn plans for a six-story factory. Specifications will call for brick, terra cotta and iron front, tin roof, skylights, galvanized iron cornice, steam-heating and plant, freight elevator, plumbing vault lights, asphalt flooring.

DWELLINGS.

R. 1715.—One Hundred and Thirty-eighth street, north side, 225 west of Boulevard. Patrick H. Lynch, No. 642 West 138th street, owner. George Ebert is drawing plans for five three-story dwellings; size, 15x63 each. Fronts will be of light brick and brownstone and the other materials will be similar to the three Mr. Lynch has just completed on the same street. Mr. Lynch is also the contractor for the seven three-story dwellings for which Richard H. Clark has filed plans. He will buy all his own materials and the work will be done by day's work.

R. 1719.—Boulevard, northeast corner of 183d street, one five-story brick and stone flat and a row of three-story dwellings. Bernard Havanagh, No. 469 West 147th street, owner. Work will possibly not be started until early next year.

R. 1707.—One Hundred and Seventieth street, south side, 125 feet west of Bristow street, two two-story frame dwellings; cost, \$3,500 each. H. Wauer, No. 1097 East 170th street, owner; W. C. Dickerson, 149th street and 3d avenue, architect.

R. 1720.—Prospect avenue, 175 feet north Samuel street, two-story and basement frame residence; cost, \$3,500. Mrs. J. Kiernan, owner; W. Henderson, Jr, 3d avenue, corner of Tremont avenue, architect.

FLATS AND TENEMENTS.

R. 1717.—Eighty-eighth street, south side, 100 feet west of Amsterdam avenue, five five-story brownstone flats. Blake & Nally, No. 30 West 102d street, owners; Webster & Thompson, No. 217 West 125th street, architects. Sizes, one two-family house, 17x86.4, and four three-family flats, 27x87 each. Total cost, \$120,000. Condition—plans being drawn, no contracts let, see owners. Specifications will call for all latest improvements, including steam-heating, sanitary exposed plumbing, and bath and laundry fittings.

R. 1706.—Tremont avenue, near Clinton avenue, three-story frame flat and one-story frame stable; cost, \$7,000. W. C. Dickerson, 149th street and 3d avenue, architect.

R. 1721.—Franklin avenue, corner of 175th street, three-story frame flat with stores, 26.6x60; cost, \$7,500. John McNulty, No. 525 Greenwich street, owner; Arthur Boehmer, No. 4019 3d avenue, architect. Specifications call for hot-air heating and all improvements.

R. 1722.—One Hundred and Fifty-sixth street, corner Prospect avenue, three-story frame flat; cost, \$4,500. Eugene Bauer, owner; F. J. Muller & Co., No. 3160 3d avenue, architects.

R. 1729.—Madison avenue, north west corner 89th street. Nicholas Cotter will erect a flat on the above plot; size, 36.8x100. Mr. Cotter has recently finished a block of flats on the southwest corner of Brook avenue and 147th street.

CLUB-HOUSE.

R. 1660.—Brick and stone four-story club-house. Harlem Wheelmen, No. 9 West 124th street, owners. Robert B. Morrison, No. 12 Chambers street, is preparing sketches for a new building, size 25x98. A Building Committee, of six, has been appointed to select a site, of which Mr. Du Barry is chairman.

RELIGIOUS.

R. 1659.—One Hundred and Nineteenth street, south side, 200 feet west of Pleasant avenue, one-story brick and stone church. Church of the Holy Rosary, owner; Rev. Dr. Francis H. Wall, rector. Size of plot, 60x100. Preparations for building will be made at once.

STABLE.

R. 1723.—Fifteenth street, No. 311 West, six-story stable and

loft building, 25x95 feet; cost, \$15,000. Frank Seeley, owner; Chas. Rentz, No. 153 4th avenue, architect.

MISCELLANEOUS.

R. 1704.—Broadway, east side, between 57th and 58th streets, one-story shed, 50x80 feet; cost, \$2,000. Rubber Tire Wheel Co., owners; David W. King, No. 96 5th avenue, architect. Specifications call for slate roof, galvanized iron side and skylights, concrete flooring. No contracts let. See architect.

R. 1705.—W. Gedney Beatty, architect, No. 160 5th avenue, is drawing plans for a monument, to be built of either granite or marble, and to cost between \$3,000 and \$4,000.

R. 1693.—Renwick, Aspinwall & Renwick, architects, No. 463 5th avenue, are drawing plans for a three-story stone and frame dwelling, 161x72, to be built in Baltimore, Md., at a cost of \$60,000. They have also completed designs for a memorial fountain to be erected at Atlanta, Ga., and to cost \$5,000.

METROPOLITAN DISTRICT AROUND NEW YORK.

NEW YORK.

Yonkers.—R. 1664.—Two-story and attic brick school; cost, \$20,000. City of Yonkers, owner; Anthony Imhoff, architect. Specifications call for slate roofing and steam heating. All contracts let.

R. 1665.—Two-story and attic frame dwelling; cost, \$12,000. S. B. Haynes, owner; Benjamin Silliman, of No. 39 Cortlandt street, New York City, architect. It will be heated by steam and contain all improvements. R. 1666.—Three-story brick double tenement with stores; cost, \$8,000. Copcutt estate, owners; George Raynor, architect. R. 1667.—Two-story and attic frame dwelling; cost, \$6,000. M. F. Mitchell, owner; Edward Mee, mason; John Brady, carpenter. Specifications call for shingle roofing, hot-air heating and all improvements. R. 1668.—Oak, corner Maple street, two three-story frame "cold water" flats; cost, \$4,000 each. Mr. Brott, owner; C. W. Whaler, No. 13 North Broadway, architect. R. 1671.—Two-story and attic frame dwelling; cost, \$3,500. T. F. Crane, owner; E. A. Quick & Son, Deyo Building, architects. R. 1673.—Carlyle avenue, near South Broadway, two-story and attic frame dwelling; cost, \$3,500. Walter Jarvis, owner; E. A. Lynde, No. 88 Park Hill avenue, architect. R. 1674.—Vineyard avenue and Mulford street, three-story brick double tenement with stores; cost, \$8,000. M. Broderick, Vineyard street, owner; D. J. Ryan, 18 Mulford street, architect.

Mt. Vernon.—R. 1670.—Two-story and attic frame dwelling; cost, \$5,000; Mr. Jones, owner. It will be heated by hot air and contain all improvements. W. H. F. Horsfall, architect. R. 1669.—Two-story and attic frame dwelling; cost, \$4,500; J. Henry Neale, owner. Specifications call for hot-air heating and all improvements. W. H. F. Horsfall is the architect. R. 1672.—South 5th avenue, two two-story and attic frame dwellings; cost, \$5,500 each. Mr. Saunders, owner; Jenks & Plume, architects and builders.

Nyack.—R. 1700.—Six-story theatre and office building; size, 50x90; cost, \$45,000. A. E. Benson, owner; David W. King, No. 96 5th avenue, New York, architect; M. Burke, Mt. Vernon, masonry; V. Mungialette, New York, carpentry; New York Electric Equipment Co., electrical work. Specifications call for buff brick and bluestone front, slate roofing, steam heating, plumbing, electric elevator, galvanized iron cornices, yellow pine and whitewood trim, painting, decorating, etc.

Sing Sing.—R. 1694.—Renwick, Aspinwall & Renwick, architects, No. 463 5th avenue, are drawing plans for a three-story dwelling, 92x169, to cost \$60,000. The front will be brick and terra cotta.

NEW JERSEY.

Orange.—R. 1661.—Alterations to frame dwelling, to cost \$6,500. Wm. E. Lehman, Prudential Building, Newark, architect. Specifications call for additional story, galvanized iron front, elevator, fans and ice machine (power to be furnished by oil engine), butcher fixtures, shelving, etc. J. W. Austin, Newark, has the carpentry.

East Orange.—R. 1677.—Prospect place, two two-story and attic frame dwellings; cost, \$7,000 each. A. N. Lockwood, of New York City, owner; Jessie H. Lockwood, of Montclair, architect. They will have shingle roofs, hot-air heating and all improvements.

Montclair.—R. 1678.—Harrison avenue, two-story and attic frame dwelling; cost, \$8,000. Holmes estate, owners; E. R. North, No. 114 Park street, architect. House will have a shingle roof, be heated by steam and contain all improvements. R. 1676.—Warren place, two-story and attic frame dwelling; cost, \$7,000. George S. Smith, of New York City, owner; Frank E. Estabrook, of Newburgh, N. Y., architect. Specifications call for shingle roofing, hot-air heating and all improvements. R. 1663.—Mountain avenue and Van Vleck street, two-story and attic frame dwelling; cost, \$7,000. S. Wright, owner. Specifications will call for shingle roofing, hot-air heating and all improvements. R. 1675.—Maple avenue, two-story and attic frame dwelling; cost, \$3,000. Thomas Alsworth, owner. Jesse H. Lockwood, architect for this and preceding house.

Elizabeth.—R. 1680.—Two-story brick addition to almshouse. Cost, \$5,000. City of Elizabeth, owner; D. B. Provoost, 78 Broad street, architect. R. 1681.—Maple avenue, two-story and attic frame dwelling; cost, \$3,500. Edward Ivory, owner. It will have shingle roof and be heated by hot air. R. 1682.—Elmora Station, two-story and attic frame dwelling; cost, \$4,500. Mr. Terbrook, owner. Specifications call for all improvements. R. 1683.—Jefferson avenue, alteration of frame dwelling; cost, \$4,000, including a new conservatory. Mrs. Batt, owner; J. A. Oakley, No. 2 Julian place, is the architect for the three last mentioned jobs.

Rahway.—R. 1684.—Milton avenue, two-story and attic frame dwelling; cost, \$6,000. Mr. Veceselius, owner; J. A. Oakley, Jr., No. 2 Julian place, Elizabeth, N. J., architect. Specifications will call for shingle roofing, hot-air heating and all improvements.

Fence and Offence.

Judge Barrett has had to repeat the demonstration so often made of an owner's absolute rights on his own premises. Mr. Abraham Wolf applied to him for an injunction to restrain Mrs. Julia A. Groh from erecting an iron fence 25 feet high in the backyard of her premises, No 49 West 91st street, which, it is claimed, would shut out the light from an extension with a bay window built in complainant's yard. Judge Barrett held that the fence was no more a violation of the statutes than the complainant's extension, and refused the injunction. It was announced that the General Term will be asked to review this ruling.

Obituary.

Hugh N. Camp, to whose enterprise and aggressiveness the North Side owes much of its rapid development, died suddenly on Saturday, at Fairlawn, his residence, on Morris Heights. He was sixty-seven years of age. Mr. Camp was born in New Jersey, and two months later was brought to New York by his parents, who thereafter made this city their home. He first became interested in the real estate business in 1871 and it was not long before he attained prominence both as a broker and auctioneer. His specialty was trans-Harlem property, in which he eventually became largely interested and after making improvements would sell in suitable tracts under the hammer. He has ever since been recognized as one of the foremost citizens of North New York, always alive to and watchful of its growth and ever ready to give his time and services for its benefit. Mr. Camp was a member of the executive committee of the Chamber of Commerce and many local clubs. He is survived by a widow, two daughters and four sons, of whom Frederick E. and Hugh N., Jr., were associated with him in the conduct of his recent business enterprises.

The Production of Building Stone.

The United States Geological Survey has just issued a pamphlet extract of its annual report, entitled "The Stone Industry in 1894," from which it appears that the values of the different kinds of stone produced last year in the United States set in comparison with similar figures for the preceding year were:

Stones.	1894.	1893.	Increases.	Decreases.
Granite.....	\$10,029,156	\$8,808,934	\$1,220,222	....
Marble.....	3,199,585	2,411,092	788,493	....
Slate.....	2,790,324	2,523,173	267,151	....
Sandstone.....	3,945,847	5,195,151	....	\$1,249,304
Limestone.....	16,512,904	13,947,223	2,565,681	....
Bluestone.....	900,000	1,000,000	....	100,000
Total.....	\$37,377,816	\$33,885,573	\$3,492,243	....

Among other interesting matter the pamphlet contains a note by H. Foster Bain on Iowa building stone, which states: "Within the year considerable attention has been attracted to the 'marble' beds along the Cedar and Iowa rivers. Extensive exposures near Iowa Falls are reported, and arrangements are being made to open them up. The Charles City beds, which are the only ones at present supplying stone to the market, belong to the Devonian, and represent the portion which has usually been called the Hamilton. The rock is a coralline limestone, and occurs in layers 8 to 30 inches thick, with a total thickness, so far as known, of about 20 feet. It is a trifle harder than Italian marble, and is reasonably free from the checks and seams so common in colored marbles. There is a great variety of colors displayed, the groundwork being mostly buff, gray, blue, or drab. Inlaid in this are masses of coral, from 1 to 20 inches in diameter, exhibiting very delicate coloring and tracing. A mantel made of this material received honorable mention at the Columbian Exposition. The stone has been on the market for several years. The quarries and mills have recently passed into other hands, and the business will be enlarged. Samples of the stone found near Iowa Falls show it to be similar to that at Charles City."

Notice to Property-Owners.

The assessments for the following have been completed and can be examined in the office of the Board of Assessors. Objections must be presented by October 20th. The lists will be transmitted on the following day to the Board of Revision and Correction of Assessments for confirmation.

Paving:

- 102d st, Columbus to Manhattan av.
- 113th st, Amsterdam av to the Boulevard.
- 158th st, Amsterdam to St. Nicholas av.
- 160th st, Amsterdam to St Nicholas av.

Sewers:

Washington av, bet 174th and 176th sts, and in Bathgate av, from summit north of 174th st to 176th st.

The assessments for opening and acquiring title to the following are now due and payable. All payments made on or before November 9th, except for the opening of 135th street and Plympton avenue, which can be made on or before November 11th, will be exempt from interest, and after those dates interest will be added at the rate of 7 per cent from September 9th and, in the case of the two exceptions noted, September 12th, the respective dates of entry:

- Isham st, from 10th av to Kingsbridge road.
- 111th st, from Amsterdam to Riverside av.
- 135th st, bet 3d and Willis avs.
- 174th st, from Vanderbilt av East to 3d av.
- Briggs av, from Southern Boulevard to Mosholu Parkway.
- 9th av, from 201st st to Kingsbridge road.
- Plympton av, from Orchard st to Boscobel av.

Decatur av, opening, etc., from Kingsbridge road to Brookline st. Verified objections to estimate and assessment must be presented by October 28th. Hearings will begin on the following day. The report will be submitted for confirmation on November 28th.

Edgewater road, opening from Westchester av to West Farms road. Verified claims must be presented by October 13th. Hearings will begin on October 17th.

- Madison st, n s, 114.7 e Pike st, 75.11x100x75.4x100.
- Henry st, s s, 261.5 e Pike st, 25x100.
- Broome st, n w cor Sheriff st, 46x87.6x50.1x irreg.
- Hester st, n s, extd from Ludlow to Orchard st, 175x125.5x—x 125.1.
- 47th st, s s, 191.6 e 3d av, 43.6x100.5x69.5x103.8.

The above sites are to be acquired for school purposes and application will be made on October 15th for the appointment of Commissions of Estimate and Assessment.

Brook av, opening, etc., from 165th st and Webster av to Wender av. Abstract of completed estimate and assessment with maps, etc., has been filed. Objections must be filed by October 17th, and hearings will begin on the following day. The report will be submitted for confirmation on November 17th.

Concerning Real Estate Brokers and Agents.

William M. Ryan, the liquidating member of the late firm of Smyth & Ryan, has been selected as auctioneer of five sales to take place in October. Three of them will be under the direction of executors, the fourth will be the outcome of a friendly partition agreement between heirs, and the other will be by order of an assignee. Mr. Ryan has not infrequently in the last ten years filled the role of auctioneer and his experience as such should not only stand him in good stead, but prove as well a magnet for the attraction of future business. During the existence of his recently-dissolved partnership with Mr. Smyth he assumed charge of the outside business and is credited with having negotiated unaided his full quota of the more important of the sales closed by the firm at private contract and securing for it control of many of the larger auction sales that contributed to the making of its reputation. Previous to entering into business in June, 1885, with his former associate as auctioneer and broker, he was a factor of consequence in the office of Richard V. Harnett.

Messrs. Ruland and Whiting, of Temple Court, No. 5 Beekman street, have been transacting a general real estate agency and brokerage business for over a quarter of a century. The partners, who are still active workers, continue the same, and the location is unchanged except that a new office building—of which the firm have charge—has been erected on the site where Ruland & Whiting commenced business. Their specialty is the appraisal, sale, rental, and care of down-town property, and their success has been very great.

The firm of F. Koch & Co. have long been identified with the sale of Washington Heights property, and their office on Amsterdam avenue, between 148th and 149th streets, is known as the Washington Heights Real Estate Exchange, owing to its being frequented by builders, realty owners and investors who realize that Koch & Co. have for sale all the desirable properties, improved and unimproved, on Washington Heights, and are in close touch with the principals controlling same. The firm also make a specialty of acreage in Westchester County.

Broker Butler Davenport, of No. 501 5th avenue, corner of 42d street, makes a specialty of the sale and rental of property in the district bounded by Madison square and Central Park, Lexington and 7th avenues. He reports a good demand for realty and says prices for 42d street property are steadily advancing.

Rinaldo & Co., of 167 East 72d street, near 3d avenue (comprising David M. Rinaldo and Julius Stich), real estate and insurance brokers, are making a specialty of handling property in the immediate vicinity of their office, and as both parties give their personal attention to all details of the business clients find their rents promptly collected and turned over. The firm's references and standing are of the best character, and owners are accommodated with advances if required. Messrs. Rinaldo & Co. have a number of desirable parcels for sale, which they will submit to intending buyers.

Trade Notes.

A NEW PATENT LIGHT DOOR.

Owing to the demands of a constantly increasing business the Towle Vault Light Co. of No. 169 Elm street, this city, has opened a thoroughly equipped factory at No. 481 Driggs avenue, corner of North 10th street, Brooklyn. A complete modern plant will allow all orders to be promptly filled. Mr. Towle has recently patented a new Patent Light Door, which is lighter and cheaper than the old style while just as strong and containing the same number of lights.

BUILDER ROBERT G. KENNY.

Robert G. Kenny, mason builder and general contractor, has recently completed some very creditable work in his line. His office is at No. 1300 Broadway, corner of 34th street, where all communications relating to work contemplated and estimates wanted should be sent.

rear. Amelia Harris widow to Hyman Israel. Sept 26. 23,000
 Jackson st, Nos 18 and 20, e s 49.9 s Madison st. 3 1/2 x 100 x 4 1/2 x 100, 5-sty brk tenement with stores and 2-sty brk building on rear. Wm F Schoneberger. Brooklyn, to Caroline Schoneberger, Brooklyn. All title Sept 21. nom
 Madison st, No 142, s s, abt 235 w Pike st. 25x100, 5-sty brk tenem't with stores. George Harris to Marks Kirshbaum. Mt. \$30,000. Sept 23. 33,000
 Madison st, No 220, s s, 52.2 w Jefferson st. 26.1x100, 5-sty brk tenem't with stores. Wolf Fein to Sarah Fein. Mt. \$32,000. Sept 23. nom
 Madison st, No 236, s s, 105.8 e Jefferson st. 20x90, 2-sty brk tenem't. Arnold Kohn to The State Bank. Mt. \$10,000. B & S and C a G. Sept 14. nom
 New st, No 71, w s, abt 203 n Beaver st, adj land Ernest Fiedler, runs w 65.6 x n 21.3 x e 63.9 to New st x s 20.3, 4-sty brk store. Louise H Neilson. New Brighton, S I, to Hudson Building, a corporation. Sept 10. nom
 Park row, No 148 } begins Park row, n s, Pearl st, No 46 } 68.5 w Pearl st, runs n 69.11 x n e 50.2 to Pearl st, x s e 16 x s w 36 x s 59.4 to Park row, x w 21.9; No 148, 4-sty brk store; No 469, 3-sty brk store. Thomas L Janeway, Philadelphia, Penn, to John H and Joshua B H Janeway, Martha G Hodge and Anna H Upham. 1/4 part to each. Sept 29, 1894. gift
 Pearl st, Nos 503 and 505, being Pearl st, s w cor Park st. 32 2x69x50x48, 5-sty brk factory. Thos L Janeway, Philadelphia, Pa, to John H and Joshua B H Janeway, Martha G Hodge and Anna H Upham. 1/4 part to each. Sept 29, 1894. gift
 Ridge st, No 89, w s, 127 11 s Rivington st, 25x75, 3-sty brk tenem't with 4-sty brk building on rear. Lena Bosky widow to Harry Elias. 1/2 part. Aug 30. nom
 Stanto st, No 320, n w cor Goerck st. 25x75, 5-sty brk tenem't with stores. Emma wife of and Lewis Krug to Auguste Goodman. Mt. \$30,500. Sept 24. nom
 Stanton st, Nos 164 and 166, n w cor Clinton st, 50x75, 3 and 4-sty brk and frame tenem'ts with stores.
 Clinton st, No 25, w s, 75 n Stanton st, 25x75, 5-sty brk tenem't with stores.
 With out of town property.
 Mary Brown widow to John J, Edwin M and Willie L Brown, Harrison, N Y, and Mary E Lowry, Minneapolis, Minn. Sept 24. 13,000
 10th st, s s, 331.10 w 5th av, 0.1x92.3, Mary McC and Charles Lanier exrs James F D Lanier to Julia W Dickerson. Sept 18. nom
 11th st, No 136, s s, 412.6 w 6th av, 22.6 x 129.7, 3 and 4-sty brk dwell'g. Virginia T wife of and Eugene E Seaman, Brooklyn, to Frank W Merriam and Alice J his wife, joint tenants. Sept 18. 26,000
 13th st, No 104, s s, 100 w 6th av, 20x103.3, 3-sty brk dwell'g. Fredk W Devoe and ano exrs &c, Thos F Devoe to Wm R Stewart et al trustees under deed of trust by Wm Rhineland, Mary R Stewart and Serena Rhineland 3-12 parts, unto Wm Rhineland and ano as trustees under will Wm C Rhineland 6-12 parts, to Wm R Stewart 1-12 part, to Lispenard Stewart 1-12 part, and to Mary S Witherbee 1-12 part. Sept 24. 20,000
 14th st, No 514, s s, 221 e Av A, 25x103.3, 5-sty brk store and tenem't with 4-sty brk tenem't on rear. Bertus A M Dippel, Brooklyn, to Bernhard de Groot. Mt. \$14,000. Sept 21. nom
 19th st, No 143 n s, 120 w 3d av, 20x75, 3 sty brk dwell'g. Thos D Reilly to Kate R, Mary A and Margt M Reilly. Sept 25. nom
 20th st, No 160 s s, 103 e 7th av, 18x93.10, 5-sty brk flat. Edward Michels to George Ehret. Mt. \$16,500. Sept 3. 23,000
 26th st, No 306, s s, 98.6 w 8th av, 18.9 x 98.9, 3-sty brk dwell'g. Geo W Lamoraux, Orange, N J, heir Hannah M Lamoraux to Henry Siefke. Sept 17. nom
 26th st, No 32, s s, 281.6 e 6th av, 18.6 x 98.9, 5-sty stone front dwell'g. Geo F Britton to Emily K Davis. 1/2 part. Mt. \$25,000. Sept 23. nom
 30th st, No 106, s s, 77.1 w 6th av, 25.8 x 90.8x26.3x85.5, 2-sty brk building. Ella I Chase to Irving L Waldron. 1-6 part. Sept 20. nom
 Same property. Irving L Waldron to Wm P Dixon. 1-6 part. Sept 20. nom
 30th st, bet Broadway and 5th av, apartment house known as the Burlington. Agreement to manage. Jane A Tamajo with Wm T Coale. Jan 10, 1894. 1,800
 32d st, No 134, s s, 367 w 6th av, 14x98.9, 4-sty brk dwell'g. Andreas Merle to Wm S Patten. Sept 23. nom
 32d st, No 302 and 304, s s, 72 e 2d av, 28x98.9, 4-sty brk tenem't with stores and 2-sty brk building on rear. Bernhard Gunst to Fritz L Deicke. Mt. \$7,500. Sept 23. 15,000
 35th st, No 150, s s, 191.5 e Lexington av, 22.2x97.6, 4-sty stone front dwell'g. John H Henshaw to Thomas Dooner. Mt. \$9,000. Sept 25. See 3d av. nom
 37th st, No 162, s s, 80 w 3d av, 20x69.3, 4-sty stone front dwell'g.
 Macdougall st, No 12, s s, abt 153 n Spring st, 20x100, 3-sty brk tenem't.

Jane E Rodgers to Julia A Beers, Fairfield, Conn. Eliz A and Geo W Rodgers. Feb 14, 1880. nom
 40th st, Nos 413-417, n s, 500 e 10th av, 78x98.9, three 5-sty stone front stores and tenem'ts with 2-sty brk stable on rear of Nos 413 and 415. Max Borger to George and Joseph Wenner. Mt. \$45,000. Sept 20. nom
 41st st, No 140, s s, 200 w 3d av, 31.9x71.6 x-85, 3-sty brk stable. Cornelius Donovan to Timothy Donovan. Q C. Sept 18. nom
 44th st, No 462, s s, 75 e 10th av, 25x95, 4-sty stone front tenem't. Lena wife of Moritz Schiff to Francis McDermott. Mt. \$14,000. Sept 25. nom
 44th st, No 537, n s, 300 e 11th av, 25x100.5, 5-sty brk tenem't. Cathrina wife of and John Matter to David Schmutz, Paterson, N J. Mt. \$14,000. Aug 27. nom
 46th st, No 36, s s, 467.6 w 5th av, 20x100.5, 4-sty stone front dwell'g. Theodora wife of and James G Rieck, Garnerville, N Y, to Geo W and Caroline P Merribew. 1/3 part. Sept 25. nom
 49th st, No 334, s s, 250 w 1st av, 25x100.5, 5-sty stone front tenem't. Frank W Herter to Emmeline C Rickerson. Mt. \$14,000. Sept 25. See Manhattan av. nom
 53d st, No 67, n w cor Park av, 16.8x80x16.8x80, 4-sty brk and stone dwell'g. Isabella S McCulloch, Englewood, N J, to Mary Dowling. Q C. Sept 9. nom
 53d st, No 40, s s, 130 e Madison av, 18x100.5, 4-sty stone front dwell'g. Morris B Bronner to Mabel A Downnig. Sept 20. 36,250
 54th st, No 69, n s, 170 e 6th av, 12.6x100.5, 4-sty stone front dwell'g. Sarah C Newman, Garrisons, N Y, to Frederick Winant. Sub to mort \$14,000. Sept 17. nom
 55th st, Nos 220-234, s s, 260 e 3d av, 100x100.5.
 55th st, Nos 231 and 233, n s, 218 w 2d av, 32x100.5.
 Four 3-sty frame tenem'ts, stores in No 5-sty brk building and 1 and 2-sty frame buildings, stables, &c.
 Anthony Doelger to Jacob Doelger. 1/2 part. Assumes debts Jos Doelger & Sons. Sept 24. 175,000
 59th st, No 216, s s, 205 e 3d av, 25x100.4, 2-sty frame store and tenem't with 4-sty brk tenem't on rear. Joseph H Myers to Joseph B Bloomingdale. Mt. \$13,500. Sept 24. nom
 61st st, Nos 227 and 229, n s, 350 e 11th av, 50x100.5, two 5-sty brk tenem'ts. Sanford B Strifer to Simon Levin. Mt. \$30,000. Sept 25. nom
 64th st, No 232, s s, 450 w Amsterdam av, 25x100.5.
 64th st, No 230, s s, 425 w Amsterdam av, 25x100.5.
 Two 5-sty brk tenem'ts.
 John H Mon gomery, Flushing, L I, to James L Montgomery. Mt. \$28,000. Sept 20. nom
 64th st, n s, 200 w Central Park West, 50x100.5. Release mort. Jacob D Rutler to John S Roddy and Wm F Crockett. Sept 20. 5,246
 Same property. Release mort. Same to same. Sept 20. nom
 64th st, No 224, s s, 375 w Amsterdam av, 25x100.5, 5-sty brk tenem't. Henry K Gilman, Flushing, L I, to James L Montgomery. Mt. \$14,000. July 1, 1892. nom
 64th st, No 222, s s, 350 w Amsterdam av, 25x100.5, 5-sty brk tenem't. Same to same. Mt. \$14,000. July 1, 1892. nom
 67th st, No 211, n s, 175 w Amsterdam av, 25x100.5, 5-sty brk tenem't. Marguerite P Dvert to John S Roddy. Mt. \$16,500. July 26. See 68th st. exch
 68th st, No 53, n s, 400 w Central Park West, 19x100.11, 4-sty stone front dwell'g. John S Roddy to Marguerite P Dvert. Mt. \$4,000. July 29. See 67th st. 34,000
 74th st, n s, 299.6 w West End av, 0.6x71.10. Release mort. H Mortimer Brooks, Newport, R I, to Alice S C wife of Richd M Montgomery. Sept 9. 500
 Same property. Release mort. Harvey Murdock, Brooklyn, to same. Sept 9. nom
 Same property. Alice S wife of and Richd M Montgomery to Eewel M Stiger, Brooklyn. Mt. \$40,162. Sept 10. nom
 74th st, No 122, s s, 222 w 9th av, 20x102.2, 4-sty stone front dwell'g. Wm B Riker, East Portchester, Conn, to Andrew J Riker. Sept 20. nom
 75th st, No 47, n s, 200 e Columbus av, 20x102.2, 4-sty stone front dwell'g. Mary W Umberfield wife of John C to Dulcena P Mowry. Mt. \$10,000. Sept 23. nom
 76th st, No 327, n s, 313 w West End av, 22x102.2, 4-sty brk dwell'g. William Brewster to Julia A Clark. Mt. \$35,000. Sept 25. nom
 80th st, No 130, on map No 132, s s, 405 e Amsterdam av, 20x102.2, 4-sty stone front dwell'g. Eva P wife of and Abraham M Graff to John Cabot. Mt. \$28,500. Sept 23. nom
 80th st, No 136 on map No 138, s s, 350 e Amsterdam av, 19x102.2, 4-sty stone front dwell'g. Same to Joseph Rosenthal. Mt. \$25,000. Sept 20. See 121st st. nom
 80th st, No 25, n s, 300 e 5th av, 25x102.2, 4-sty brk dwell'g. Release mort. Wm Hall's Sons to Wm W Hall. Sept 17. nom

Same property. Release mort. Same to same. Sept 19. nom
 Same property. Wm W Hall to Mary E Brinckerhoff, Hastings-on-the-Hudson, N Y. Sept 20. nom
 82d st, No 548, s s, 138 w Av B, 13 4x102.2, 2-sty brk dwell'g. Margaretha Helmecke to Franz Schilp. Mt. \$3,000. Sept 21. 5,000
 89th st, No 42, s s, 220 w Central Park West, 20x100.8, 4-sty stone front dwell'g. Foreclos. Edwd J McGuire to Lydia A Bliss. Mt. \$28,000. Sept 18. 4,150
 Same property. Lydia A Bliss to Julia M wife of Francis D Hurtt. Mt. \$28,000. Sept 18. 32,250
 89th st, No 270, s s, 116 e West End av, 16 x 100.8, 4-sty stone front dwell'g. Joseph E Weed, Brooklyn, to Francis M Jencks. Mt. \$20,500. March 1. nom
 89th st, Nos 264 and 266, s s, 147 e West End av, 31x100.8, two 4-sty stone front dwell'gs. Same to same. C a G. March 1. nom
 89th st, n w cor Madison av, 36.8x100.8, 3-sty frame dwell'g and vacant, plans filed in June, 1895, for 5-sty brk flat. Adolph M Bendheim to Nicholas Cotter. Mt. \$18,000. Sept 25. other consid and 100
 90th st, n s, 66.8 e Columbus av, 33.4x100.8.
 Duane st, No 209, 25x29.
 Washington st, n w cor North Moore st, 24.1x75.
 Washington st, e s, 25 n Jane st, 25x52.10 x 25x54.8.
 Front st, No 37, s s, 22.6 w Coenties slip, 22.6x30.
 2d av, w s, 76.7 s 81st st, 25.6x104.
 Also lands in Queens and Westchester Counties with any other lands, &c, wheresoever situated whereof Cyrus D Alger died seized or claimed any interest in.
 Agnes D Alger to Henry C and Wm G Alger and Eugenia A Jenkins. Q C and release dower, &c. Sept 23. 2,000
 91st st, No 148, s s, 127.6 e Amsterdam av, 27x100.8, 5-sty brk flat. Fredk W Sauer, Conrad R Gross and George Herbener to Gustav Oberndorfer. Mt. \$20,000. Sept 24. nom
 93d st, No 175, n s, 250.5 w 3d av, 29.11x100.8, 4-sty stone front flat. Eugene M Boehm, Englewood, N J, to Joseph J Zimmerman. Mt. \$26,000. Sept 12. See Lexington av. nom
 94th st, No 68, s s, 155.3 w Park av, 25.3x100.8, 5-sty stone front dwell'g. Henry and Hartmann Schmidt to Sarah Spencer. Mt. \$25,000. Sept 17. See 129th st exch
 96th st, No 18, s s, 265 w Central Park West, 20x100.8, 4-sty stone front dwell'g. Release mort. Harriet Overhiser to Edward Kilpatrick. Sept 24. 4,500
 Same property. Edward Kilpatrick to Cornelia Martin. Mt. \$22,500. Sept 25. nom
 101st st, Nos 100-110, s e cor Park av, 100 x 100.11, six 3-sty brk dwell'gs. Release mort. United States Trust Co to Julius Katzenberg. Sept 23. 15,000
 101st st, No 75, n s, 125 e Columbus av, 25x100.11, 5-sty brk flat. Wilhelm Voss to Sanford B Stifter. Mt. \$24,500. Sept 25. 28,500
 102d st, No 159, n s, 47.6 e Lexington av, runs n 95 x e 2 x n 5.11 x e 25 x s 100.11 to st, x w 27, 5-sty brk tenem't. Elise Lotze to John and Henry Luehrs. Mt. \$21,000. Sept 10. 27,750
 103d st, Nos 7 and 9, n s, 150 w Central Park West, 45x100.11, two 5-sty stone front flats. John Rankin to Joseph McFarland. B & S. Sept 18. nom
 Same property. Joseph McFarland to John Rankin. B & S. Mt. \$40,000. Sept 18. nom
 103d st, No 7, n s, 150 w Central Park West, 27x100.11. John Rankin to John J Dillon, Brooklyn, and Thomas McGuire, Honesdale, Pa. Mt. \$25,000. Sept 18. nom
 103d st, No 131, n s, 243.9 w Columbus av, 18.9x100.11, 5-sty stone front flat. Ruth H wife of and John Moore to Eva P wife of Abraham M Graff. Mt. \$21,000. Sept 20. See 121st st. nom
 103d st, No 317, n s, 160 e Riverside Drive, 20x100.11, 3-sty stone front dwell'g. Helena Babbage to Eva P Graff. Mt. \$20,000. Sept 23. nom
 Same property. Eva P wife of and Abraham M Graff to Florence E S wife of Geo E Weyl. Mt. \$20,000. Sept 23. nom
 103d st, Nos 109 and 111, n s, 168.9 w Columbus av, 37.6x100.11, two 5-sty stone front flats. Hugo D Rosendorf to Henry Junge. Mt. \$31,000. Sept 23. See 113th st. 44,000
 104th st, No 216, s s, 193.4 e 3d av, 16.8x100.11, 3-sty stone front dwell'g. Sarah C Ottiwell to Ada A wife of Herbert A Shipman. 1/2 part. Oct 25, 1894. nom
 106th st, s w cor Park av, 130x100.11, vacant, five 5-sty brk stores and flats projected. John B Schmelzel exrs Geo J Schmelzel to Jacob M Newman. July 26, 15,000
 107th st, No 157, n s, 99 e Lexington av, 17x100.11, 4-sty stone front flat. Benedict H Merzbacher to Alexander Litt. Sept 24. nom
 109th st, No 319, n s, 225 e 2d av, 25x100.10, 5-sty brk tenem't. Josephine Schuck to Emil Forbrick. Mt. \$15,000. Feb 27. nom

109th st. n s. 225 e 2d av. 25x100.10. Cornelia D Albrot to Minna Knoch. Q C. Sept 18. nom

111th st. No 306, s s. 150 e 2d av. 25x121x 27x93.6, 2-sty frame building with 2-sty frame building on rear. Cornelius Maloney exr. & c. Matthew McGrath to Patrick McGrath. Sept 26. 7,025

113th st. No 240, s s. 300 w 7th av. 17x 100.11, 3-sty stone front dwell'g. William Picken to Moritz Koppe. Mt. \$10,000. Sept 25. nom

113th st. s s. 135 w 5th av. 35x100 11. Declaration of satisfaction of mortgages not recorded. Equitable Life Assur Soc of United States to Julius Katzenberg. Sept 20.

113th st. No 308, s s. 133.4 w 8th av. 16.8 x 100.11, 3-sty brk dwell'g. Mt. \$9,000. }
 113th st. No 310, s s. 150 w 8th av. 16.8 x }
 100.11, 3-sty brk dwell'g. Mt. \$11,000. }
 113th st. No 316, s s. 200 w 8th av. 16.8 x }
 110.11, 3-sty brk dwell'g. Mt. \$11,000. }
 Henry Junge to Hugo D Rosendorf. Sept 21. See 103d st. 41,000

117th st. n s. 113.4 e Amsterdam av. 18 4x 100.11, 4 and 5-sty brk dwell'g. Carrie S wife of and David T Kennedy to George Heesemann. Mt. \$13,000. Sept 26. nom

118th st. No 129, n s. 290 e 4th av. 25x 100 11, 4-sty brk dwell'g. William Mulcahy to Josephine Hertz. Mt. \$7,000. Sept 20. 14,500

119th st. No 56, s s. 251 e Lenox av. 17x 100.11, 3-sty stone front dwell'g. Foreclos. Louis Davidson to Ray Dressner. Mt. \$11,500. Sept 12. 1,300

121st st. Nos 219-233, n s. 250 w 7th av. 200x100, eight 5-sty brk flats. Michael Madigan, a Marshal, City New York, to Daniel W Smith, Newark, N J. Sept 23. 36

121st st. No 256, s s. 158.10 e Av St Nicholas, 18x100.11, 3-sty brk dwell'g. Joseph Rosenthal to Eva P wife of Abraham M Graft. Mt. \$12,500. Sept 18. See 80th st. nom

Same property. Eva P wife of and Abraham M Graft to Ruth H wife of John Moore. Mt. \$12,500. Sept 20. See 103d st. nom

121st st. Nos 219-229, n s. 250 w 7th av. 150x100, six 5-sty brk flats. Thomas Donlon to Sanford B Stifter. Sept 25. 180,000

122d st. Nos 339-343, n s. 100 w 1st av. 75 x 100.11, three 4-sty brk tenem'ts. Fannie M wife of David F Porter to said David F Porter. B & S. Sept 21. nom

Same property. David F Porter to Fannie M wife of said David F Porter. B & S. Mt. \$15,000. Sept 23. nom

124th st. No 247, n s. 80.6 w 2d av. 28x 100.11, 5-sty stone front tenem't. Bernhard Gunst to Fritz L Deicke. Mt. \$15,000. Sept 23. 20,000

125th st. n s. 410 w 5th av. 100x99.11, vacant. Benjn F Raynor, Jr, to Henry C Raynor. June 7, 1892. other consid and 100

128th st. No 166, s s. 177.3 w 3d av. 19.3x 99.11, 3-sty brk dwell'g. Mary A Wolcott, New Rochelle, N Y, to Annie E Haggerty. Mt. \$2,000. June 1. 8,000

129th st. No 112, s s. 180.1 e Park av. 20.1 x 99.11x20.2x99.11, 3-sty brk dwell'g. Sarah Spencer to Henry and Hartmann Schmidt. Mt. \$5,000. Sept 24. See 94th st. exch

130th st. No 37, n s. 435 e Lenox av. 20x 99.11, 4-sty stone front dwell'g. Joseph P Fallon to James F and Teresa A Lucey, joint tenants. Mt. \$12,000. Sept 23. 17,250

132d st. No 79, n s. 110 e Lenox av. 25x 99.11, 2-sty brk factory. Chas M Porcher to Theodore Dieterlen. Mt. \$5,000. Sept 23. 10,000

134th st. Nos 111 and 113, n s. 200 w Lenox av. 50x99.11, two 5-sty stone front flats. Hannah wife of and Samson Wallach to Babetta Bacharach. Mt. \$32,500. Sept 17. nom

134th st. No 275, n s. 100 e 8th av. 16x 99.11, 4-sty brk dwell'g. Henry P De Voursney to Mattie E wife of Frank J Everfield. B & S. Mt. \$6,000. Aug 15. nom

134th st. No 225, n s. 250 w 7th av. 16.8x 99.11, 3-sty stone front dwell'g. Julia A wife of Thos F Garrett to Katie Dick. Q C. Sept 25. nom

Same property. Katie wife of Robert Dick to Anne Jones. Mt. \$8,000. Sept 26. 13,000

135th st. s s. 300 e 7th av. 50x99.11, vacant, two 5-sty brk flats projected. Herman Strauss to Pauline Aaron. Mt. \$18,500. Sept 20. 24,000

136th st. n s. 275 e 7th av. 125x99.11. Release mort. Wm E Callender to John H Leith and Charles Glenn. Sept 20. nom

136th st. No 257, n s. 552 w 7th av. 17x 99.11, 3-sty brk dwell'g. Equitable Life Assurance Society of United States to Carrie K Levy. Sept 26. nom

138th st. s s. 275 w Boulevard, 100x99.11, vacant. John Jefferson to Wilhelmina Siebert. June 30, 1894. nom

Same property. Wilhelmina Siebert to John Jefferson. Jan 1. nom

Same property. John Jefferson to Richd H Clarke. Mt. \$7,560. Sept 24. 16,000

140th st. n s. 150 w Amsterdam av. 75x 99.11, vacant. Mary F Parrott, Philadelphia, Pa, to Sarah G Parrott. Mt. \$17,000. Re-recorded. May 13. 6,400

Same property. Sarah G Parrott, Philadelphia, Pa, to Max Bloom. Mt. \$17,000. Sept 18. exch

Same property. Max Bloom to Alexander Haft. Mt. \$19,607. Sept 18. nom

142d st. s s. 75 e Lenox av. 50x99.11, vacant, two 5-sty brk flats projected. Release mort. Charlotte B Logan, Yonkers, N Y, to Mary A Kelly. Sept 23. nom

144th st. n s. 300 w Amsterdam av. 100x 99.11, six 5-sty brk flats. Nicholas J Reville to Kate Murphy. 1/2 part. Mt. \$60,000. Sept 19. nom

159th st. Nos 514 and 516, s s. 183.4 w Amsterdam av. 41.8x99.11, 2-sty frame dwell'g with 1-sty frame buildings on rear. John Friedel to Jacob G Fischer. Mt. \$9,000. Sept 21. nom

Amsterdam (10th) av } begins Amsterdam
Hamilton pl } av, n w cor 142d st,
24.11x103 to Hamilton pl. x27.2x113.6.
vacant. Foreclos. Martin J Earley to
Timothy Donovan. Sept 20. 19,500

Columbus av. Nos 500-506, n w cor 84th st. 102.2x100, two 5-sty brk flats with stores. John Casey to Valentine Gumprecht. Sept 25. other consid and 160,000

Lenox av. Nos 153-159, s w cor 118th st. 81.3x75, two 5-sty brk flats. Daniel M Robinson to Mary A McNiece. Correction deed. Aug 24. nom

Lexington av. No 1499, e s. 25.11 s 97th st. 25x76, 5-sty stone front tenem't. Max Hirshkind to Joseph Flancher. Mt. \$16,000. Sept 24. 19,500

Lexington av. No 666, w s. 75.11 s 56th st. 24.6x90, 4-sty stone front dwell'g. Joseph J Zimmerman to Eugene M Boehm. Englewood, N J. Q C. Sept 16. See 93d st. nom

Same property. Annie Zimmerman to same. Mt. \$26,500. Sept 12. exch

Lexington av } begins Lexington av, e s cor
77th st } 77th st, 102.2x145, vac-
cant. Hebrew Benevolent and Orphan
Asylum Society of New York to Joseph
Seidenberg. Mt. \$77,500. Sept 16. 87,500

Madison av. No 314, s w cor 42d st. 36.8x 28, 4-sty stone front dwell'g. Josephine Van Boskerck to Daniel S McElroy. Mt. \$80,000. Sept 25. 100,000

Manhattan av. No 503, w s. 18.5 s 121st st. 15x80, 3-sty stone front dwell'g. Martin L Rickerson to Rosamond wife of Frank W Herter. Mt. \$10,000. Sept 23. See 49th st. nom

Park av. No 1718, w s. 75.11 s 122d st. 25x 80, 5-sty brk tenem't with stores. Ernst Schiefer to Bertha Schiefer his wife. Sept 19. nom

Park av. Nos 118-126 } begins Park av, n w
41st st. Nos 59-63 } cor 41st st, runs w
80 x n to line 98.9 n 41st st, x e 45 to land
N Y & H R R Co, thence along said land
35.6 to av. x s 92.9, two 5-sty brk build-
ings with stores. Foreclos. Franklyn
Paddock to John M Lockhart, Pittsburgh,
Pa. Mt. \$140,000. Sept 25. 86,000

Park (4th) av. No 1680, n w cor 118th st. 25.11x90, 5-sty brk flat with stores. Emma Krug wife of Louis to Augustie Goodman. Mt. \$33,600. Sept 25. nom

St Nicholas av. No 702, on map No 704, e s. 67.5 n 145th st. 19x110, 4-sty stone front dwell'g. George Daiker to Charles D Ward. Mt. \$16,000. Aug 27. nom

West End av. No 552, e s. 52.8 s 92d st. 16 x 82, 5-sty brk dwell'g. Wm E Lanchantin to Joseph E Weed, Brooklyn. C a G. Aug 1. nom

West End av. No 554, e s. 36.8 s 92d st. 16 x 82, 5-sty brk dwell'g. James K Holmes and John A Philbrick to same. C a G. Aug 16. nom

1st av. No 168, e s. 47.4 n 10th st. 23.8x94, 4-sty brk tenem't with stores. Adolf Rosenwasser to David D Goldstein. Mt. \$16,450. Aug 22. 25,000

1st av. Nos 1135 and 1137, w s. 68.5 n 62d st. 32x64, two 3-sty brk dwell'gs, plans filed in April, 1895, for 5-sty brk flat. Thos S Keirnan and Thos J Brady exrs. Edward Fitzpatrick to Morris Steinhardt. June 1, 1894. val consid and 100

1st av. No 1485, w s. 100.6 s 78th st. 25.6x 100, 4-sty stone front store and tenem't. Moses K Wallach to Karl M Wallach. Q C. Nov 22, 1894. nom

1st av. No 1367, w s. 77.2 n 73d st. 25x100, 4-sty brk tenem't with stores. Emma Engel to Karl M Wallach. Mt. \$10,000. March 1, 1894. nom

2d av. Nos 1501-1507, n w cor 78th st. 82 2 x 41.8, 5-sty brk flat with stores. Elizabeth O'Toole to Sanford B Stifter. Sept 26. 80,000

3d av. Nos 687 and 689, e s. 40.5 n 43d st. 40x80, two 4-sty brk tenem'ts with stores and 1-sty frame buildings on rear. Lazard Kahn and Henrietta wife of and Eugene Kahn to Thomas Dooner. Mt. \$17,000. Sept 6. 37,500

Same property. Thomas Dooner to John H Henshaw. Sept 9. See 35th st. nom

3d av. No 911, e s. 25.5 s 55th st. 25x60, 4-sty brk store and tenem't. Jeremiah Leamy to Margaret Leamy his wife. Q C. 1-5 part. Aug 2. nom

5th av } begins 5th av. Nos 126 and 128, s
18th st } w cor 18th st. 60x115, two 4-sty
stone front stores. Henry Corn to Alfred
D Pell. Mt. \$300,000 and encroachment.
Sept 23. nom

5th av. No 1032, e s. 42.2 n 84th st. 20x 125, 5-sty stone front dwell'g with 2-sty brk stable on rear, with right of way

over strip of land 10 ft wide lying s of above; also strip lying n of above. Saml M Roosevelt to Augusta E wife of Samuel M Roosevelt. B & S. Sept 24. nom

5th av. No 557, e s. 50.5 s 46th st. 25x100. 4-sty stone front dwell'g. Felicie wife of Noah Green to Noah Green. Mt. \$50,000. Sept 26. nom

6th av. No 353, w s. 23 s 22d st. 20x65, 4-sty brk store. Wm B Riker, East Port Chester, Corn, to Andrew J Riker. Sept 20. nom

10th av. No 411, s w cor 33d st. 19.7x54.9 x 19.7x54.7, 4-sty brk store and tenem't. Terence C Boylan to Warren S Burt. 1/2 part. Aug 14. 2,350

MISCELLANEOUS.

Acknowledgment of receipt of share under will of Cornelia M Stewart and release. The Cathedral of the Incarnation in the Diocese of Long Island to Cornelia S. Rosalie, Helen C. Virginia, Prescott H and Maxwell E Butler, Kate A Wetberill, James C Smith, Ella B Emmet, Bessie S White, Lillian L Swann and Chas J Clinch. Sept 21.

Appointment of trustees to fill vacancies. John J and Margareta A Jones and Jane J Thayer children of Danl D Jones appoint Martin J Keogh trustee of deed of trust in place of Geo A Thayer dec'd. Sept 9.

General assignment. Certified copy. Wm H Cornish, New Windsor, N Y, to Seward U Round, Newburgh, N Y. Sept 19. nom

23d and 24th WARDS.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

Clifton st. No 973, n s. 93.6 e Tinton av. 19 5x100, error. Wm J Irwin to Elizabeth Kuehl. Nov 26, 1894. nom

Same property. Gustave E Kuehl to Wm J Irwin. Nov 26, 1894. nom

Fairmount pl. s s. 75.9 w Marmion av. 24x 85.6x24x87.2. Bernard Kelly to John Darmody. Sept 11. 940

* Fillmore st. w s. 100 s Morris Park av. 25 x 100, being lot 406 map Van Nest Park. 24th Ward. Ephraim B Levy to Margaret Ford. Sept 12. 420

* Fillmore st. e s. 350 n Columbus av. 25x 100, being lot 473 same map. Same to Sarah Mechler. Sept 12. 425

* Fillmore st. e s. 325 n Columbus av. 25x 100, lot 474 map Van Nest Park, 24th Ward. Ephraim B Levy to James Dorsey, Jr. Sept 12. 425

* Fillmore st. w s. 125 s Morris Park av. 50 x 100, lots 404 and 405 same map. Same to Carl Bohmler. Sept 12. 850

* Hancock st. e s. 130 n Columbus av. 25x 100, lot 236 map Van Nest Park, 24th Ward. Ephraim B Levy to Emil G Helbig. Sept 12. 380

* Hancock st. e s. 100 n Columbus av. 30 x 200 to Taylor st, lots 196 and 237 same map

Taylor st e s. 100 s Morris Park av. 25x 100, lot 316 same map.

Same to Michael Lilly. Sept 12. 1,295

* Hancock st. e s. 155 n Columbus av. 25x 100, lot 235 same map. Same to Joseph Schwarz. Sept 12. 385

* Hancock st. e s. 230 n Columbus av. 25x 100, lot 232 same map. Same to John E Unglaube. Sept 12. 370

* Hancock st. e s. 255 n Columbus av. 25x 100, being lot 231 map Van Nest Park, 24th Ward. Ephraim B Levy to Alois Gruschka. Sept 12. 365

Hoe st. w s. 150 s 172d st. 25x100, being lot 398 map of section A of Vyse estate. The Twenty-third Ward Land Impt Co to James S Dalton. Sept 20. 1,200

Hoe st or av. n e cor Freeman st. 54.6x 100x12.6x97.7, being lot 176 same map. Same to Edwd S Prince. Sept 16. 2,590

Kingsbridge road, e s. near the Poe Cottage. 58 4x225x35 1x260.6, being lot 1 map Park J Keary at Fordham, 24th Ward. Annie O Ford to Joseph J M Chauvet. Mt. \$3,000. Aug 15. 5,000

Oak and pl. n s. 123 w Crotona av. 46x98.4 x 46x98.9. C Adelbert Becker to Jane F Morris. Sept 16. 5,200

Oakland pl. n s. 100 w Crotona av. 23x98.9 x 23x99. Same to John J Morris. Mt. \$2,500. Sept 16. 4,200

* Poplar st. s s. 174.9 w Main st. 25x105.2x 25x103.7. Mary H L Grab to Hannah Fannon. Sept 19. 650

* Poplar st. n s. 225 w Main st. 25x104.6. Partition. Walter L Thompson to Carrie B Ghee. July 10. 640

Popham st. s s. 108.1 w Anthony av. 25x95. Wm T Matthies and James A Woolf to Jane Welsh. Mt. \$3,900. Sept 25. 6,050

Simpson st. w s. 193 9 n Home st. 16.8x100. Kath P wife of and Andrew Kitchen to Jacob Salmon. Mt. \$2,750. Sept 21. 3,500

Southern Boulevard, n w cor 184th st. 25.3 x 117x25x20.11. Mathilde Strauss individ and with others exrs Lemuel Strauss to Isaac Rothschild. Mt. \$612. Sept 18. 1,300

Southern Boulevard and Fairmount av. fronting Crotona Park and Parkway, lots 40 and 41 map 41 lots, 24th Ward. Mathilde Strauss individ and with others exrs Lemuel Strauss to Isaac Rothschild. Sept 18. 2,600

Southern Boulevard, w s. 50x130.1, lots 101 and 102 map 126 lots estate Geo

Faille, 24th Ward, Isaac Rothschild to Charlotte L Cauldfield. Mt. \$1,475. Sept 24. nom
 Same property. Mathilde Strauss individ and as exrs will Lemuel Strauss to Isaac Rothschild. Mt. \$1,475. Sept 18. 2,900
 Southern Boulevard, n w cor Kingsbridge road, runs n 110 6 x w 72.1 to road, x s e 140.10. Isaac Rothschild to John Kerr. Mt. \$1,200. Sept 24. nom
 Same property. Mathilde Strauss individ and with others exrs will Lemuel Strauss to Isaac Rothschild. Mt. \$1,200. Sept 18. 2,450
 Suburban st, s s, 151.3 e Bainbridge av, } 26.2x92 4x25x99.8.
 Suburban st, s s, 35 e Briggs av. 25x100. }
 Jacob Rieser to Alice Barnett. Mt. \$10,000. Sept 16. nom
 *Taylor st, e s, 180 n Columbus av, 25x100, lot 329 map Van Nest Park, 24th Ward. Ephraim B Levy to Andrew J Connell. Sept 12. 400
 *Taylor st, w s, 125 s Morris Park av, 25x100, lot 207 map Van Nest Park, 24th Ward. Ephraim B Levy to Patrick Geelan and Bridget his wife. Sept 12. 400
 *Taylor st, w s, 155 n Columbus av, 25x100, lot 198 same map. Same to Chas L Henne. Sept 12. 390
 *Taylor st, e s, 255 n Columbus av, 50x100, lots 325 and 326 same map. Same to Ellen F Kelly. Sept 12. 810
 *Taylor st, e s, 155 n Columbus av, 25x100, lot 327 same map. Same to Rhody J Kennedy. Sept 12. 405
 *Taylor st, e s, 125 s Morris Park av. 25x100, lot 317 same map. Same to Gustav A Pererson. Sept 12. 410
 *Taylor st, w s, 230 n Columbus av, 25x100, lot 201 same map. Same to Maggie J Slattery. Sept 12. 395
 *Taylor st, e s, 200 s Morris Park av. 25x100, lot 320 same map. Same to Robt P Dempsey. Sept 12. 460
 *Taylor st, w s, 150 s Morris Park av, 50x100, lots 209 and 210 same map. Same to James Cannon. Sept 12. 800
 *Taylor st, e s, 205 n Columbus av, 25x100.
 Columbus av, s s, 25 w Taylor st. 50x100.
 Lots 243, 244 and 328 same map. Same to Nelson Forsberg. Sept 12. 1,250
 *Taylor st, w s, 100 s Morris Park av. 25x100, lot 212 map Van Nest Park, 24th Ward. Ephraim B Levy to Paul E E Doege. Sept 12. 425
 *Van Buren st, e s, 100 s Columbus av, 25x100, lot 140 map Van Nest Park, 24th Ward. Ephraim B Levy to Martha Connors. Sept 12. 400
 *4th st, n w cor 5th av, 50x105. Eliza H Mason to Thos H Persse. 1/2 part. Mt. \$1,500. Sept 19. 2,500
 133d st, No 9*9, n s, 433 4 e Cypress av, 16.8x103.6x16.8x103 7. Jacques Jenn to Henry Beckmann. Mt. \$2,500. Sept 26. 4,500
 135th st, s s, 350 e Willis av. 16x100. Anton Ragetti to George Wollenweber. Mt. \$3,500. Sept 25. 6,800
 145th st, s s, 200 e Willis av. 25x100. Frederick Denny, of Togus, Me, husband of Mary A Denny dec'd to Harry Overington. Q C. All title. Sept 20. 100
 146th st, s s, 400 e Willis av, 50x100, portion of main line of Mill Brook Drain. Louis F Haffen as Comm'r of Street Improvements of 23d and 24th Wards, to Samuel Burmeister. Extinguishment of easement. Sept 21.
 149th st, n s, 200 w Courtlandt av. 50x100. Julia E Murphy to Ellen J Murphy. Sept 25. nom
 155th st, n s, 370 w Elton av. 25x100. Peter Knobloch or Knobloch to Philippine E Malone widow. Sept 16. 6,000
 155th st, s s, 275.10 e Courtlandt av. 24.2x100x24.5x100. Minnie Frees widow and sole devisee under will of Valentine Frees to Chas H Zumbuhl and Minnie his wife joint tenants. Sept 21. 7,500
 155th st, s s, 275 e Courtlandt av. 0.10x100 x07x100. Same to Magdalena Frees. Q C. Sept 21. 200
 181st st, s s, 150x157x150 6x164.10, being lots 215 and 217 map Prospect Hill estate, at Fordham. Jane Needham widow to Jennie Needham. Aug 24. 300
 Anthony av, s e cor Rockfield st, 50x112.3 x50x116.4. Andrew G Dickinson, Jr, to Minnie Repinsky. March 19. nom
 Bailey av, w s, lots 104 and 105 map of land at Kingsbridge, 24th Ward, of Wm O Giles, runs n in curved line 101.2 x w 110.4 x s 116.1 x e 129.2. John H Hesse to Frank H S Hesse. Mt. \$800. April 7, 1894. nom
 Boston av, No 1353, n w s, 35.11x142x37.6x131. Lizzie wife of and Jakob Kronenberger to Arthur Gorsch. Mt. \$7,500. Sept 19. nom
 Brook av, e s, 49.10 n 146th st. Party wall agreement. Simon Schafer with Kath P Kitchen. Aug 27. nom
 Burnside av, n e cor Anthony av, 51.4x111.7x50x100. Abraham Levy to Joseph Schaeffler. 1/2 part. July 1. 2,100
 Same property. Beudet Isaacs et al exrs Myer Finn to same. 1/2 part. July 1. 2,100
 *Columbus av, n s, 25 w Hancock st, 50x100, lots 146 and 147 map Van Nest Park, 24th Ward. Ephraim B Levy to G Washbourne Smith. Sept 12. 770
 *Columbus av, n e cor Hancock st, 50x100,

lot 189 and 190 same map. Same to Wm S Norton. Sept 12. 970
 *Columbus av, n s, 25 e Fillmore st, 25x100, lot 433 same map. Same to Charles Meyer. Sept 12. 405
 *Columbus av, n s, 50x100, lots 41 and 42 map 211 lots Downing estate. Michael J Tobin to Lillian Doutney. Mt. \$500. Sept 20. exch
 *Columbus av, s s, 50 e Van Buren st, 25x100, lot 102 map Van Nest Park, 24th Ward. Ephraim B Levy to Julia Kennedy. Sept 12. 395
 *Columbus av, n s, 75 w Hancock st, 25x100, lot 145 same map. Same to John McDermott. Sept 12. 385
 *Columbus av, s s, 25 e Hancock st, 25x100, lot 239 same map. Same to William Meyer. Sept 12. 435
 *Columbus av, n s, 125 w Taylor st, 25x100, lot 191 same map. Same to Rudolph Wittekind. Sept 12. 395
 *Columbus av, n s, 25 e Garfield st, 50x100, lots 383 and 384 same map. Same to Patrick Riley. Sept 12. 880
 *Columbus av, s w cor Van Buren st, 26.7 x92.2x100x—
 Columbus av, n e cor Van Buren st, 50x100, lots 74, 141 and 142 map Van Nest Park, 24th Ward. Ephraim B Levy to Jennie E Teichman. Sept 12. 1,395
 *Ellison av, w s, lot 293 map of 368 lots part Seton Homestead, Westchester. Seton Homestead Land Co to Christian Weymar. July 2. 525
 Forest av, w s, 370.2 s 165th st, 25x100. Thos D Reilly to Thomas Daly. Aug 20. 1,950
 Garden av, s s, 425 e Orchard terrace, 25x200 to Elm av.
 West Farms road, n w s, 37.10 n land Episcopal Church, runs n 38.6 x s w 216 to Boston Post road, x s e 49.7 x n e 254.7 to beginning. Eleanor M Bell wife of and William to Mary E wife of John A Woolf. Sept 23. nom
 Garden av, s s, 400 e Orchard terrace, 25x200 to Elm av.
 West Farms road, n w s, adj land Episcopal Church, runs n 37.10 x s w 254.7 to Boston Post road, x s e 52.1 x n e 289.9. Mary E wife of and John A Woolf to Eleanor M wife of William Bell. Sept 23. nom
 Grant av, e s, 136.7 n 164th st, 20x112.1x20x111.10. Wm E Brooker to John Somerville. Aug 2. nom
 *Grant av, n e cor Garfield st, 50x100, lots 524 and 525 map Van Nest Park, 24th Ward. Ephraim B Levy to James Bradley. Sept 12. 955
 *Livingston av, n e cor Garfield st, 25.7x64.5x25.3x62.7, lot 617 map Van Nest Park, 24th Ward. Ephraim B Levy to James Bracken. Sept 12. 310
 Madison av, w s, 77.4 s Tallmadge st, 25.2x83.4x25x80.1. Release mort. Isaac N Heberd to Ellen M Chambers. Sept 24. 11,800
 Same property. Ellen M Chambers, New York, to Ella J Breckenridge. Mt. \$3,800. Sept 24. 6,000
 Same property. Ella J Breckenridge to Louis Niemo. Mt. \$3,800. Sept 23. 6,000
 *Morris Park av, s e cor Taylor st, 25x100, lot 315 map Van Nest Park, 24th Ward. Ephraim B Levy to Frederick Meyer. Sept 12. 875
 *Morris Park av, s w cor Hancock st, 25.4x102.4x25x105.9.
 Taylor st, e s, 150 s Morris Park av, 50x100.
 Taylor st, e s, 100 n Columbus av, 30x100.
 Lots 166, 318, 319 and 332 map of Van Nest Park, 24th Ward. Ephraim B Levy to Patk J Byrnes. Sept 12. 1,925
 *Morris Park av, s s, 50 w Taylor st, 75x100.
 Columbus av, n s, 100 e Fillmore st, 40x102x20x100.
 Adams st, w s, 55.4 n on curve from Van Nest st, 21.3x49.3x20.10x36. Lots 215-217, 436 and 63 and 64 same map. Same to Martin J Klug. Sept 12. 2,660
 *Morris Park av, s e cor Van Buren st, 26.7x106.6x25x97.6.
 Taylor st, w s, 280 n Columbus av. 25x100.
 Lots 173 and 203 same map. Same to Edwd E Slnmasky. Sept 12. 1,200
 *Morris Park av, s s, 50.1 e Hancock st, 25x100, lot 218 same map. Same to Michl McInerney. Sept 12. 550
 *Morris Park av, s s, 79.9 e Van Buren st, 26.6x133.7x25x124.7, lot 170 same map. Same to Sophie Wahn. Sept 12. 645
 Perry av, w s, lot Nos 374 and 375 map Norwood, 24th Ward, adj Williamsbridge Station N Y & H R R. John H Eden to John P Faure. Sept 20. 1,000
 Prospect av, w s, 100.1 n Dawson st, 25x103.11x25x103.1. Fredk McCarthy to Fredk Schumman. Mt. \$5,000. Sept 20. 8,500
 Scott av, s s, 70 w Decatur or Norwood av, 24x96. Alex J Melville, Mt Vernon, N Y, to Henry Weberg, Jr. Mt. \$3,500. Sept 25. 5,750
 Tinton av, s e s, 175 s w Pontiac st, 25x105. The Model Building and Loan Assoc,

of Mott Haven, to Catherine Keelon. Sept 21. 2,400
 Tinton av, e s, 100 s 166th st, 27.5x100. Peter McCallan to Mary wife said Peter McCallan. Mt. \$1,800. Sept 21. nom
 Tinton av, w s, 515 n 184th st, 100x250 to Valentine av. Chas H Collins to Marie L Collins. Mt. \$3,900. Sept 11. nom
 Union av, e s, 50 n 152d st, Agreement as to easement for light and air. Elmira M wife of Warren C Dickerson with Warren C Barry trustee for tenants and Dept of Buildings. Sept 12. nom
 Union av as proposed, e s, 131.6 s 169th st as opened, runs e 168.3 x n 74 to s s 169th st, x w 173 to Union av now used, x s 130.6 x e 4.8. James J Hart to Joseph and Edward Liebertz. July 13. nom
 Van Cortlandt av, s e s, 29.7 s w Villa av, 88.9x74.11x75x122.6. Bartley Cannon to Thomas Morris. 10 years, from Oct 1, 1895. 800
 Vyse av, e s, 175 n Freeman st, 25x100, being lot 232 map section A Vyse estate. Lizzie A McCone to Thomas Brogan. Mt. \$3,300. Sept 20. 4,600
 *Washington av, lot 444 map Unionport, Westchester, 100x200. Anna E Lyon to Henry A Doolittle, Utica, N Y. Mt. \$1,000. Sept 25. nom
 Westchester av, n w cor Intervale av, 31.4x74.11x68.5x43.10. Hettie wife of and John A Knox to Mary K Norz. Mt. \$14,540. Sept 25. nom
 Willis av, w s, 25 n 140th st, 25x85. Edward Geis to Albert S and Annie Geis. All interest. Mt. \$11,000. Sept 19. nom
 Willis av, n w cor 140th st, 25x85. Same to John F, Albert S and Annie Geis. All interest. Mt. \$8,000. Sept 19. nom
 *2d av, e s, 375 s 1st st, 25x100. Nellie A Lawlor to William Shoebottom, Mt Vernon, N Y. Sept 26. nom
 3d av, e s, 137.7 s 163d st, 33.6x123.6x33.4x119.7. The Sisters of Charity of St Vincent de Paul to Richard A Williams. Sept 12. 4,000
 3d av, w s, 25 n 169th st, 24.6x97.1x23.9x95.1. Party wall agreement. Joseph Pfluger with Caroline Damm. Sept 17. nom
 *9th av, s s, 230 e 4th st, 25x114. Mary H Overington to Maria J Henry. Sept 26. 600
 Interior lot, 100 n 161st st and 92.5 e 3d av, runs e 4 x s 0.4 x w 4 x n 0.4. Release mort. Charles Edel to Paul G Decker. Sept 24. nom
 Same property. Release mort. Sarah K Wright to same. Sept 24. nom
 Lots 8752 and 8753 sections 73 and 86, contains 540 superficial feet. The Woodlawn Cemetery to Susan E Robinson, Riverdale, N Y. Aug 31. 810
 Lot 22 map property near Kingsbridge estate of Benjamin Richardson. Mathilde Strauss individ and as extrs with others will Lemuel Strauss to Isaac Rothschild. Mt. \$615. Sept 18. 1,050
 *Lots 36, 52, 58, 74, 80 and 96 map of Arden property, Westchester. Release mort. Edwd V Burton to Horace T Hanks. Aug 29. 1,000
 Lots 99, 100 and 101 map estate Peter Clarke, 23d Ward, 75x87.6. Henry P De Graaf to John J Brierly. Q C. Nov 18, 1892. nom
 Lots 130 and 131 map of Sewell Park, Westchester. 50x82x50x92. Contract. Chas D Shirmer with Frederick Ruths. March 7. 1,100
 *Lot 3a6 map portion Hunt estate, Van Nest Station, Westchester. Ephraim B Levy to Edward Hammer. Sept 24. exch
 *Lot 163 same map. Edward Hammer to Ephraim B Levy. May 31. exch
 *Lot 140 Village of Unionport, Westchester County, 1/2 acre. Wm H McCormick to Edward Tyrrell. July 10. nom
 *Lots 8, 9, 110, 116, 225, 293, 378 and 433 map of 368 lots, part Seton Homestead, Westchester. Pontus I Thompson to Matilda F Brown. Sept 19. nom
 *Lot 328 map of 473 lots Haight estate, Westchester. N Y. Ephraim B Levy to John W Phillips. Sept 13. 225

LEASEHOLD CONVEYANCES.

Houston st, n s, 261.8 e Av C, 20x73.4x20.2x75.10. Assign lease. Gilbert U Reynolds, New Brunswick, N J, to Fanny Roth.....
other consid and 1,000
 3d st, No 78, s w cor Thompson st. Assign lease. Dominick H Lynch to The James Everard's Brewery. Sept 19.nom
 3d st, No 78, s w cor Thompson st. Assign lease. Michl E Scannell to Dominick F Lynch.....nom
 19th st, n s, 150 e 10th av, 25x91.11. Assign lease. Ellen Delargy widow and admr of John Delargy to Ellen Fox formerly Delargy.nom
other consid and 1,000
 32d st, No 40 E. Assign lease. Thos B McCormick to Martin O'Connor.....nom
 Same property. Assign lease. Martin O'Connor to H Koehler & Co.....nom
 54th st, Nos 223-231, n s, abt 200 w 2d av, 125x100.5.....
 54th st, n s, 145 w 3d av, 25x100.5.....
 Assign lease. Anthony Dolger to Jacob Doelger. All title.....nom
 55th st, s s, 150 w 9th av, 20.10x100.5. Laura A wife of and Franklin H Delano and Franklin H Delano and ano trustees Laura A Delano under deed of trust to William Cassidy; 20 years, from May 1, 1892, per year.....250
 125th st } begins 125th st, s s, 247.2 w 3d
 Lexington av } av. — to Lexington av, x100.11
 x—x100.11. Assign leases. Sarah R Jenkins individ and extrs of and as life tenant and trustee will of Charlotte E Jenkins to Edward Rothschild. All title.....nom

Same property. Assign leases. Edward Roth-schild to Rudolph Liebmann. All title...

RECORDED LEASES.

For long term leases, also assignment of leases not found under this head, see Leasehold Conveyances.

New York Per Year Broadway, Nos 365 and 367, parts of first floor, basement and sub-basement. The Holtz & Freystedt Co to E Regensburg & Sons; from May 1, 1895, to Jan 31, 1905.

MORTGAGES.

The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage.

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

SEPTEMBER 20, 21, 23, 24, 25, 26. Aaron, Pauline to Herman Strauss. 135th st. P. M. Sub to mort \$18,500. Sept 20, due Sept 1, 1896. \$26,500

Adrian, Joseph M to Anthony Kuhn. 14th st, n s, 256.8 e 2d av, 23.1x103.3. Sept 1, 3 years, 4%. 7,000
Berkowitz, Anton mortgagor with Solomon Levy. Extension of mortgage. Aug 31.

Pine st. x w 46. Sept 18, due Oct 1, 1900, 4%. 150,000
Downing, Mabel A to TITLE GUARANTEE AND TRUST Co. 53d st, No 40 E. P. M. Sept 20, due Oct 1, 1898, 4 1/4%. 18,000

Katzenberg, Julius to Eugenie Schmitz. 101st st, s s, 159.7 e Park av. 17x100.11. Sept 20, due July 9, 1900, 5 % gold, 8,500

Same to Emma Nordlinger. 101st st, s s, 15.10 e Park av, 16x100.11. Sept 20, due July 9, 1900, 5 % gold, 7,500

Same to John R Suydam. 101st st, No 108, s s, 63.9 e Park av, 15.10x100.11. Sept 20, 5 years, 5 % gold, 7,500

Same to same. 101st st, No 110, s s, 79.7 e Park av, 16x100.11. Sept 20, 5 years, 5 % gold, 7,500

Same to same. 101st st, No 112, s s, 95.7 e Park av, 16x100.11. Sept 20, 5 years, 5 % gold, 7,500

Kempner, Hannah wife of and Marcus to THE BOWERY SAVINGS BANK. Willett st, No 68, e s, 100.2 s Rivington st, 24.9x100. Sept 23, 1 year, 4 1/2 % gold, 12,000

Koffman, Adolphus, Walden, N Y, to THE MANHATTAN SAVINGS INST. 6th av, No 48, e s, 97.8 n 4th st, 19x74.3x19x72.10. Sept 25, 1 year, 4 1/2 % gold, 8,000

Lindsay, Josiah S to Jacob Hirsh. 5th av, No 103, e s, 88.6 n 17th st, 29.6x80. Sub to mort \$120,000. June 3, due May 1, 1897. 40,000

Loeb, Eugene to Bernheimer & Schmid. Broadway, No 1432, cor 40th st. Saloon lease. Sept 24, note, demand. 3,000

Laue, Charles, Brooklyn, to Frederic J Middlebrook, Brooklyn. 2d av, n w cor 38th st, runs n 148.1 x w 83 x s 49.4 x w 92 x s 98.9 to 38th st, x e 175. Sub to mort \$195,000. Sept 23, 1 year. 15,000

Leith, John H and Charles Glenn to Frances V Nash. 136th st, n s, 275 e 7th av, 16x99.11. Sept 23, 3 years, 5 % gold, 12,500

Same to same. 136th st, n s, 291 e 7th av, 15.6x99.11. Sept 23, 3 years, 5 % gold, 12,500

Lewis, Agnes C to UNION TRUST CO of New York. 49th st, n s, 83.4 e 7th av, 20.10x100.5. Sept 16, due Oct 1, 1900, 4 1/2 % gold, 14,000

Labatut, George and William heirs Mary E Runyan to Chas J McDermott, Brooklyn. West Washington pl, No 108, begins Barrow st, s w s, 101 n w 6th av, 21x75. Sept 24, due Oct 1, 1896. 500

Loughran, Joseph A to Thos R Loughran, Mt Vernon, N Y. 116th st, No 205, n s, 85 e 3d av, runs n 100 x e 15 x n 0.10 x e 15 x s 100.10 to st, x w 30. Sept 23, 1 year. 1,500

Lowe, Ira to Albert Zimmermann, Pelham Manor, N Y. 2d av, No 1150, e s, 80.10 s 61st st, 20x75. 1/2 part and all title. Sept 21, demand. 500

Lawson, Jacob, Brooklyn, to THE LAWYERS' MORTGAGE INS CO. Boulevard, n w cor 103d st, 101.10x103.7x100.11x117. Sept 25, 5 years, 5 % gold, 36,000

Levin, Simon to Sanford B Stifter. 61st st, n s, 350 e 11th av, 50x100.5. Sub to mort \$30,000. Sept 25, installs. See Conveys. 1,474

Same to Miriam Corn and Sarah Weiss. 61st st, n s, 350 e 11th av, 25x100.5. Sept 25, installs. 500

Levy, Carrie K to THE EQUITABLE LIFE ASSUR SOC of the United States. 136th st. P M. Sept 26, due Jan 1, 1897, 5 % gold, 12,000

Lyons, Alfred mortgagor with THE METROPOLITAN LIFE INS CO. Agreement changing time of payment of interest on mortgage made by Meta J B Johnson. Sept 23. nom

McElroy, Daul S to Josephine Van Boskerck. Madison av, s w cor 42d st. P M. Sept 25, due Sept 26, 1896, 5 % gold, 80,000

McLaughlin, John to Charles Eddison, Irvington-on-Hudson, N Y. 93d st, s s, 100 e 2d av, 25x100.8. Sept 25, 5 years, 5 % gold, 12,000

Same to Frank Storrs guard of Alice O and Eliz L Marquand. 93d st, s s, 125 e 2d av, 25x100.8. Sept 25, 5 years, 5 % gold, 12,000

Same to Julia E Ferry widow, Bethel, Conn. 93d st, s s, 150 e 2d av, 25x100.8. Sept 25, 5 years, 5 % gold, 12,000

Same to Frank A Otis and ano exrs and trustees Uriah J Smith. 93d st, s s, 175 e 2d av, 25x100.8. Sept 25, 5 years, 5 % gold, 12,000

Menken, Rachel H to NEW YORK GUARANTY AND INDEMNITY CO. West End av, w s, 80.11 s 103d st, 20x79.3. Sept 26, 5 years, 4 % gold, 12,000

Same to Sallie A Menken. Same property. Sub to last mort. Sept 26, 3 years. gold, 10,000

Michels, Edward to George Ehret. Pearl st, No 56, cor Broad st, Faunces Tavern. Sept 25, demand. 5,500

Monaco, Anna M to Bernheimer & Schmid. 111th st, Nos 302 and 304 E. Leasehold. Secures note. Sept 25. 300

Marasco, Rocco M and Rocco Mansello to George Ehret. Mott st, No 217. Lease. Sept 21, demand. 1,000

Montgomery, James L to Henry A Bogert. 64th st, s s, 425 w Amsterdam av, 25x100.5. Sept 20, 2 years, 5 % gold, 13,750

Same to same. 64th st, s s, 450 w Amsterdam av, 25x100.5. Sept 20, 2 years, 5 % gold, 13,750

Marsh, Roberta W wife of and Chas M, Morris Plains, N J, to THE MUTUAL LIFE INS CO of New York. Amsterdam (10th) av, n e cor 118th st, runs n 74.10 x e 50 x n 127 to 119th st, x e 100 x s 201.10 to

118th st, x w 150. Sept 20, due Sept 23, 1896, 5 % gold, 55,000

Masoth, Charles mortgagor with Laura Oppenheimer et al exrs Leopold Oppenheimer. Extension of mort. June 14, nom

McDowell, Alexander to The Teachers' Mutual Benefit Assoc of the City of New York. 116th st, n s, 350 w Lenox av, 25x100.11. Sept 21, 5 years, 5 % gold, 24,000

McFarland, Joseph to THE GERMAN SAVINGS BANK, New York. 103d st, n s, 150 w Central Park West, 27x100.11. Sept 18, due Sept 19, 1896. 25,000

Same to same. 103d st, n s, 177 w Central Park West, 18x100.11. Sept 18, due Sept 19, 1896. 15,000

Merriam, Frank W and Alice J his wife to Virginia T wife of Eugene E Seaman, Brooklyn. 11th st. P M. Sept 18, 5 years, 5 % gold, 20,000

Miehling, Edward to Gustav Staiger exr Laurent T Schmalholz. Essex st, w s, 100 s Stanton st, 25x89.4. Leasehold. Sept 12, due March 12, 1897. 2,000

Millar, Geo W. Chas T McClenahan and Augustus W Peters trustees of the Consistory of New York City of the Ancient and Accepted Scottish Rite of Masonry for the Northern Jurisdiction of the United States to Julia A Millar. Madison av, s w cor 29th st, 74.1x95. Aug 9, 1894, 1 year. 12,000

Miller, Margaretha to Wm E Lurch. 18th st, n s, 160 w 1st av, 20x92. Sept 20, 1 year, 5 % gold, 900

Moore, Ida E wife of and H Morton to Ferdinand Kurzman. 113th st, Nos 221 and 223, n s, 150 w 7th av, 33.4x100.11. Sub to mort \$23,000. Sept 14, due Dec 15, 1895. 2,000

Moore, Ruth H wife of John to Eva P wife of Abraham M Graff. 121st st, No 256 W. P M. Sub to mort \$12,500. Sept 20, 2 years. 1,000

Morrison, Florence A to Harry Brown, firm of Brown & Hodgkins. 151st st, n s, 175 w Amsterdam av, 25x99.11. Sub to mort \$20,000. Aug 24, 4 months. 946

Obendorfer, Gustav and Leopoldine his wife to Conrad R Gross and George Herberer. 91st st, No 148 W. P M. Sub to mort \$20,000. Sept 24, installs, 5 % gold, 12,500

Porter, David F to TITLE GUARANTEE AND TRUST CO. 122d st, Nos 339-343, n s, 100 w 1st av, 3 lots, each 25x100.11. 3 mort, each \$5,000. Sept 23, 3 years, 4 1/2 % gold, 15,000

Philipse, Margt G trustee of Mary P Iselin widow and Mary P Iselin and Margt G Philipse trustees of Cath W Philipse, Mary P Iselin trustee of Margt G Philipse, John De W Warner exr and trustee Margt P Moore and as exr and trustee of Mary M Gouverneur, Mary P Iselin. Cath W and Margt G Philipse and John H Iselin to THE BANK FOR SAVINGS in the City of New York. William st, Nos 50, 52 and 54; Pine st, No 47, being William st, s e cor Pine st, runs s 68.4 x e 42.4 x s 9.3 x e 48.1 x n 73.4 to Pine st, x w 91.2 to beginning. Sept 20, 3 years, 4 1/4 % gold, 55,000

Potter, Annie E to Aaron Fatman. 98th st, s s, 74 e Amsterdam av, 26x100.11. Sept 23, 5 years, 5 % gold, 18,000

Quackenbush, Abraham and Danl D Lawson to Judson S Todd. 27th st, n s, 250 w 6th av, 25x98.9. Sept 24, 1 year, 22,250

Same to same. 27th st, n s, 275 w 6th av, 25x98.9. Sept 24, 1 year. 22,250

Roddy, John S and Wm F Crockett to The New York Inst for Instruction of the Deaf and Dumb. 64th st, No 15, n s, 225 w Central Park West, 25x100.5. Sept 20, due Sept 24, 1900, 5 % gold, 28,000

Same to John A Brown, Jr, Philadelphia, Pa. 64th st, No 13, n s, 200 w Central Park West, 25x100.5. Sept 20, due Sept 24, 1900, 5 % gold, 28,000

Roth, Fanny to Mary J Stafford. Houston st, n s, 261.8 e Av C, 20x73.4x20.2x75.10. Leasehold. Sept 25, installs. 2,000

Reilly, James to Walter H Sloane. 104th st, s s, 69 e 1st av, 24.5x100.11. Sept 24, 5 years, 5 % gold, 7,500

Reiss, Max mortgagor with Seig Goldstein. Extension of reduced mortgage. Sept 23. nom

Rechnitzer, Clementine to Jacob Wiener. 47th st, No 145, n s, 241.8 e Lexington av, 16.8x100.5. Mt. \$13,000. Sept 21, 1 year. 1,000

Recke, Wilhelm to Heinrich Weber. Columbus av. No 789, e s, 75.11 s 99th st, 25x74. Sept 18, 2 years, 5 % gold, 5,000

Reid, Walter, Madison, N J, to Thos R A and Wm H Hall, of William Halls Sons. 116th st, s s, 555.6 e 8th av, 75x100.11. Sept 19, 1 year. 6,300

Ringe, William to Felicitas M C Benziger, New Brighton, S I. 134th st, No 109, n s, 175 w Lenox av, 25x99.11. Sept 20, 5 years, 5 % gold, 17,000

Secomb, Mary T, Grace M and Bertha H, Brooklyn, to Mary T Secomb guard of Hilda C Secomb. 18th st, No 11, n s, 235 w 5th av, 25x92. Sept 3, demand. 5,750

Seidenberg, Joseph to The Hebrew Benevolent and Orphan Asylum Society of the City of New York. Lexington av, s e cor 77th st. P M. Sept 16, due Sept 20, 1897, 4 1/2 % gold, 77,500

Slovan, Samuel to THE MUTUAL LIFE INS CO of New York. Grand st, No 428, n s,

19 e Attorney st, 21x69. Sept 23, 1 year, 5 % gold, 12,000

Same to Thos S Ryder, Same property. Sub to last mort. Sept 23, due Sept 15, 1898, 5 % gold, 2,200

Smith, Frank L, Tarrytown, N Y, to Daul S Slawson, Boulevard, P M. Sept 16, due Sept 2, 1898, 5 % gold, 18,000

Stilger, John W to NORTH RIVER SAVINGS BANK. 62d st, n s, 375 e 10th av, 25x100.5. Sept 20, 1 year, 4 1/2 % gold, 8,000

Stone, Aaron to Philip Schuyler and ano trustees will of Gertrude L Lowndes. Suffolk st, No 110, e s, 175 s Rivington st, 25x100. Sept 25, 3 years, 4 1/2 % gold, 23,000

Same to Henri Strasbourger. Same property. Substitute mort. Sept 25, installs. 2,000

Spencer, Sarah to TITLE GUARANTEE AND TRUST CO. 129th st, s s, 183.1 e Park av, 20.1x99.11x20.2x99.11. Sept 24, due May 1, 1898, 5 % gold, 5,000

Stuckel, Frederick to Fredk L Stuckel and Sophia his wife, Germania, N J. Av A, w s, 23 s 17th st, 23x94. Sept 23, due July 1, 1900, 4 1/2 % gold, 5,000

Schawel or Schawell, Rosalie widow to Kate Warner. 19th st, n s, 500 w 1st av, 16.8x92. Sub to mort \$6,000. Sept 25, due Feb 28, 1897. 2,000

Siefke, Henry to THE MANHATTAN SAVINGS INST. 5th av, n e cor 94th st, 25x100. Sept 17, 1 year, 4 1/2 % gold, 9,000

Stadler, Chas A to Melitina Taylor, Milford, Conn. 61st st, s s, 125 e 2d av, runs e 150 x s 102.10 x w 100 x n 2.5 to centre line of block, x w 50 x n 100.5 to beginning. Sept 23, due Oct 1, 1899, 4 3/4 % gold, 50,000

Stevens, Geo T to Lily W Beresford et al trustees will of Louis C Hamersley. 33d st, n s, 345.1 e Broadway, 23.4x98.9. Sept 21, 3 years, 5 % gold, 50,000

The Hygeia Sparkling Distilled Water Co to CONTINENTAL TRUST CO of the City of New York trustee. Jane st, n s, 120.6 e Washington st, 46.7x87.5x47x87.5. Sub to mort \$—, with all chattels, &c. Secures bonds. Sept 3, due Sept 1, 1905. 50,000

THE EQUITABLE LIFE ASSUR SOC of the U S to Carrie K Levy or others whom it may concern. Declaration as to amt of mort made by Wm S Maddock and as to discharge of same. Sept 26. nom

Van Orden, Howard E to Harry Brown. Manhattan av, n e cor 102d st, 100.11x95. Sub to all liens. Sept 25, due Jan 1, 1896. 3,900

Wenige, Josephine to Otto Schindler. 71st st, s s, 158.4 w 3d av, 16.8x100.5. Sub to mort \$12,500. Sept 25, 1 year. 1,500

Same with same. 82d st, No 506 E. Agreement as to delivery of deed to secure payment of mort and as to redelivery of same. Sept 25. nom

White, Granville M to THE MUTUAL LIFE INS CO of New York. 77th st, No 272, s s, 55 e West End av, runs s 24.2 x e 11 x s 38 x e 4 x s 19 x e 13.6 x n 81.2 to st, x w 28.6 to beginning. Sept 26, 1 year, 5 % gold, 5,000

Walsh, Augustin to TITLE GUARANTEE AND TRUST CO. 84th st, Nos 3 and 5, n s, 125 e 5th av, 50x102.2. Sept 20, due Oct 1, 1897, 4 1/2 % gold, 40,000

Watt, Archibald to Thos L Watt. Lenox av, s w cor 146th st, 99.11x150. Sept 21, 1 year, 5 % gold, 20,000

Weisgerber, Louisa to George Ehret. 109th st, n s, 157 e 2d av, 14.8x100.10. Sept 11, 3 years, 5 % gold, 4,000

Wellbrock, John and Henry Thomforde, of Wellbrock & Co, to Bernheimer & Schmid. Madison av, No 63, cor 27th st. Saloon lease. Sept 23, note, demand, 7,500

Same to John W and Ernst A Haaren and Ernst A Meinken, of Haaren & Meinken. Same property. Sub to last mort. Sept 23, demand. 6,000

Williams, Frances L, Irvington, N J, to Alfred Edelmuth. 119th st, No 329, n s, 305 e 2d av, 20x100.10. Sept 20, 2 years, 5 % gold, 1,000

Williams, Lloyd to THE EQUITABLE LIFE ASSUR SOC of the U S. 88th st, n s, 156 w West End av, 19x100.8. Sept 24, due Jan 1, 1897, 5 % gold, 18,000

Ward, Chas D to George Daiker, St Nicholas av, No 702. P M. Sub to mort \$16,000. Aug 27, due Oct 1, 1896, 5 % gold, 5,750

Young, James P to William and James Forbes. 64th st, n s, 350 w Central Park West, 75x100.5. Sub to mort \$78,000. Sept 20, 6 months. 3,000

23d and 24th WARDS.

Mortgages under this head marked with * denote that the property is located in the new Annexed District (Act of 1895).

*Ackerpreis, John and Henrietta his wife to Kaspar Hesselbach. Duncomb av, w s, 300 s Elizabeth st, 25x125. Sept 15, 5 years, 5 % gold, 1,200

Brogan, Thomas to Lizzie A McCone. Vyse av. P M. Sept 20, installs. 450

Brown, Chas A to THE MUTUAL LIFE INS CO of New York. Edenwood av, centre line, 300.6 n Fordham Landing road, 200 x125. Sept 19, due Sept 23, 1896, 5 % gold, 7,000

Bolton, Henry M to John W Bolton. Boston av, widened, n s, 72.11 e Suburban pl, 24.4x94.9x21.6x97.2. Sept 23, 3 years, 3,000

*Brown, Matilda F to John H Eden, Ellison av, w s, lot 293 map part of Seton

homestead, at Westchester. Sept 16, 6 months, 5 % 520

*Same to same. Balcom av, w s, lot 433 same map. Sept 16, 6 months, 5 % 520

*Same to same. Balcom av, e s, lot 378 same map. Sept 16, 6 months, 5 % 520

*Bracken, James to Ephraim B Levy. Livingston av. P M. Sept 12, due Sept 23, 1898, 5 % 150

*Bradley, James to Ephraim B Levy. Grant av. P M. Sept 12, due Sept 23, 1898, 5 % 487

*Byrnes, Patk J to Ephraim B Levy. Morris Park av and Taylor st. P M. Sept 12, due Sept 23, 1898, 5 % 600

Clifford, Annie L to Maria C Scott. North 3d av, n w cor 172d st, 30.5x62.6x30x59.3, except part taken for opening 3d av. Sept 16, due Nov 1, 1898, 5 % 2,000

*Connell, Andw J to Ephraim B Levy. Taylor st. P M. Sept 12, due Sept 23, 1898, 5 % 200

Cotter, Nicholas, Stamford, Conn, to Adolph M Bendheim. 139th st, s s, 100 w Willis av, 53.3x100. Sept 25, due July 1, 1896. 6,000

Chauvet, Joseph J M to Edwd B Fellows. Kingsbridge road, e s, near Poe Cottage, lot 1 map of Patk J Keary, Fordham, 24th Ward, 58.4x225x35.1x260.6. Aug 15, 3 years, 5 % 3,000

Coogan, Matthew to The Bradley & Currier Co (Lim). 147th st, s s, 90 w Brook av, 100x100. Sub to mort \$58,000. Sept 16, 3 months. gold, 7,090

Darmody, John to The Park Building and Loan Assoc of New York. Lot 97 map of 112 choice lots, being subdivision of Henry Honey estate, Tremont, 24th Ward. Sept 19, installs. gold, 900

Decker, Paul G to Saml W Milbank et al trustees for Eliz M Cauldwell. 161st st, n s, 92.5 e 3d av, 27x100. Sept 24, 3 years, 4 1/2 % gold, 12,500

Same to same. 161st st, n s, 119.5 e 3d av, 27x100. Sept 24, 3 years, 4 1/2 % gold, 12,500

Same to Chas A Runk. 161st st, n s, 92.5 e 3d av, 51x100. Sept 24, 1 year. 3,000

*Doege, Paul E E to Ephraim B Levy. Lot 212 map of Van Nest Park, 24th Ward. P M. Sept 12, due Sept 23, 1898, 5 % 212

Dalton, James S to Twenty-third Ward Land Impt Co. Hoe st. P M. Sept 20, due Sept 15, 1898, 5 % 690

*Fannon, Hannah to Mary H L Grab. Poplar st. P M. Sept 19, 3 years. 400

Fitzmaurice, John W and Mary E his wife to James T Dougherty. Bronx River road, w s, lot 205 map No 1 of Hyatt farm, Woodlawn, 25x109x25x111. May 4, 1 year, 4 % 100

Geis, John F, Albert S and Annie to Edward Geis. Willis av, n w cor 140th st. P M. Sept 19, 1 year, 5 % 2,000

Fischer, Katharina widow to Robt A B Dayton as trustee of trust estate will of Anson Blake for Mary M Martindale. 145th st, s s, 400 e Willis av, 25x100. Sept 24, 3 years, 5 % 2,800

Ferrigan, Patrick F to Edward P Steers. Crotona av, n e cor Clinton av, 164.3x101x164.3x101.5; Fairmount av, s w s, lots 9 and 10 map Fairmount, Upper Morrisania, 200x142x200x141. Secures loans. Sept 18. 7,000

Hey, George and Marianna to Jacob Siegel. Railroad av, e s, 115.2 n 169th st, 240.7x150. with right to strip 10 ft wide on s e s. Sept 25, 1 year, 5 % 10,000

*Helbig, Emil G to Ephraim B Levy. Hancock st. P M. Sept 12, due Sept 23, 1898, 5 % 190

*Henne, Chas L to Ephraim B Levy. Taylor st. P M. Sept 12, due Sept 23, 1898, 5 % 195

Hanhart, Marie wife of Jacob formerly Grillon to Waldo Hutchins. Union av, old w s, 83 n Denman pl, 20.8x106. Sept 20, 8 months. 500

Hafemann, John O M to HARLEM SAVINGS BANK. St Anns av, n e cor 136th st, 45x100. Sept 26, 1 year, 5 % 4,500

*Hawkes, Flora A wife of and Henry to John W Haaren. Becker av, n cor Matilda st, 100x100. Secures note. Sept 25. 2,650

Kearns, Ellen to George M Miller and ano trustees will of Levin R Marshall. 142d st, No 667, n s, 124.2 e Willis av, present line, 25x100. Sept 24, due Dec 1, 1900, 5 % 15,000

Keelon, Catharine to The Model Building and Loan Assoc of Mott Haven. Tinton av. P M. Sept 21, installs, 5 % 1,750

*Kennedy, Rhody J and Catharine his wife to Ephraim B Levy. Taylor st. P M. Sept 12, due Sept 23, 1898, 5 % 202

*Klunder, Stephen and Rigina to Robert Cateron. 11th av, s w s, lots 384 and 385 map of Wakefield, 100x228 to 10th av. Sept 19, 3 years. 2,000

Looram, Catherine wife of Mathew to Chas P Curtis et al trustees will of Henry Cary. Pelham av, s s, 25.6 e Fulton av, 50.1x121.3x50x111.5. Sept 12, 5 years, 5 % 3,500

McCone, Lizzie A to John F Steeves. Hoe st, e s, 150 s Freeman st, 25x100. Sept 19, 6 months. 3,000

Morris, John J to C Adelbert Becker. Oakland pl, n s, 100 w Crotona av. P M. Sept 16, installs. 1,200

Morris, Jane F to C Adelbert Becker. Oakland pl, n s, 123 w Crotona av. P M. Sept 16, installs. 4,000

Mayer, Maurice to Annie Donohue. Lorillard st, s e cor Kingsbridge to West Farms road, 53.5x61x50x91, reserving therefrom a strip one s of above, 1x91; also reserving Lorillard st, s e cor Kingsbridge to West Farms road, 31.10x62.6x24.3x67.6. Sept 5, due Feb 1, 1896. 5,000

*McDermott, John to Ephraim B Levy. Columbus av. P M. Sept 12, due Sept 23, 1898, 5 % 200

Mead, John L to Polka M. Ludo W and Alfred P Wilkens trustees will of Louis Wilkens. Bergen av, southerly cor 153d st, 85x82.3x143.3x44. Sept 25, due June 1, 1899. 6,000

*Meyer, Charles and Marie his wife to Ephraim B Levy. Columbus av. P M. Sept 12, due Sept 23, 1898, 5 % 190

*Norton, Wm S to Ephraim B Levy. Columbus av. P M. Sept 12, due Sept 23, 1898, 5 % 400

Norz, Mary K to Hettie Knox. Westchester av, n w cor Intervale av. P M. Sept 25, 1 year. 3,500

Ogden, Alfred B to UNION DIME SAVINGS INST. Bathgate av, w s, 180 n 172d st, 80x120. Sept 25, due Nov 1, 1898, 5 % 4,500

Overington, Harry to Laura F Van Riper. 145th st, s s, 200 e Willis av, 25x100. Sept 24, 3 years. 2,000

Patterson, Howard to Wm W Edwards. Bainbridge av, e s present line, 208.7 s Travers st, 50x115. Aug 27, 1 year, 5 % 1,000

*Peterson, Gustav A and Martha C his wife to Ephraim B Levy. Taylor st. P M. Sept 12, due Sept 23, 1898, 5 % 200

Prince, Edwd S to Twenty-third Ward Land Impt Co. Hoe st. P M. Sept 16, due Sept 19, 1898, 5 % 1,320

*Persse, Thos H to Eliza H Mason. 4th st, n w cor 5th av, Williamsbridge, 50x105. Sept 19, 2 years. gold, 1,000

Penndorf, Charles to DRY DOCK SAVINGS INST. 155th st, s s, 100 w Elton av, 45x100. Sept 26, due Oct 1, 1896, 5 % 2,500

Ranchfuss, Alfred mortgagor with Emma L Van Ness, Cornwall, N Y. Extension of reduced mort payable in gold. Feb 19. nom

Rothschild, Isaac and Rachel his wife to Caroline Weinberg, Brooklyn. Lots 40 and 41 map of 41 lots on Southern Boulevard and Fairmount av, and fronting Crotona Park and Parkway. P M. Sept 24, 3 years. 2,000

*Schwartz, Joseph to Ephraim B Levy. Hancock st. P M. Sept 12, due Sept 23, 1898, 5 % 192

*Slattery, Maggie J to Ephraim B Levy. Taylor st. P M. Sept 12, due Sept 23, 1898, 5 % 197

*Slumasky, Edwd E to Ephraim B Levy. Morris Park av and Taylor st. P M. Sept 12, due Sept 23, 1898, 5 % 400

Schroeder, Mary E wife of Wm H to Horace P Whitney, Yonkers, N Y. 170th st, No 836, s s, 50 w from centre line of block between Fulton and Franklin avs, runs s 113.7 x w 16.6 x n 112.4 x e 16.8. Secures lease. Sept 21. —

Schumman, Frederick and Elizabeth his wife to Frederick McCarthy. Prospect av. P M. Sept 20, 3 years. 1,000

Steinhardt, Benjamin to David May. 3d av, s w cor 170th st, runs w 122.6 x s 52 x e 40 x n 26 x e 82 to av, x n 26. Sept 18, 2 years. 2,000

*Thompson, Pontus I, Brooklyn, to Birkbeck Investment Savings and Loan Company of America. Ellison av, w s, lot 293 map of Seton Homestead at Westchester, N Y. Aug 28, installs, 5 % gold, 1,800

*Teichman, Jennie E to Ephraim B Levy. Lots 141 and 142 map of Van Nest Park, 24th Ward. P M. Sept 12, due Sept 23, 1898, 5 % 442

The Williamsbridge Gas and Electric Light Co. Consent of stockholders to mortgage to Continental Trust Co as trustee for 100,000

Weberg, Henry, Jr. to Alex J Melville, Mt Vernon, N Y. Scott av or Woodlawn road, s s, 70 w Decatur or Norwood av, 24x96. Sub to mort \$3,000. Sept 25, 3 months, note. 500

Wollenweber, George and Elise his wife to Anton Ragetti. 135th st, s s, 350 e Willis av, 16x100. Sept 25, 3 years, 5 % 1,900

*Wahn, Sophie to Ephraim B Levy. Morris Park av. P M. Sept 12, due Sept 23, 1898, 5 % 300

Weston, Maria to James S Stearns, Madison, N J. Highbridge or Ogden av, n w s, 500 s w Union st, 137.6x20.0. Sub to mort \$10,000. Sept 24, due Jan 1, 1896, 5 % 750

*Wittekind, Rudolph to Ephraim B Levy. Columbus av. P M. Sept 12, due Sept 23, 1898, 5 % 197

Zumbuehl, Chas H and Minnie his wife to Minnie Frees widow. 155th st. P M. Sept 21, 3 years. 5 % 4,500

MORTGAGES—ASSIGNMENTS.

NEW YORK CITY.

SEPTEMBER 20, 21, 23, 24, 25, 26.

Ascher, Minna wife of and Lewis to Max Frankenheim. nom

Bach, Lewis Z and Thos J McLaughlin to Bernard Maybeck and Kate Janssen. nom

Bogert, Henry A et al trustees for Mary E Porter to Title Guarantee and Trust Co. \$35,000

Bell, Jared W to Fredk A Snow. nom

Brown, John J, Harrison, N Y, to Antony Wallach. 7,054

Cohn, Hugo to Moses Lewin. nom

Ehrmann, Julius to Jacob Scholle et al extra and trustees Abraham Scholle. nom

Faron, Theresa, Brooklyn, to Estelle Hasberg. 300

Fischer, Jacob G to Title Guarantee and Trust Co. 7,000

Goerl, Martin to Michael Hertle, Brooklyn. 3,500

Greiner, Cath M E to J Bentley Squier. 4,000

Same to same. 4,000

Geraty, Annie M to Andw J Kerwin. 6,000

Geery, Eliz F to Mary M Stone, Ossining, N Y. 3,000

Goodrich, Leroy L, Mt Vernon, N Y, to Resolvent N Goodrich. 2,000

Holzman, Bernhard and Rosa his wife to Marx Reiss. nom

Hamburger, Saml B exr Bernhard Hamburger to Edgar Whitlock. 100,000

Jencks, Francis M to Wm N Crane guard of Wm M Crane. nom

James, Warren A, Brooklyn, to Jane Anderson, Brooklyn. 500

Klusmann, Jacob C admr Victoria M Klusmann formerly Roedenburg to Joseph H Bearn, Brooklyn. 11,000

Loughran, Thos R, Mt Vernon, N Y, to Mary wife of Henry Silverstone. 1,500

Lockwood, R and P C. Boston, Mass, to The Twenty-fourth Ward Real Estate Assoc of New York. Assigns 15 mort. Rerecorded. 6,792

Le Compte, Wm J, Jr. exr Matha L Boehmer to Title Guarantee and Trust Co. 10,000

Maloney, Wm P to Edward Winslow. nom

May, David to John A Straley, Louis B Hasbrouck and Nicholas Schroeder. 1,725

McMillan, John J to Augustus Frey. nom

Middlebrook, Frederic J, Brooklyn, to Jette Dittmann. 8,089

Murphy, William to John T Terry and ano trustees under will of Edwin D Morgan. 3,046

Merrihew, Geo W exr Caroline P Merrihew to Caroline Putnam Merrihew. nom

Same to Stephen Merrihew. nom

Same to Theodora wife of James G Rieck. nom

Mount Morris Real Estate Assoc to Geo A J Norman. 3,000

Mackenzie, Alexander, Glen Spey, N Y, to Henry Heide. 13,000

Richardson, T Chesley to Chas R Gould. 12,000

Smith, Amelia. L I City, to Theodore Danfield. nom

Snow, Fredk A to Wm N Crane. 2 assigns. nom

Schindler, Otto to Annie Aaron. nom

Steers, Catharina to Bessie Cohen. 3,072

Snow, Fredk A to Continental Trust Co of the City of New York. nom

Same to Jared W Bell. 3 assigns. nom

Schalk, Emma to Joseph C Levi as trustee. 25,500

The Salem Savings Bank, of Salem, Mass, to The Twenty-fourth Ward Real Estate Assoc of New York. Assigns 48 mort. Rerecorded. 28,232

Thacher, Julia E to Edwd P Schell et al exrs Josephine L Peyton. 20,000

The Teachers' Mutual Benefit Assoc of the City of New York to The Teachers' Building and Loan Assoc of New York City. 19,000

Title Guarantee and Trust Co to The National Savings Bank of the City of Albany. 11,000

Title Guarantee and Trust Co to Peter T Austen and ano trustees will of Eliz A Austen. 4,000

Title Guarantee and Trust Co to Hudson City Savings Inst. 10,000

Title Guarantee and Trust Co to David McDowell. 5,000

Thompson, Ella S, Brooklyn, to Frances A Thompson, Brooklyn. nom

Thompson, Frances A to Seig Goldstein. 3,045

Van Rensselaer, Kilian trustee to Merritt Trimble. 6,000

Wiglesworth, Thomas, Boston, Mass, to The Twenty-fourth Ward Real Estate Assoc of New York. Assigns 40 mort. Rerecorded. 24,745

Winslow, Edward to Jared W Bell. nom

Wendt, Herman to Constance Wright, Hempstead, L I. 1,000

Weil, Jonas and Bernhard Mayer to Fanny Bach. 6,173

Winslow, Edwd to Wm N Crane. 2 assigns. nom

Wandell, Josephine to Fredk A Snow. 4,000

Same to same. 2,000

21 McCorkren, James—D Mayer Brewing Co. 323 08
 21 McGrath, John P—B W Davis. 51 83
 23 MacDonald, John J—Henry Ficke. 215 00
 23 MacDonald, Nellie F—J G Johnson. 70 28
 25 McAdams, John J—Hyman Schnitzer. 47 65
 25 McGlynn, Patk T—Elizabeth Callaman. 47 33
 25 McNeice, Alexander—Harlem Local Reporter Co. 29 15
 26 McAuley, Wm H—Sophia S Mundy. 373 36
 27 McGraw, Peter J } W H H Childs
 McGraw, Wm H } 1,141 89
 23 Noble, Franklin—Sarah E Rountree. 53 47
 26 Nier, Geo F—A F Schmidt assignee of C L Beale. 435 34
 26 Neustadt, Peter—Lizzie Munday. 171 12
 26 Neuman, Alexander—Leon Tuchmann. 738 24
 27 Nichols, Minnie S—J P McGovern. 3,017 63
 21 O'Gorman, Wm J—Henry Lowenstein. 264 93
 21 Osborn, Robt A—House of Good Shepherd. 331 85
 24 Ochs, Bernard } Minnette Ochs. 5,788 18
 Ochs, David }
 24 the same—Moses Seligman. 267 35
 24 the same—Columbia Bank. 2,567 35
 25 Ochs, Bernard } M B Ochs. 16,070 63
 Ochs, David }
 25 O'Brien, Miles M recvr Umbrella Co—J P Kernochan. costs 319 53
 25 O'Brien, John J—David Mayer Brewing Co. 75 50
 26 Osborn, William—Isaac Stern. 124 48
 27 Oppenheimer, Joseph—G E Plitt exr G B Plitt. 3,263 91
 27 Osborn, William } A M Moore. 2,380 92
 Osborn, Robert A }
 23 Peck, Carleton C W—B A Brooks. 223 81
 24 Price, Isaac—William Dattelbaum. 309 21
 25 Palmer, Arthur C recvr—J P Kernochan. costs 319 53
 25 Platz, Max J—E P Hatch. 316 93
 27 Pollock, Robt L—R J Dean. 184 99
 21 Roch, Louis G—H B Kirk. 87 32
 21 Ryan, Dennis J—W D Farwell. 123 21
 24 Reding, John—Christy & Co. 2,792 70
 24 Rotello, Pietro—J J Burleigh recvr Bodine Glass Mfg Co. 69 47
 24 Ryan, Michael—James Fitzpatrick. 1,641 24
 24 Rieger, August—Fritz Handrich & Son. 104 36
 25 Reilly, Thomas admr J C Reilly—Second Av R R Co. costs 89 67
 25 Rosso, Michael an infant by Frank Rosso his guard—the same. costs 34 78
 25 the same—the same. costs 34 78
 25* Rosenberg, Frank—Aron Smith. 272 92
 25 Richardson, Enoch L—Metropolitan Telephone and Telegraph Co. 117 13
 26 Read, Geo E—Construction Reporter Co. 112 59
 26 Rankin, Jas L—Terminal Warehouse Co. 128 98
 26 Robinson, Wm H—Southern Nat Bank of N Y. 233 18
 26 Roth, Richard—Rudolph Koch. 192 86
 26 Rouser, Helen E—People State N Y. 300 00
 26 Richards, G—P S Boylan. 423 42
 27 Rice, Chas—Max Bernstein. 530 82
 27 Rosen, Meyer—Manhattan Oil Co. 1,117 72
 21 Samuels, Seymour—Beadleston & Woerz. 135 28
 21 Schultz, Geo A—St Louis Dressed Beef and Provision Co. 75 39
 23 Simpkins, John—Murray & Hill. 182 50
 23 Salinger, Morris, Sr—Robert Soltan & Co. 662 74
 23 Schrader, Henry—Nicholaus Karatsonyi. 358 69
 23 Stevens, Mary E—Timothy Donovan. (D) 3,688 37
 24 Simpson, Merritt P—Ella L Hebbard. 33 00
 24 Stern, Max D—G F Morris. 89 66
 24 Senter, Geo F—William Brandt. 555 30
 24 Sauerbrey, Herman—J H Mohlman Co. 183 30
 24 Seraphine, Michael—Solomon Rosenfeld. 79 49
 25 Serrell, Alfred T } Hilton & Dodge
 Serrell, Alfred W } Lumber Co 221 47
 25 Schnath, Fred—Frederick Schierenbeck. 159 72
 25 Stanton, Peter B—East River Mill and Lumber Co. 147 08
 25 Spitzer, John—Lazarus Straus. 96 68
 25* Sholz, John—Louis Lutz. 19 69
 25 Straus, Gustave—Joseph Ullmann. 566 38
 25 Schattenkercher, George—Thomas McGovern. 318 18
 25 Slesinger, Harry—Metropolitan Telephone and Telegraph Co. 37 46
 25 Straus, Julius—the same. 97 20
 25 Seely, John D—R C Brown Branch Owl Cigar Co. 97 20
 26 Sharkey, Mary—Jane M Haslam. 138 41
 26 Shapiro, William—Reuben Siegel. 139 63
 26 Schermerhorn, T Moore—Terminal Warehouse Co. 128 98
 26 Spanton, Essie H—Isaac Strauss. 868 09
 26 Steinmetz, Christina—M J Hirschbein. 171 18
 26 Simon, Semche—German Exchange Bank. 527 80
 26 the same—the same. 506 68
 26 the same—the same. 505 04
 27 Schoneweg, Frederick—R E Thibaut. 171 37
 27 Stein, William—William Edwards. 396 08

27 Schneider, Herman F—John Blumers. 719 00
 21 Smith, James—A E Massman. 120 70
 21 Smith, H Eugene—H B Smith Co. 1,925 54
 23 Smith, Eugene C—John Carmody. 357 71
 24 Smith, Fritz H—Christy & Co. 2,792 70
 25 Smith, Edward—P M Vincent. 493 99
 26 Smith, Rachel—Edward Duffy recvr Mutual Brewing Co. 178 89
 21 A E Chasmar & Co—Robert Rutter. 608 52
 21 Wild Engineering Co—T N Motley. 381 49
 23 NY Braided Cord Co—O W Buckingham. 8,046 40
 23 Tuckahoe Lumber and Coal Co—H J Braker. 5,114 81
 23 Miller & Valleau Co—W B Du Bois. 375 15
 23 Automatic Electrical Specialty Co—W J Johnson Co (Lim). 304 28
 23 Horicon Impt Co—W S Kinsey. 899 65
 24 Second Avenue R R Co—Michael Rosso by Frank Rosso his guard. costs 34 78
 24 Springer & Wely Co—American Type Founders Co. 287 16
 24 U S Fire Co—Manhattan Rubber Mfg Co. 461 46
 25 Bartholdi Hotel Co—N Y Bottling Co. 379 59
 25 Umbrella Co—J P Kernochan trustee Mary L Barbey. 864 83
 25 the same—Peter Lorillard trustee. 864 83
 25 the same—H I Barbey trustee. 864 83
 25 American Railway Maintenance Syndicate—C H O'Neill Co. 148 83
 25 Norwich Insulated Wire Co—Metropolitan Telephone and Telegraph Co. 109 97
 26 Bostedo Packing and Cash Carrier Co—Stephen Birch. 118 96
 26 Jewelers Review Pub Co—J J Mead. 92 56
 27 Equitable Mutual Fire Ins Corporation, N Y—Joseph Michaels. 1,943 90
 27 L I Mutual Fire Ins Corporation, N Y—J W Durbrown. 41 63
 27 Miller & Valleau Co—Russell Johnson. 143 38
 27 the same—Helen Hull. 48 79
 21 Topping, William A } G P Ide. 153 15
 Topping, Henry S }
 23 Travis, James M—William Rhineland trustee W C Rhineland. 130 51
 24 the same—Western Union Telegraph Co. 158 54
 25 Tanganelli, Mario—Cesare Conti assignee Antonio Lombardi. 138 78
 25 Tobias, Joseph O—Thomas Chaffee. 3,088 68
 25 Tassotti, Frank G—Henry Herrmann. 213 33
 26 Tompkins, Griffin—Susanna W Thorne. 1,090 44
 26 Traum, Caroline—Ludwig Zodikow. 167 61
 26 Tweddle, Albert E—Samuel Miers. 152 05
 26 Tetamore, Frank L R—International Journal of Surgery Co. 152 67
 26 Triest, Bernard } J B Stetson Co. 69 70
 Triest, Jesse E }
 Triest, Julius S }
 27 Tully, John—Charles Hulseberg. 210 15
 27 Tuck, Nelson L—C E Miller. 152 75
 21 Verschleiser, Max—Ph & Wm Ebling Brewing Co. 856 63
 24 Verdosa, Antonio—J J Burleigh recvr Bodine Glass Mfg Co. 69 47
 24 Van Guildler, Will H—C H Phelps. 14 11
 25 Veith, John—David Mayer Brewing Co. 43 90
 26 Vix, Jacob—Marcus Rosenthal. 104 03
 21 Weber, Louis } J V Schaefer. 1,848 82
 Weber, Edward }
 21 Wiman, Erastus—H E Perry. 4,381 43
 23 Walsh, Mary admrx William Walsh—Manhattan Railway Co. costs 83 22
 23 White, Joseph H—Pauline Wolf. 117 19
 24 Weinberg, Abraham—Leopold Gottlieb. 137 50
 24 Wilzig, Paul—August Schaefer & Son. 229 60
 24 Willey, Joseph H—Christy & Co. 2,792 70
 24 Wischnewetzky, Lazare—Mary S Armstrong. 776 28
 24 Weekes, Henry De F committee L F Beckwith—William Hyams. (D) 45,358 43
 24 Wendell, Charles—William Brandt. 555 30
 24 Ward, Chas M—American District Telegraph Co. 28 93
 24 Weeks, Henry De F committee L F Beckwith—A W Evaris recvr Arthur Beckwith. 180,144 71
 26 Watts, Henry—J W Thompson. 192 32
 26 Weber, Louis—A P Fitch. 574 88
 26 Waters, W E—Butler Bros. 448 02
 26 Woolverson, Wm H pres't N Y Transfer Co—William Campbell. 114 24
 26 Wallace, Thos J—Beadleston & Woerz. 416 96
 27 Wilkinson, Fredk P—F A Walker. 646 76
 27 Williams, Max—William Batley. 2,805 81
 23 Young, John W } H J Braker. 5,114 81
 Young, Albert J }
 Young, Irving W }
 24 Zimmer, Anna U } Adam Zimmer. 156 94
 Zimmer, Robert }
 26 Zink, Chas L—Rudolph Koch. 192 80

Bolte, John—H M Gerken. 1883. 81 43
 Boskey, Harris—Alois Kohn. 1893. 149 51
 Baldwin, Jane E. Aphra and Frances—W A Baldwin. 1893. 240 87
 *Brown, Henry—Health Dept, City N Y. 1895. 209 50
 Cahill, John—Thos W Peyton guard C J Cahill. 1895. 65 00
 Clafin, John—Martin Eckhardt (assigned to H B Clafin Co). 1889. 692 41
 Same—H N Bailey (assigned to same). 1889. 882 21
 Same—Henry Greenberg (assigned to same). 1889. 2,226 07
 Same—Otto Denecke (assigned to same). 1889. 1,180 69
 Same—Andresen & Blatt Folding Bed Co (assigned to same). 1889. 579 09
 Same—Emilia Schloss (assigned to same). 1889. 784 62
 Same—Philander Derby (assigned to same). 1889. 403 97
 Same—Orival O Clark (assigned to same). 1889. 1,059 07
 Dady, Michl J—John Peirce. 1895. 1,315 26
 Davis, Edwd A—J J Frank. 1889. 234 24
 Dupre, Louis—Mercantile Nat Bank. 1893. 310 86
 Same—D B Falk. 1893. 119 00
 Same—Mechanics' and Traders' Nat Bank. 1893. 289 74
 Same—Nat Citizen's Bank. 1893. 288 49
 Same—Zachariah Falk. 1893. 115 24
 Same—Falk Bros & Co. 1893. 86 20
 Ewen, Warren, Jr, and John M—R W Parsons. 1885. 1,367 43
 Elbe, Isidor—Nat Park Bank. 1895. 1,004 98
 Epstein, Simon } Martin Eckhardt (assigned to Eames, Edw E } H B Clafin Co). 1889. 692 41
 Same—H N Bailey (assigned to same). 1889. 882 21
 Same—Henry Greenberg (assigned to same). 1889. 2,226 07
 Same—Otto Denecke (assigned to same). 1889. 1,180 69
 Same—Andresen & Blatt Folding Bed Co (assigned to same). 1889. 579 09
 Same—Emilia Schloss (assigned to same). 1889. 784 62
 Same—Philander Derby (assigned to same). 1889. 403 97
 Same—Orival O Clark (assigned to same). 1889. 1,059 07
 Fairchild, Horace J } Martin Eckhardt (assigned to Dexter N } to H B Clafin Co.) 89. 692 41
 Same—H N Bailey (assigned to same). 1889. 882 21
 Same—Henry Greenberg (assigned to same). 1889. 2,226 07
 Same—Otto Denecke (assigned to same). 1889. 1,180 69
 Same—Andresen & Blatt Folding Bed Co (assigned to same). 1889. 579 09
 Same—Emilia Schloss (assigned to same). 1889. 784 62
 Same—Philander Derby (assigned to same). 1889. 403 97
 Same—Orival O Clark (assigned to same). 1889. 1,059 07
 *Fleming, John—Health Dep't, City N Y. 1895. 209 50
 Friedman, Esther—Natl Park Bank. 1895. 1,004 98
 Field, Annie M and Carrie—G R Bristor. 1894. 74 64
 Frear, Margt A—F W Pugsley exr Helen M Dean. 1894. 180 00
 Same—Jane F Phelps exr Sarah A Watson. 1894. 180 00
 Same—R E Taylor exr Sarah A Watson. 1894. 180 00
 Same—Frank Hasbrouck exr Sarah A Watson. 1894. 180 00
 Same—Adelaide I Gilbert. 1894. 305 00
 Same—Lillie Lawton. 1894. 305 00
 *Gale, Jennie S B—Ernest Krueger. 1895. 476 35
 Hawkes, Richard—Vermont Marble Co. 1895. 118 98
 Hebbard, Isaac N—A T Baxter. 1885. 13,298 04
 Hudson Silk Co—William Knipscher. 1895. 392 87
 Irvine, William } James Langrall. 1895. 219 71
 Irvine, Alexander }
 Imperial Pine Product Co—Metropolitan Telephone and Telegraph Co. 1894. 63 11
 Kurtz, Frederick—Michael Krott. 1895. 125 44
 Katzenberg, Juhus—H H Salmon exr H H Salmon. 1891. 6,135 32
 Keivan, Charles—David M Koehler. 1875. 1,526 85
 Kemp, A—Scheuer Bros. 1891. 37 25
 Lord, John T—W J Keys. 1888. 72 18
 Leademach, Rudolph—Henry Schiffer. 1892. 122 80
 Maas, Selig } Falk Bros & Co. 93. 86 20
 Maas, Max }
 Meyer, Theodore }
 Mauchauffee, Maurice }
 Mauchauffee, George }
 Same—Mercantile Nat Bank. 1893. 310 86
 Same—D B Falk. 1893. 119 00
 Same—Mechanics' and Traders' Bank. 1893. 289 74
 Same—Nat Citizen's Bank. 1893. 288 49
 Same—Zachariah Falk. 1893. 115 24
 Manhattan Railway Co—J B Wright. 1895. 1,750 00
 Mitchell, Grove P—Oluf Tyberg. 1893. 413 17
 Mason, Agnes J—Albert Guerin. 1885. 374 81
 Mathias, John—H M Gerken. 188. 81 43
 McAleer, Hugh, Jr—H B Cosgrove trustee James Cosgrove. 1895. 272 97
 Moller, William—J V Schaefer. 1895. 1,848 32
 Muller, Margaret—Henry Glade. 1895. 240 62
 *Mauss, Julie—W E D Stokes. 1895. 1,132 84
 Mendels, Emanuel S—D J Colton. 1883. 479 71
 Morrissey, Michael—John Leonard. 1895. 526 07
 Motley, T N and J M—Southern Nat Bank. 1895. 233 18
 New Manhattan Athletic Club—R C Williams. 1895. 90 44
 Same—Beadleston & Woerz. 1895. 96 38
 Same—Henry Romeike. 1895. 83 37
 Napoleon, Thompson & Co—J G Hurmuze. 1895. 75 39
 O'Reilly, Hugh exr Patrick Fogarty—Sarah Lazarus. 1893. 468 87
 Same—same. 1893. 425 26
 Purcell, William exr Patrick Fogarty—Sarah Lazarus. 1893. 468 87
 Same—same. 1893. 425 26
 Piqua Club Assoc—Hilton, Hughes & Co. 1895. 78 11

SATISFIED JUDGMENTS.

NEW YORK.

September 21 to 27—Inclusive.

Bergen, Dennis V—Snow, Church & Co. 1895. \$35 12
 Billups, Jacob P } S D Mott. 1884. 1,913 93
 Burgess, Alexander }

Table listing names and addresses with associated numbers, including entries like 'Same—B J Ludwig 1895...120 83' and 'Same—Henry Komelke, 1895...83 37'.

Table listing addresses and associated numbers, including entries like '50th st, Nos 501-509 E, n s 100x100, H E Stevens & Son agt Mott et al...' and '124th st, n s, 175 e 11th av, 200x100...'.

Editor of THE RECORD AND GUIDE: On the 21st inst. a judgment was docketed against Messrs. Sloane & Moller in favor of J. V. Schaefer et al. The claim arose on a lien filed by said Schaefer against L. & E. Weber...

SATISFIED MECHANIC'S LIENS NEW YORK.

Table listing satisfied mechanic's liens in New York, including entries like 'Franklin av, w s, 521 6 n 169th st, 45x211. Lorz & Ortner agt Annie M L Spitzer...' and '16th st, No 479, n s, 350 w 9th av, 25x100...'.

Table listing names and addresses with associated numbers, including entries like 'Same property. Edmund Wittmann et al agt same and John Keller...' and 'Orchard st, Nos 151-157, w s, 128 n Rivington st...'.

Table listing names and addresses with associated numbers, including entries like 'Forsyth st, No 43, w s, 150 n Canal st, 25x abt 100...' and 'Prospect av, s e cor 156th st, 100x150...'.

*Discharged by deposit. †Discharged by bond.

BUILDINGS PROJECTED.

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

The first name is that of the owner; ar't stands for architect; b'r for builder.

NEW YORK CITY. SOUTH OF 14TH STREET.

Table listing building projects in New York City, including entries like 'Plan 1689—Broadway, s w cor 12th st, 14-sty brk store and lofts, 41.9x125.1 1/2 and 132.7; cost, \$300,000...' and '1699—Park row, Nos 151 and 153, two 3-sty brk stores and dwellg's, 19x65, first sty 71.8; cost, \$8,000 each...'.

MORTGAGES.

Table of mortgages listing names, addresses, and amounts. Includes entries for Allan, A B; Allen, G C; Arbogast, Henry; Baldwin, A C; Belcher, A A; Blanchard, M E; Same; Blewitt, J J; Boscaino, Lorenzo; Brabban, Moses; Brady, Thomas; Brennan, John; Brewster, M A; Brill, Helen; Brooks, C H; Brown, J A; Carr, Jane; Carr, John; Carter, L I; Chishy, E P; Collins, Margaret; Colt, T C; Colyer, G R; Condit, S D; Cornell, E M; Derschug, Peter; Dubois, Joseph; Durrie, John; Eccles, James; Farley, Bridget; Fischer, Christine; Fischer, Christine; Fitzgerald, Patrick; Franks, M M; Frederich, Kaspar; Ginsberg, Max; Goepke, G W; Groel, Antoinette; Hager, Frederick; Hagen, H J; Hahn, Edward; Same; Hall, B J; Hart, E T; Hedden, H C; Heiser, John; Hertz, Katharine; Hespe, W C; Hirsch, Amelia; Hobbis, M J; Hortsch, L I; Irving, C M; Jennings, James; Jenness, H B; Kane, Edward; Keim, F B; Klein, J N; Koutzmann, G A; Knebler, Robert; Lambrecht, Aloysius; Lampert, Charles; Larchar, L E; Le Gendre, W C; Lenz, Charles; Lobowitsch, Adolf; Lockwood, A R; Maier, August; Same; Maier, Christian; Same; Marshall, W J; Martello, Rocco; McArdle, Wm; Meffert, M F; Meyer, Charles; Meyer, K G; Same; Morss, M T; Nagel, C P; Oldfield, Ella; Orben, J C; Pier, A O; Pilch, F R; Rachlin, Morris; Same; Raphael, Pauline; Resch, E M; Ryan, E C; Samaracki, Julianna; Satterthwaite, J F; Schmidt, Katharine; Schnitzer, M C; Schwing, Peter; Seidel, J F; Simpson, W T; Skinner, James; Smith, S A; Smith, J M; Stoltz, Henry; Swanwick, A E; The Chas J Wadsworth Co; Van Houten, G A.

Table of mortgages listing names, addresses, and amounts. Includes entries for Venino, Philip; Visceto, Glosue; Wheeler, A H; Wilde, Edward; Same; Same; Winey, H W P; Zolinger, Marie.

CHATEL MORTGAGES.

SALOON AND RESTAURANT FIXTURES.

Table of saloon and restaurant fixtures listing names, addresses, and amounts. Includes entries for Boscaino, Lorenzo; Kelly, John; Winter, Michael; Wood, Annie; Zdziewowski, Stanislaw.

HOUSEHOLD FURNITURE.

Table of household furniture listing names, addresses, and amounts. Includes entries for Ackerman, Jennie; Archer, W W; Compton, M D; Ely, N S; Henger, Jacob; Looker, Annie; Pfister, Ellen; Schnee, Mrs M; Steenbergh, Victor; Strauss, Maurice; White, L A.

MISCELLANEOUS.

Table of miscellaneous items listing names, addresses, and amounts. Includes entries for De Bagnala, Edwd; Kenny, J M; Klein, Joseph; Lunger, T M; Mohring, Ernst; Reilly, Cornelius; Schoenewolf, F A; Stone, Charles; Vogel, Kilian.

JUDGMENTS.

Table of judgments listing names, addresses, and amounts. Includes entries for Booss, Frederick; Consolidated Tractor Co; Gamble, W H; Langenberg, Charles; Loveridge, M B; Perry, C B.

HUDSON COUNTY.

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

CONVEYANCES.

SEPTEMBER 18 TO 24—INCLUSIVE.

Table of conveyances listing names, addresses, and amounts. Includes entries for Ackerman, Henry; Backlund, Emma; Bettecher, L F; Beyer, Richard; Bieg, Marie; Braue, J F; Bratenbach, Paul; Brayden, John; Burge, Cecelia; Burr-oughs, C S; Cadmus, Irvin; Carroll, Bernard; Cawl, Will P; Central New Jersey Land Impt Co; Chapman, Jennie; Clarke, G H; Cules, C F; Same; Same; Same; Same; Same; Same; Cooney, Edward; Crain, T H; De Groot, Bernard; Excelsior Mutual; Feindel, Katharine; Field, J T; Fischer, Henry; Forch, Julia; Foley, Margaret; Gallagher, Patk; Galbraith, R E; Geisler, Martin; Glaser, Salo; Grant, W W; Graybill, Ella; Gullian, Albert; Hamper, Charles; Hamper, Margaret; Hare, Mary; Hintze, C D; Higgins, Maria; Hoboken Land; Holzhausen, Martin; Huchet, G A; Johnson, Caroline; Jones, Sarah; Kearney Land Co; Lehmann, John; Lamb Isabella; Landt, Will; Lewis, Joseph; Lehmann, John; Lehman, John and Emma A Scales.

Table of mortgages listing names, addresses, and amounts. Includes entries for Lehman, John and Emma A Scales; Lidenhal, Gustav; Luxton, G J; Mara, J I; McCarthv, J F; McDermott, A L; McInness, Archibald; McLaughlin, J T; Meyer, H L; Minister, Elders and Deacons; Narusewicz, Paul; Newark, J H; Norden, A B; O'Brien, Patrick; Oleson, Ole; Pentermann, August; Phillips, E E; Same; Reichardt, Fritz; Resch, Rudolph; Riley, James; Scales, Emma; Schultz, Rosie; Sheriff, D F; Schultz, C S; Schenfeld, Alwine; Shoepner, Friederich; Shultz, C S; Same; Sigel, Joseph; Smith, J M; Stanton, Mary; Stanton, Richard; Stickle, L onora; Suckley, R B; Sullivan, Park; Swany, A A; Uebbing, Franz; Van Buskirk; Van Horne; Von Brooch.

MORTGAGES.

Table of mortgages listing names, addresses, and amounts. Includes entries for Ackerson, A E; Bataforano, James; Bales, Louis; Bates, Mamie; Beyer, Virginia; Bruns, Herman; Buchanan, Arthur; Burgess, Cecilia; Camp, H N; Cawl, Mary E; Clarkson, Catharine; Clements, Mary; Corio, F C; Cronheim, Felix; Davis, D E; Duryea, Mary E; Fagan, T W; Feury, T J; Finlay, Mary; Fitzsimmons, Annie; Forster, Ida; French, Josephine; Gerisch, J C; Gilbert, Marie; Gillies, Mary A; Heffer, Catharine; Horn, Wilhelm; Howe, F W; Johnson, H T; Junker, Frank; Same; Kelly, Bridget; Kelly, William; Kiernan, Catharine; Labenheimer, Margaretta; Langau, Margaret; Lembrecht, H W; Lenahan, J J; McDowell, Mary E; Moynahan, Patrick; Neafsey, J J; Same; Newton, W H; O'Connor, James; O'Neill, J J; Parke, A A; Pottberg, Hilarius; Plenty, Josephus; Pomeioy, Ellywee; Post, B Z; Prendegast, J F.

aff erzeder, Joseph—The Hudson Trust and Savings Inst, Union, 3 years.....400
 Ramhorst, W F—The Greenville B and L Assoc No 2, installs.....2,980
 Ramhorst, W R—O Oleson, 3 years.....700
 Ramsay, Annie M—Provident Inst for Savings in J City, 1 year.....13,000
 Schoof, Diedrich—W Dietrich, 4 years.....1,500
 Schneeweiss, Carl—H Eden, Hoboken, 3 years, 6,400
 Schulz, Matilda—The Improved Land and Loan Assoc, installs.....4,000
 Schwarze, Herman—A McInness, Hoboken, 2 years.....2,500
 Shea, Kery—Garfield B and L Assoc, installs 4,000
 Simmons, H R—D Simmons, 1 year.....6,000
 Smith, Hannah D—Kearney B and L Assoc, Kearney, installs.....1,085
 Somers, W B—O P Vreeland, 2 years.....2,500
 Spitznagel, L W—J W Coyle, installs.....700
 Sulzer, Jacob—Marie Fischer, Union, 3 years.....800
 Same—B Carroll, Guttenberg, 3 years.....200
 Symes, J H—Town of Union B and L Assoc, Union, installs.....2,400
 The Bayonne Rowing Assoc—Centreville B and L Assoc, Bayonne, installs.....3,600
 Van Buskirk, Elizabeth—G Vreeland, 3 years.....1,500
 Wagner, John—E Wagner, 5 years.....167
 Wingerten, Jacob—Greenville B and L Assoc, installs.....787

CHATTEL MORTGAGES.

SALOON AND RESTAURANT FIXTURES.

Balbo, Carmino, Newark—Eagle B Co.....280
 Benner, Amelia P D. Hoboken—Malcom B Co.....500

Breczkrewsky, Peter—Bernheimer & S.....450
 Buechler, Ambrose and Margaretha and Emil Derkelmeier, West Hoboken—Ringler & Co.....1,500
 Bruning, August, Hoboken—W Peter B Co.....325
 Crowley, B J—C Feigenspan.....535
 Ellis, Alex and James Keegan—J Tietjen.....1,000
 Harrigan, J P, Hoboken—C J Kelly.....200
 Intemann, Christian—Bernheimer & S.....1,500
 Krauter, J F, Hoboken—W Kuhn.....100
 Lancton, James—Bernheimer & S.....1,400
 Loide, Thos. Hoboken—W Peter B Co.....500
 Schneider, C A—Lembeck & B.....1,000
 Von Luck, Otto, Hoboken—Malcom B Co.....600
 Van Wocart, Harry and Sarah M Van Wocart, Bayonne—J D Roake, hotel fixtures and furniture.....250

HOUSEHOLD FURNITURE.

Ammerman, Hy—J Hardacre.....75
 Baker, Wilbur, Hoboken—J Baumann.....107
 Conroy, Ellen—J Baumann.....92
 Fleisch, Annie, Hoboken—L Baumann.....174
 Kugler, Maggie—L Baumann.....119
 Kuhn, Chas, West Hoboken—L Baumann.....115
 Miltner, Theo—L Baumann.....68
 Moeller, Mamie, Hoboken—J Baumann.....152
 Monteverde, Frances—J Baumann.....187
 Muller, Louise—W Bowman.....201
 Salter, W D, Bayonne—L Baumann.....866
 Taylor, J B—L Baumann.....139

MISCELLANEOUS.

Cohen, Abraham—A Rubinowitz, painting and paper hanging business.....200

Fischer, Christian and Chas Hettinger, Hoboken—Otto Hurd, grocery store.....400
 Katzman, Morris—K Okin, painting and paper hanging business.....400
 Kruszchinsky, Thos—J Majorschab, butcher fixtures.....130
 Mars & Branagan—Mosler Safe Co, safe.....170
 Methe, Henry, Weehawken—J Meininger, butcher shop.....150
 Reers, C G—National Cash Register Co, register.....225
 Smith, Josiah—C W Clayton, barber fixtures.....400
 The New York Bent Steel Furniture Co—Donegan & Swift, machinery.....530
 Wrege, Fredk—Mosler Safe Co, safe.....80

BILLS OF SALE.

Bauer, Jno, Hoboken—J Wilhelms, cigar store.....500
 Gullian, Muerdige, Albert Gullian and Otto D Heissenbuttel—T Gullian, horse, wagon, harness, &c.....1,000
 Wilhelms, Jno, Hoboken—Cath E Bauer, cigar store.....500

JUDGMENTS.

Condon, P J—J E Moore.....329
 Duncan, C O—Bloom, Burgess & Todd.....175
 Griswold, Jennie—H H Voss.....57
 Kielberg, Albert—H Cobell.....58
 Mann, F E and Rudolph Reimann—Suzanna Herstorff.....77
 Pattberg, Philip—W C Heppenheimer recvr of Lewis Pattberg & Bro.....578
 Rolker, A W—J E Otis.....280
 Ryszczynski, Frank—Mary E Ross.....200

REVIEW AND RECORD.

BROOKLYN, SEPTEMBER 28, 1895.

Notes Gathered Here and There.

CONSOLIDATION IN THE NEXT LEGISLATURE.

Brooklyn apparently until recently regarded consolidation as a question for the politicians to settle. Now, business men are beginning to manifest more interest in it. In fact sentiment for and against consolidation among the people in general has never been as strong as at the present moment. Since the failure to pass the procedure bill the matter has been more carefully studied and opinions formed. The belief is growing among business men that consolidation will improve their business interests. This is remarkable compared with the indifference with which the matter was treated in Brooklyn from its inception to the set-back it met in the last Legislature. It is expected, however, that the bill will be revived in the Legislature of 1896, when the people of Brooklyn will have an opportunity to show that they are alive to its importance. What some well-known Brooklyn men think of the prospects for bringing the question up again and of the view the Legislature will probably take of it appears in the following statements gathered by a RECORD AND GUIDE reporter:

Senator Reynolds: "It is my opinion that the bill will be introduced in some shape or other at the next session of the Legislature. I believe it will pass both houses without a very great struggle. It has been seen that the people want it, and it will be as much as the political lives of any would-be opponents of the bill will be worth to openly oppose it. I do not believe that the men who were really at the bottom of the trouble last session will attempt any of their tricks again; in which case there will be no occasion for any honest legislator to vote against it. Should, however, the Platt contingent decide to play their old cards, I can safely predict that the bill will meet the same fate that the old one met."

Assemblyman Friday: "The prospects for consolidation were never better than now. The party machinery is in favor of it, and the Governor has already signified his approbation of the act. The people of Brooklyn demand it. Some of the men who deserted the bill at the last moment and when it most needed their support, will, I believe, not have another opportunity to repeat that conduct, as I think that few, if any, of them will be returned next election. The ranks of the opponents of the bill being thus weakened, consolidation will have but little to fear in either house."

Senator Wolfert: "I am of the opinion that the consolidation bill will be brought up again at the next session of the Legislature, but I would not care to make a forecast of the result. If Tammany can be induced to change its attitude toward consolidation, the passage of the bill will be assured. This will in all probability be the case. As far as I myself am concerned I shall at all times give it my hearty support."

Assemblyman Brush: "I think that it is a rather difficult matter for a bill which was so thoroughly discussed and was defeated to be again introduced. However, the difficulty may be overcome; I understand that the attempt is to be made. As for its chances, I should be making a wild guess in attempting to say what the result will be. I believe, however, that if the bill is to be again introduced that there will be a long struggle over it as the opponents of the bill are daily growing more numerous. Personally, I should not care to vote for a bill which joins us in partnership with another city and does not specify the terms. I believe that the people of Brooklyn should have something to say as to the conditions to be imposed upon them by this partnership."

Assemblyman Wray: "I believe that before the next session of the Legislature is over the consolidation bill will be an act. Although the enemies of the bill, particularly the League of Loyal

Citizens, are preparing to make an organized fight for its defeat. I believe that their efforts will avail them nothing. As the bill stands, I am not heartily in favor of it, and I will prepare an amendment to give Brooklyn some say as to the charter."

Mayor Schieren: "I can say with authority that the prospects for consolidation in the near future are excellent. The friends of consolidation, inactive though they may seem, were never more diligent, and are preparing for the coming fight. The people of Brooklyn want consolidation, and the demand has become so loud that it can no longer be ignored. I have during all the years in which I have been a citizen of Brooklyn been a staunch supporter of consolidation, and I shall always be one. And now, as the Mayor of the City of Brooklyn, and speaking for the people of Brooklyn, I say that we want consolidation."

Gossip—Brooklyn.

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.
	Sept. 21 to 27, inc.	Sept. 20 to 26, inc.
Total number.....	308	274
Amount involved.....	\$448,925	\$516,592
Number nominal.....	177	154

MORTGAGES.

	1894.	1895.
	Sept. 20 to 26, inc.	Sept. 20 to 26, inc.
Total number.....	238	179
Amount involved.....	\$595,594	\$772,254
Number over 5 per cent.....	142	102
Amount involved.....	\$268,73	\$413,754
Number at 5 per cent or less.....	96	77
Amount involved.....	\$327,021	\$358,500

PROJECTED BUILDINGS.

	1894.	1895.
	Sept. 22 to 28, inc.	Sept. 20 to 26, inc.
Number of buildings.....	83	62
Estimated cost.....	\$349,065	\$326,321

Leonard Moody reports that he has sold for Warren E. Smith to Claus Doscher the five-story stone and iron office and store building, No. 103 Broadway, for \$26,000; a two-story and basement frame dwelling on Pacific street, near Rockaway avenue, for George C. Martin to C. M. Rex, for \$3,000; also, a three-story brick dwelling on Bond street, near Union street, for Mrs. E. F. Farrell to W. Ewsnap, for \$3,000.

Thomas Rosecrans has sold the two-story brownstone dwelling, No. 520 9th street, for Keety Bros. to Lewis B. White, on private terms.

Corwith Bros. have sold the three-story frame flat with store, 26.5 x50x100, No. 86 Manhattan avenue, for the estate of Daniel Phelan to Daniel Sullivan for \$6,000.

H. Stewart Close has sold for E. N. Mowbray to John L. Spence the three-story and basement brownstone dwelling, No. 529 3d street, for \$14,000.

Builders—Brooklyn.

R. 1688.—R. Von Lehn is preparing plans for a two-story and attic frame dwelling to be erected on Melrose avenue for T. P. Anderson; cost, about \$4,000.

R. 1689.—A two-story and attic frame cottage will be erected on Melrose avenue for Margaret Siler. Architect, R. Von Lehn; cost, \$4,500.

D Stillwell, John D Emmons, Joseph S and Charles E Conine to Elmer E Henderson. Q C. 481
 Plot bounded n by Flatbush av, s by Pacific st, e by division line Poole estate and land formerly Mary Powers and w by line distant 20 w above division line. John W Boothby, New Rochelle, N Y, to Mary A Smith formerly McGrayne. Q C. 481

MORTGAGES.

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

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

SEPTEMBER 20, 21, 23, 24, 25, 26.

Abel, Geo F, New York, to Granite State Provident Assoc. Fulton st, s s, 80 e Stone av, 20x100. P M. Sub to mort \$3,500. Sept 12, installs. 8800
 Abbott, Isabella E to Clara C Newell, Glen Ridge, N J. Dean st, n s. P M. Sept 21, 3 years, 5%. 4,000
 Adams, Margaret and Jane to Louisa Ferry. North 7th st, s s, 60 e Havemeyer st, 20x50. Sept 23, 3 years. 500
 Same to Mary McLaughlin. Same property. Sept 23, due Nov 24, 1898. 800
 Aukamp, Chas F to Carrie L Lazelle as general guard estate Lillian E Lazelle. Pulaski st, s s, 185 e Stuyvesant av, 20x100. Sept 18, due July 25, 1896, 5%. 1,300
 Beierlein, Josephine to The Germania Savings Bank, Kings Co. 18th av, w s, 407 n Bath av, 75x96.8. Sept 23, 1 year, 5%. gold, 4,000
 Same to Augusta Beierlein. 4th av, w s, 58.6 n 39th st, 16.8x100; 18th av, w s, 407 n Bath av, 75x96.8. Sept 23, due May 1, 1896, 5%. 500
 Birch, John T to Russell Johnson. Prospect pl, s s, 250 e Rochester av, 50x127.9. July 10, demand. 546
 Blank, Francis E to Wm F Corwith. Huron st, s s, 225 w Oakland st, 25x100. Sept 16, 1 year. 300
 Bolden, Isaac H to Joshua M Brush. Fulton st, No 2012, s s, 320 e Howard av, 20x100. Sept 23, due Dec 23, 1895. 125
 Bowker, Benjamin mortgagor with Isabel M Graham. Extension mort. Sept 19, nom
 Buckley, Rose P and Daniel to Titie Guarantee and Trust Co. 7th av, n e cor 6th st, 100x80. Sept 25, demand. 32,500
 Buckner, Wm D, of New York, to Margaret E Murphy. Road leading from Unionville to Gravesend, w s, P M. Sept 23, 1 year. 2,300
 Byrne, Michael and Mary Ann his wife to Kings County Co-operative Building and Loan Assoc. Nassau av, s s, 50 e Vandam st, 25x102.9. Sept 17, demand, 5%. 3,500
 Barlow, Clinton W to The Pacific Bank. West st, e s, 100 n Freeman st, 200x100. Secures notes. Sept 25, due Jan 20, 1897. 9,000
 Campbell, Geo W to Edwd T Jenkins. Fulton st, s s, 49 w New York av, runs w 100 x s 100 x e 60 x n 20 x e 40 x n 80 to Fulton st. Sub to mort \$13,000. Sept 20, demand. 1,500
 Casey, Peter to Equitable Co-operative Building and Loan Assoc. Nevins st, P M. Sept 13, installs. 3,250
 Castagneto, Maria to George Wessel. 3d av, s cor Carroll st, P M. Sept 25, 5 years, 5%. 8,500
 Cheney, Mary wife of and Charles to East Brooklyn Savings Bank, Schenck st, w s, 134.9 s De Kalb av, 25x100. Sept 20, 1 year, 5%. 6,500
 Clooney, Lawrence J to East Brooklyn Co-operative Building Assoc. Stone av, e s, 57.2 s Dean st, 25x100x—x87.9. Sept 21, installs. 700
 Cody, Catharine to Christopher F Haug. Nelson st, s s, 120 e Court st, 20x100. Sept 12, 1 year. 400
 Same mortgagor with Emma G Mooney formerly Grogan. Extension mort. Sept 12, nom
 Comptiello, Antonio to Arnold H Vorster. Kent av, e s, 575 n Myrtle av. P M. Sept 25, 5 years, 5%. 1,600
 Courtney, Maria T wife of Thos J, New York, to Title Guarantee and Trust Co. Fountain av. P M. Sept 21, 3 years, 5%. 1,000
 d'Azevedo, Victoria to Albert Schoenwerk. 11th st, n s, 204.4 w 9th av, 19x100, Mt. \$6,500. Sept 21, 1 year. 1,100
 Dibbins, Charles to Persis S Pearsall. 38th st, n s, 94.1 e 8th av, 20x100.2. Sept 18, 3 years. 200
 Dodds, Wm J to Title Guarantee and Trust Co. Rodney st, w s, 65 n South 4th st, 18x100. P M. Sept 20, 3 years, 5%. 1,000
 Dowling, Wm L to Wm Peet and Wm S Opdyke as committee Martha I Peet. 85th st, n s, 400 e 2d av, 50x100. Sept 23, due Sept 24, 1898, 5%. 4,500
 Same to same. 85th st, n s, 450 e 2d av, 50

x100. Sept 23, due Sept 24, 1898, 5%. 4,500
 Dohrmann, Chas F W and Marie L D his wife to James Hart. 45th st, n s, 100 e 5th av. P M. Sept 19, 4 years. 1,500
 Same to Birkbeck Investment Savings and Loan Co of America. Same property. Sept 19, installs, 5%. gold, 3,000
 Dreyer, Auguste E wife of August to Greenpoint Savings Bank. Franklin st, e s, 72 s Huron st, 28x95. Sept 21, 1 year, 5%. 4,500
 Duffy, Cornelius to Eliz L Mortimer, New York. Park av, s s, 46.10 w Grand av, runs w 75 x s 93.10 x e 25.6 x s 25.6 x e 51.1 x n 104.2. Aug 15, 2 years, 5%. 6,200
 Du Vall, Martha to Germania Savings Bank. Berkeley pl, n s, 200.6 w 6th av, 20x100. Sept 21, 1 year, 5%. gold, 2,500
 Depre, Michi J to John Funk. Broadway, s w s, 140 n w Hopkinson av, 20x100. Sept 20, 3 years, 5%. 2,500
 Dikeman, Johanna wife of and John S to George Braker. 11th st n s, 75 w 6th av, 20.2x71.10. Sept 26, due Oct 26, 1898, 5%. 2,000
 Eiermann, William to Mary E Murray. Bainbridge st. P M. Sept 19, 30 days. 150
 Faessler, Jacob and Katharine his wife to Mary E Wade. Wythe av, e cor North 11th st, 25x100. Sept 26, due July 1, 1898, 5%. 5,000
 Falls, Wm J and Margazet to Virginia A Kleine. Cornelia st. P M. Sub to mort \$2,500. Sept 20, 5 years, 5%. 1,300
 Fett, Elizabeth B to Frederick Eiermann. Railroad av. P M. Sept 24, installs. 700
 Flanagan, John and Richard H Casey. 4th av, s w cor 49th st, 100.2x100. Sept 20, demand. 28,000
 Flynn, Annie to New York Mutual Savings and Loan Assoc. Bay av, n w cor Montauk av, 20x90. Sept 19, installs. 500
 Forbell, Geo U, Jr, to Mary A Lawton. Grant av, e s, 190 s Adams av, 25x100. Sept 20, 5 years. 1,600
 Forsman, Chas P to Chas R Tuery. Kent st, s s, 550 e Union av, 25x100. Sub to mort \$2,000. Sept 20, installs. 325
 Same to Long Island Building and Loan Assoc. Same property. Sept 20, installs. 2,000
 Foster, Sarah E wife of and Henry A to Mary Heysler. Arlington av, s s, 50 w Linwood st, 25x100. Sept 19, 3 years. 2,250
 Fountain, Sarah C wife of and Alfred E Fountain to Title Guarantee and Trust Co. 6th av, s e cor 54th st, 100.2x180. Sept 24, 2 years. 2,500
 Frazer, Janet wife of and Wm G to Wm F H Hellman. East 29th st, e s, 480 n Av E, 40x100. Sept 20, 4 years, 5%. 2,000
 Garrison, S Blake, New York, to Eben W Roby. Atlantic av, s s, 212.3 w Classon av, 4 lots, each 25x120. 4 P M morts, each \$1,000. Sept 1, 2 years, 5%. 4,000
 Same to Stephen P Sturges. Same property. Sept 1, demand. 250
 Gaffney, Margaret to South Brooklyn Co-operative Building and Loan Assoc. Hicks st, n e cor Mill st, 35x100. Sept 24, installs. 1,400
 Gardner, William and Norah his wife to Henry Weil. Truxton st. P M. Sept 23, 3 years, 5%. 2,000
 Gebhardt, Augusta and Christian F to Title Guarantee and Trust Co. East 40th st, w s, 110 n Av D, 220x100. Sept 25, 2 years. 1,000
 Gerrity, Julia to Bedford Co-operative Building Loan Assoc. Park pl, n s, 155 e Schenectady av, 20x155.7. July 1, installs. 100
 Gilbert, Annie mortgagor with Harriet Isaacs. Extension of mort. Sept 21, nom
 Godfrey, Frederic to East New York Co-operative Savings and Building Loan Assoc. Shepherd av, e s, 303.4 s Ridgewood av, 16 6x101.10. Sept 21, installs. 500
 Gorham, Julia F wife of and Wm B to Luther G Corwith. Hancock st, n s, 306.2 w Throop av, 18x100. Sept 23, 2 years. 500
 Haden, Hannah L to Jane Lansing. Palmetto st, n w s, 230 n e Bushwick av, 29.2 x100. Sept 24, 1 year. 1,000
 Hagedorn, Charles to Otto Huber Brewery. Bedford av. No 1011. Lease. Sept 23, demand, 5%. 5,000
 Hallock, Lizzie K to Emma Dantscher. Eldert st, n w s, 200 s w Knickerbocker av, 40x100. Sept 24, 1 year. 300
 Halstead, Stephen C to Edwd S Bancroft. Clarkson st, s s, 685 e Flatbush av, 40x200. Sept 23, 3 years, 5%. 2,500
 Hamilton, Robert to Nassau Co-operative Building and Loan Assoc. Milford st, w s, 110 s Eastern Parkway, 20x100. Sept 3, installs. 1,250
 Hardcastle, Jr, Joseph to James J Hardcastle. Albany av, e s, 25 s Montgomery st, 25 x78. Sept 16, 1 year, 5%. 800
 Harris, Ann E wife of Stanislaus H to Horace P Whitney, Yonkers. Quincy st, No 743, n s, 391.8 e Reid av, 18x100. Secures rent premises No 2560 3d av, New York. Sept 21. —
 Henry, Amanda E formerly Price wife of David P Henry to Title Guarantee and Trust Co. Ashland pl, w s, 348.3 n Fulton st, 20x100.6. Sept 24, due Sept 26, 1898, 5%. 2,000
 Haviland, John F to Catherine Cowenhoven. Bay 22d st, s e s, 440 s w 86th st, 40x96.8. Sept 23, 3 years. 2,000

Hegeman, Joseph to John C Schenck. Jerome st. P M. Sept 23, 3 years, 5%. 300
 Herod, William H to Kate Moore. Butler st, n s, 332 6 w Troy av, 17.6x127.9. Sept 1, 3 years, 5%. 2,000
 Same to same. Butler st, n s, 261.10 w Troy av, 4 lots, each 17.8x127.9. 4 morts, each \$2,000. Sept 1, 3 years, 5%. 8,000
 Horstman, Julia B wife of Lubr, Jr, to John S Forgotson. Washington av, No 100, w s, 99.9 s Park av, 20x100. Sept 26, 4 mouths. 425
 Hewitt, Henry and Mary Ann his wife to East New York Savings Bank. Van Sicken av, e s, 275 n Blake av, 25x100. Sept 23, 1 year. 2,200
 Hill, Geo A and Lillie B his wife to Martha E Carpenter. Elton st, e s, 156 s Ridgewood av, 28x100. Sept 23, 1 year. 290
 Hueston, James to Flatbush Co-operative Savings and Loan Assoc. Flatbush av, e s, 45.6 s Diamond st, 25x108.5x25x106.7. Aug 15, installs, 5%. 8,375
 Hughes, James A to John S Williamson. Congress st, s s, 168 w Columbia st, 22x80.6x22x81.1. Sept 20, 1 year. 400
 Hurd, Augustus, New York, to Laura S Metcalfe. East New York av. P M. Sept 3, 2 years. 500
 Hurd, Augustus, New York, to Laura S Metcalfe. Jefferson av, No 136. Sept 14, 2 years. 500
 Jelliffe, Taylor to Chas Syreen and ano trustees, The Free Methodist Church. Satisfaction part mortgage. May 15. 700
 Jenkins, John to Sarah E Snyder. Vanderveer st, s e s, 326 n e Broadway, runs s e 76 6 x n e 82.4 to Vanderveer st. x w 39.1. Sept 10, 1 year. 500
 Kershaw, Margaret and ano exrs, &c, will Mary Campbell to Ella L Bostwick. Mid-dagh st, n e cor Willow st, 25.6x71.1. Sept 24, due Sept 26, 1898, 5%. 1,000
 Kaiser, Emelia B to Carl L Praeger, Mt Vernon, N Y. Surf av, n e cor West 30th st, runs n 197.3 x e 118.8 x s 47.3 x w 118.8 x n 47.3. Aug 22, 3 years. 1,000
 Kelley, Thomas S to Geo Q Laidlaw. 45th st, n e s, 200 n w 12th av, 50x100.2. Sept 23, 3 years. 2,800
 Kornemann, Anna to Geo H Roberts. 17th st, n s, 122 e 10th av, 17x90.2. Sept 18, 3 years. 2,000
 Krieger, Joseph to Gustav Schwarz. Chif-ton pl. P M. Sept 11, due Sept 23, 1900. 5%. 2,500
 Lamedica, Thomas to Theo E and Geo W Green exrs William Green. Roebing st. P M. Sept 20, 5 years. 700
 Same to Catharine and Mary Collins. Roebing st, s e s, 25 s w North 6th st, 25x50. Sept 20, 5 years. 250
 Leckey, Eliza to the trustees of the Reformed Protestant Dutch Church, Flatbush. Gold st, w s, 61.10 s Johnson st, runs s 23.2 x w 80.3 x n 10 x e 20 x n 10 x e 20 x n 3 x e 40.3. Aug 23, due Nov 1, 1896, 5%. 500
 Lighte, Philippine wife of and Charles to The Titie Guarantee and Trust Co. Bushwick av, n e s, 50 s e Chauncey st. P M. Sept 23, 3 years, 5%. 4,500
 Same to same. Bushwick av, n e s, 75 s e Chauncey st. Sept 25, due Sept 23, 1898, 5%. 4,500
 Same to Philip Steingotter. Bushwick av, n e s, 50 s e Chauncey st. P M. Sub to mort \$4,500. Sept 25, due Sept 23, 1898. 2,800
 Loechel, August F to Wallace A Armstrong. 73d st, n e s, 340 s e 8th av, 20x100. Sept 20, 3 years. 1,400
 Lowe, Ira, New York, to Albert Zimmerman, Pelham Manor, N Y. Bushwick av. No 365, e s, 55.2 n Moore st, 27.7x123.10 x25x112.1. 1/2 int. Collateral security. Sept 21, demand. 500
 Lyons, John and Delia to James Keating. New York. 16th st, s s, 122.10 e 11th av, 20x100. P M. Sept 23, 5 years, 5%. 1,000
 Mav, Jacob to Isaac C De Bevoise. De Kalb av, n s. P M. Sept 19, 3 years, 5%. 1,400
 Mann, Emma C to Union Co-operative Building and Loan Assoc. Hancock st, s s, 84 w Patchen av, 16x75. Sept 18, installs. 4,400
 Mann, Elvira D wife of Marquis L to Geo S Brewster. Herkimer st, n s, 340 e Rochester av, 20x100. April 9, 1894. 600
 Matz, Michael and Sophie to Louis Feldmann. Knickerbocker av. P M. Sept 23, installs, 5%. 2,275
 McCauley, Benj F and Eleanora his wife to Charles Hart. 17th st, n s, 71 e 10th av, runs e 51 x n 90.2 x w 22 x s 9.10 x w 29 x s 80.4; 17th st, n s, 20 e 10th av, 51x80.4x51x80.4. Sub to morts \$12,000. Sept 10, demand. 5,000
 McDonald, Randall to Rose Scelly. India st, s s, 200 e Oakland st, 50x100. Sept 20, due July 1, 1898. 200
 McFadden, Edwd W and Mary his wife to John Wichern. 58th st, n s, 240 e 4th av, 20x100.2. Sept 23, 3 years. 400
 McGratty, Patk H to William Flanagan. Carroll st, n s. P M. Sept 23, 3 years, 5%. 3,500
 Meagher, Sarah E and Mary A Murray formerly Meagher wife of John A to The Daily News Building and Loan Assoc. 8th st, n s, 260.9 e 7th av, 17.4x100. Sept 19, installs. 4,000
 Meyers, Simon and Yetta to Joseph C Hacker. Cook st. P M. Sept 24, 3 years, 5%. 3,000

Table of judgments with columns for debtor name, creditor name, and amount. Includes entries like Brinkenhoff, Isabella to Noah Tebbetts, Carr, Joseph to Jeannette Carr, 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. (*) 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 with columns for debtor name, creditor name, and amount. Includes entries like Acker, Herman W—C H Smith, Ash, Henry L—I Smith, etc.

Table of judgments with columns for debtor name, creditor name, and amount. Includes entries like the same—the same, Brennan, Oscar A—Obermeyer & L, Brown, Wm A—C F Beatty, etc.

Table of judgments with columns for debtor name, creditor name, and amount. Includes entries like Roosen, Herman D—M Alsberg, Schmitt, Andrew—D H Hopkins, Skinner, James R—H Berliner, etc.

SATISFACTION OF JUDGMENTS.

Table of satisfaction of judgments with columns for debtor name, creditor name, and amount. Includes entries like Fisher, Geo N—W H Reynolds, Forman, Alex A—J A Burr, Gebhardt, Christian F—G H Huber, etc.

MECHANICS' LIENS.

Table of mechanics' liens with columns for location, creditor name, and amount. Includes entries like President st, Nos 749-753, Grand av, w s, 105 n Prospect pl, Howard av, s w cor Hancock st, etc.

De Zavala, H. Schermerhorn Bank. Storage. 100
Doerfling, M. 940 Lafayette av. J C Hege-
mann 180
Dixon, M V. 41 Pilling. M M Terry. 182
Elsholtz, C A. 477 Hudson av. J Michaels. 156
Elliot, A. 196 Adelphi. L Baumann. 140
Fuller, Harry W. 72 Truxton. J Michaels. 144
Fitzsimmons, Mary. 100 Penn. Brooklyn F
Co. 107
Gilroy, Annie. 434 Prospect pl. Cowperthwait. 247
Gonzales, Lizzie. 542 Warren. A Pearsall. 100
Goodwin, Madeline. 256 Nassau. A Pearsall. 156
Granville, G H. 1643 Fulton. I Mason. 125
Grimm, F J. 65 Humboldt. Estey & S. Piano. 325
Gully, E. 288 Bleecker. Jordan & M. 104
Hackett, F W. 2 Willow. Hardenburgh & Co. 224
Hagerty, J. 685 Fulton. Brooklyn F Co. 251
Hebron, Mary E. 505 Clinton av. Jordan, M
& Co. 472
Hill, Edna. 686 Lexington av. L Baumann. 248
Hunt, A P. 13 Ashland pl. I Mason. 111
Henderson, S. 499 Franklin av. A A Tyler. 200
Howard, G. 32 Nostrand av. A Pearson. 165
Jansen, Lina. 94 Taylor. Mullins & Sons. 145
Jensen, F. 65 Broadway. L Baumann. 119
Kastner, W. 59 Central av. Mullins & Sons. 199
Kane, W. 42 Oakland. L Baumann. 171
Leslie, Mary. 2995 Fulton. L Baumann. 240
Landa, J. 1300 Herkimer. Brooklyn F Co. 226
MacLaurin, A B. 208 Eckford. Mary L Pres-
ton 200
McCourt, W. 138 Stanhope. J Michaels. 189
McKenna, Tillie. 281 Jay. Mullins & Sons. 177
Napis, A. L Webster. 150
Noah, R P. 194 Broadway. W N Lawrence.
Piano. 110
Phillips, C A. 989 Putnam av. M M Terry. 111
Pohlow, Emma. 180 Harrison. J Baumann. 113
Ryan, R. 829 Buswick av. A Schulz. 155
Schwarz, S. 158 Grand. A Schulz. 125
Stellar, C M. 276 Pulaski. J Baumann. 188
Stinson, Mary. 307 5th av. L Baumann. 153
Savage, R. 1554 Broadway. M M Terry. 150
Spencer, Annie. 12 Herkimer. S Bauuann. 165
Swenson, A. 457 Atlantic av. J Michaels. 144
Tuck, W E. 988 Putnam av. M M Terry. 187
Thomson, B. 347 Grove. L Baumann. 233
Tooley, Mary. 384 Hicks. R Treacy. 123
Vail, Mary. 192 Willoughby av. L Baumann. 555
Whelan, Amelia. 45 Greene av. Cowper-
thwait & Co. 178
Williams, Mary. 126 32d. R Treacy. 113
Wyllis, Amy. 6 Nicholas av. L Baumann. 162
Washbourne, Carrie. 79 Rodney. Cowper-
thwait & Co. 279
Woolsey, G. 183 Hull. J Michaels. 103
Wyatt, J A. 115 2d pl. J Michaels. 279

MISCELLANEOUS.

Abruzzo, G and G Lasala. 436 Marcy av. T J
Collins F Co. Barber Fixtures. 58
Aldomari, P. 27 Main. C Sessa. Barber Fix-
tures. 110
Amrisky, H. 506 5th av. Moser Safe Co.
Safe. 175
Averre, W B. 82 Park av. Towns & James.
Drug Fixtures. 900
Same, same. Drug Fixtures. 400
Allen, L E. 975 Fulton. N T Swezey's Son &
Co. Bakery Fixtures. 100
Benardino, A. 209 Union av. A Anastasia
Barber Fixtures. 165
Blake, M J. 1587 Dean. Wolff Bros. Horses.
175
Cohen, S. Bedford av. M Levin. Cigar Fix-
tures. 40
Cohen & Goodman. 77 Boerum. Wolff Bros.
Horses. 100
Same 66 Boerum. same. Horses. 100
Crocker, F H. 1140 Bedford av. W Lauck-
hardt. Laundry Fixtures. 50
Case, H. 109 Skillman. G W Platt. Machin-
ery. (R) 7, 52
Catin, J. 84 Graham av. G Sucher. Barber
Fixtures. 420
Consolidated American Reduction Co. Go-
wanus Canal. J B Wiley. Machinery. 6,000
Doht, F. 1518 Gates av. T Doht. Milk Busi-
ness. (R) 600
D'Aniello, L. 122 South 4th. A Schwaab.
Barber Fixtures. 441
Drosues, M. 112 Park av. Mosler Safe Co.
Safe. 112
Ehllich, L. 278 Greene. Mosler Safe Co. Safe.
100
Enders, W. 2037 Bergen. F Enders. Bottling
Business. 2,000
Erdman & Eskin. 205 Washington. Mosler
Safe Co. Safe. 100
Fitzgerald, T W. 257 Adelphi. H A Ferreira.
Horses and Trucks. 575
Geraty & Ball. 36 Pearl. O J Bueb. Machin-
ery. &c. 1,500
Glaser, W H. 729 Myrtle av. Mosler Safe Co.
Safe. 112
Grastataro, G. 2 J P Pets alley. G L Sasse.
Barber Fixtures. 90
Green, W. 324 Pearl st, New York. Van Al-
lens & B. Press. (R) 107
Grant, E W. 14 Livingston. D B Dunham.
Coach. 600
Greene, G W. 218 5th av. American Laundry
Machine Co. Shirt Starcher. 100
Heilmann, J. 611 6th av. H Meyer. Horse.
175
Johnson, Mary A. 201 5th av. S W & J A
Haviland. Horses, Wagons, &c. 1,000
Keiler, W. 55 Ewen. G Sucher. Barber Fix-
tures. 212
Kelly, E T. P Barrett Mfg Co. Truck. 394
Kerr, S J. 522 Water. Mary H Semple. Book
Trimming Machine. 350
Kelly, P J. Van Allens & B. Press. (R) 1,100
Kerr, S J. 522 Water. Mary H Semple. Ma-
chine. 350
Kelly, E D. B Weil. Horse. 175
Krell, G De F. 134 7th av. Mosler Safe Co.
Safe. 100
Lawrence, E. 171 Palmetto. Wolff Bros.
Horse. 165
Same, same. Horse. 200
Lewis, R. 431 5th av. Mosler, B & Co. Safe.
165
Magnisi, S. 206 Gold. F Trimboli. Shoe
Store. 60
Maurer, F. 73 Morgan av. Bertha Koch.
Bakery Fixtures. 300

Meredith, Anna. 52 Marion st, New York.
Douglas L White & Co. Machinery, Horses,
Trucks, &c. 3,000
Merkent, A. 1666 Broadway. Hudson River
Beef Co. Butcher Fixtures. 65
Meyer, F. 126 Boerum pl. F X Baumert &
Co. Cheese Store Fixtures. 300
Montgomery, W B & Co. Washington av, near
Myrtle av. B B Montgomery. Horse and
Wagon. 100
Mulrain, F. 666 5th av. G W Pearsall. Store
Fixtures. 450
Murphy, T. J. Gottsleben. Coach. (R) 435
Madden, J T. 352 Nostrand av. Mosler Safe
Co. Safe. 130
Marcellino, N. 1021 Flushing av. A Schwaab.
Barber Fixtures. 73
Metzger, D. 523 Graham av. C Schwarz
Butcher Fixtures. 90
Metscher, H. 29 Harrison av. M Beckmann.
Horses, Wagons, &c. (R) 700
Miller & Rubin. Kensington walk. A D Busch-
man. Frame Buildings. (R) 2,300
Mirriello, G. 52 Atlantic av. T N Bowles. Barber
Fixtures. 74
Norden, A, Jr. 345 Fulton. G E Trowbridge.
Cigar Store. 800
Ongebe, J. 279 Evergreen av. Archer Mfg
Co. Barber Fixtures. (R) 555
Owen, B F. 273 Sackett. W E Duryce. Horse
and Wagon. 60
Phail, G A. 68 West. F E Scofield. Machinery,
&c. (R) 1,700
Pollock & Nisselson. 50 Montrose av. Mislig
& Bragin. Drug Store Fixtures. 990
Quinn, T. 23 Tiffany pl. R Quinn. Horses,
Carts, &c. 3,500
Ritter, J A. Fitter & Reich. Horse and Wagon.
100
Ritzer, C C. 532 Manhattan av. A Lauria.
Store Fixtures. 125
Raso, G. 209 Heyward. C Zuccarelli. Shoe
Store Fixtures. 51
Reilly, W P, F M and C H. 3 College pl and 12
Elm st, New York. Edgar W Youmans et al
trustees. Machinery. 6,200
Renton, C W. J Vollkommer. Horse and
Wagon. 40
Schneider, H F. 1222 Putnam av. J Blumers.
Horse and Wagon. 700
Sena, G. 630 Classon av. C Vittolo. Barber
Fixtures. 300
Shaeffer, M S. J Vollkommer. Horse and
Truck. 325
Spiegel, J B. 323 Grand. H Boeckmann. Gro-
cery Fixtures. 700
Stochert, C. 203 Knickerbocker av. Eliza
Henkel. Grocery Fixtures. 120
Swiedler, A. 241 Hoyt. F B Campbell. Store
Fixtures. (R) 700
Skinner, C. 527 Fulton. Mosler Safe Co. Safe.
120
Sussek, F. 147 Throop av. Zimmermann &
Co. Bakery Fixtures. 400
Teingold, L. 119 Manhattan av. Mosler Safe
Co. Safe. 125
Thompson, A W. 946 Gates av. Mosler Safe
Co. Safe. 125
Varuna Boat Club. New York Bay, bet 57th
and 58th sts. People's Trust Co. Boats and
Club Property. 3,900
Wanemacker, J. 292 Division av. G Sucher.
Barber Store Fixtures. 140
Walker, W E. P Barrett Mfg Co. Truck. 116
Walsh, W J. B Weil. Horse. 125
Weber, H. 230 Knickerbocker av. P Schneider.
Horses, Trucks, &c. 500

BILLS OF SALE.

Barth, F. 783 Gates av. Anna Fremgen.
Bakery Fixtures. 175
Ferry, D. 291 3d av. Louisa Wobig. Gro-
cery Fixtures. 65
Henkel, Eliza. 203 Knickerbocker av. C
Stockert. Grocery Fixtures. 220
Kneip, H. Vesta av and Herkimer st. Mar-
garet Kneip. Frame Building
Leit, J. 358 Columbia. E F McGrath Saloon
Fixtures. nom
Leto, F. 206 Gold. S Magnisi. Shoe Store 200
Lerner, M. 61 Moore. A Schustig. Fruit
Stand. 100
McDowell, H. Eastern Parkway, Coney Island
FI Gray. Hotel Fixtures. 300
McCord O. 2957 Fulton. J Hommer. Store
Fixtures. 600
Meyer, H. 110 North Oxford. J Heilmann.
Milk Business, Horse, Wagon, &c. 475
Moehring, Eliz. Greene av, cor Reid av. A
Meyer & Bros. Grocery Fixtures. 1,500
Pesce, G. 24 Carroll. Caterina Pesce. Gro-
cery Fixtures. nom
Reilly, B. 176 Richards. M J White. Store
Fixtures. 260
Reilly, P. 3 College pl and 12 Elm st, New York
W P, F M & C H Reilly. Machinery, &c. nom
Sautter, C F. 335 Grand. F W Kinsman, Jr.
Drug Fixtures. nom
Silverman & Co. 1128 Broadway, New York,
and 100 Grand av, Brooklyn. J S Isaacs
trustee. Hat Manufactory. nom
Styles, L. 298 Flushing av. Van Ochsen &
Nast. Cider, Pickles, &c. 450
Schult, Louisa F. 510 Marcy av. H H Schult
Grocery Fixtures. 1,500
Sessa, C. 27 Main. P Aldomari. Barber Fix-
tures. 250
Van Vleck, C W. 23d st. L Ratzel. Yacht
Nonpareille. 200

ASSIGNMENTS OF CHATTEL MORTGAGES.

Fruh, G to W W Wright. (Mortgage given by
C Bruchner, Dec 29, 1894.) nom
Same to same. (C Bruchner, Dec 29, 1894.) nom
Kings Co B Co to EK Ibert B Co. (J F Brown,
April 15, 1895.) 600
N Langler & Sons to J Ruppert. (G C Wolf, Nov
23, 1892.) nom

Queens County Records

CONVEYANCES.

SEPTEMBER 18 TO 24—INCLUSIVE.

Allgauer, Adolph N to Isaac Ehrmann. Ja-
maica and Merrick plank road, s w s, 150
s e land — Schoenewald, 100x200, Ja-
maica. \$1

Alsfield, Wm to Thomas Bicket. 8th av, w
s, 100 n 18th st, 24x100. Whitestone. 3,000
Arverne-by-the-Sea Co to Louis Clark, Jr.
Sea View av, w s, 125 s Ocean av, 100x
100. Arverne-by-the-Sea. 5,000
Bales, Henry to Charlotte Bales. Lot 35
block 157 map 5th Ward, L I City. 1
Baylies, Edmund L to Adolph Teimegkeit.
Lot 978 block 24 map E L Baylies, Co-
rona. 125
Bedell, Annie L to Joseph H Warner. Lots
39 and 41 block 4 map Levino property,
Farmingdale. 1
Birch, Susan E to City of Brooklyn. Mer-
rick av, w s, 512 s land L I R R Co,
Hempstead. 1,650
Bohlen, Ernest to Gustav Sandberg. Web-
ster av, n s, 25.1 e Radde st, L I City. 3,650
Bowne, Richard M to Sarah E Ritchie.
Highway, w s, adj land J Carney, Glen
Cove. 350
Buckner, Otto to Chas F Mayer. Lot 50
map L I R E Exchange and Invest Co,
Newtown. 500
Buck, Grace to Louis Schnibble. Lots 1-
12, 23-27 block 1 map Merrick Park,
Merrick. 1
Burrell, Mary E to Lucy J Davison. Lot
23 block 9 map Holliswood, Hollis. 300
Byrn, Marcus L to John Tepper. Lot 8
block G map J H Van Mater, Jr, New-
town. 250
Callister, Thomas to John W Booth. Hemp-
stead and Jamaica plank road, n e cor
Myrtle av, Queens. 1,000
Charous, Antonie to Henry Kotschi.
Pomeroiy st, n cor Woolsey av, L I City.
2,900
Citizen's Real Estate Co to Marie Setzkorn.
Lots 1215-1218 map 1 Rose property,
Floral Park. 225
Same to Michael J Bradley. Lots 113-116
same map. 375
Clarke, Ralph to Richard Mold. 10th st,
s s, 525 w 14th av, 50x100, Whitestone.
100
Clark, Patrick T to Eva Metzger. St Nicho-
las av, e s, 40 s Bleecker st, 20x90, New-
town. 10
Clerke, Ralph to Libertus Fowler. 9th st,
n s, 525 w 14th av, 50x100, Whitestone.
100
Cock, Mary A to Wm R Cock. Front st, n
w cor Park av, Rockville Centre. 500
Colicchio, Michele to Carmie Palermo. Lots
518-520 Hitchcock's 2d map, Corona
Park, Newtown. 1
Crane, Chas F to Sarah Osborne. Grand av,
w s, adj land W Ryerson, Baldwins. 1,650
De Bevoise, Sarah J to Thomas Hayes. Lot
170 map S J De Bevoise, L I City. 1
Docharly, Augustus T to Garret Duryea, Jr.
Thorne av, v s, 480 e Henry st, Homp-
stead. 190
Donohue, Francis L to John G Bert.
Straiton av, w s, 272.9 s Boulevard, 60x
100, Arverne-by-the-Sea. 6,650
Downey, Cairn to Louisa D James. State
st, n e cor Brewster av, 100x125, Flushing.
2,000
Duffy, Patrick H to Mary E A Duffy. Lawn
av, e s, 100 s Belmont av, 25x100, Ja-
maica. 1
Same to Katherine L Duffy. Lawn av, e s,
125 s Belmont av, 25x100. 1
Same to Anna L Duffy. Lawn av, e s, 150 s
Belmont av, 25x100. 1
Eldert, John H to John W Graynor. Lots
359 and 360 block 13 map W Ziegler, Ja-
maica. 1
Fagan, Thomas to Mary G Clear. 2 acres
at North Hempstead. 300
Fagan, Barney to same. 2 acres. 2
Forgotson, J F to Laura Verity. Lots 1-10,
25 and 26 block 3 map Merrick Park, Mer-
rick. 1
Freeport Land Co to Adelaide L Sammons.
Pine st, n s, 207 w 6th av, 200x200, Free-
port. 700
Froeblich, Frank G to John Felmberg.
18th st, e s, 150 s Av C, 50x100, College
Point. 1
Gaussmann, Julia M to Chas E Gaussmann.
Elm st, n s, 202 e Union pl, 30x100, Ja-
maica. 1
Garden City Improvement Co to Blasius
Klemm. Lots 389 and 390 map 1 Garden
City Improvement Co. West Garden City.
150
Gillen, Wm W to John Schmitt. Lots 212
and 213 map L I R E Exchange and Invest
Co, Newtown. 525
Goldstein, Morris to Alexander Livingston.
Orchard st, n s, 125 w Myrtle av, 25x100,
Corona. 100
Gordon, John J to Anna Gordon. Lathrop
st, s e s, 475 n e Jamaica av, L I City. 667
Same to Mary M Gordon. Lathrop st, s e s,
475 n e Jamaica av. 333
Graves, Nathan F to Philo Walden. Lot
319 map N F Graves, Jamaica. 1
Gunther, Felix to Bertha Ranft. Brooklyn
and Jamaica plank road, s w cor Vine st,
Jamaica. 7,800
Haas, Charles to Frank H Schiefner. 1/2 of
lots 457-597 map Culler & Haas, Bald-
wins. 1,000
Hallqvist, John to Gustav Sandberg. Web-
ster av, n s, 50.2 e Radde st, L I City. 7
Healy, Jane to Elizabeth Healy. Forrest
av, n e cor Bay View av, Far Rockaway. 5
Hedberg, Chas J to August Carlson.
Stemmler st, e s, 175 s Broadway, 25x100,
L I City. 1
Hoffman, John to Anna Nubling. Union
turnpike, s e cor Hoffman av, Flushing. 700

Hoffman, Wm to Walter Jennings. Boulevard, n s, abt 400 e 14th av, W. 1
 Hendrickson, Marie to Mary J Watts. Fairview av, n s, 200 w Willow pl, 50x125, Springfield. 1,800
 Herdje, George to Louise Lusther. Lot 136 map Long Island Real Estate Exchange and Invest Co, Newtown. 700
 Hollis Real Estate Co to H P Salisbury. Hempstead and Jamaica plank road, n s, 101 e Palatina av, Jamaica. 1,250
 Horton, Saml J to Newman J Pettit. Craft av, w s, 1,227 s Broadway, Lawrence. 1,000
 Ivan, Anders to Charles J Hedberg. Stemmler st, e s, 200 s Broadway. 25x100. L I City. 1
 Jager, Margaretha to Christian Jager. Flushing av, n s, 450 w Sound st, 25x100, L I City. 657
 Same to Christoph F Hahn. Frankfort av, s s, 150 e Planet av, L I City. 2,500
 Johnson, Henry C to Nellie F Frohner. De Bevoise av, s e s, 300 n e Jamaica av, 16.8 x 100, L I City. 1,800
 Keimer, Catherine to Caspar Herold. Lots 141-143 map L I R E Exchange and Invest Co, Newtown. 1,800
 Kern, Alexander to Emil Elssmann. Radde st, n w s, 175.6 n e Beebee av, L I City. 450
 Kilduff, Daniel to Wm J Hamilton. Grand av, n s, 250 w Central av, Newtown. 1,000
 Koch & Sicardi to James McGrath. Lots 11-14 block 27 map Koch & Sicardi, North Hempstead. 300
 Lahey, Salvador P to Thomas McGuinness. Lots 331 and 332 map D H Van Mater, Laurel Hill. 1,500
 Leclair, Jane to Charles Krackenberg. 2d av, w s, 450 n Pierce av, L I City. 500
 Lehsten, Henrietta to Rosa Loffler. 24 1/2 acres at Hicksville. 5,700
 Mineola Park Co to John Golding. Lots 560, 561, 609 and 610 block L map Mineola Park, Mineola. 270
 Same to John A Schaufelberger. Lots 661-663 block N map Mineola Park Co, North Hempstead. 255
 Moore, Harriot V D to Wm T Reichenberg. Vandeventer av, s s, 50 e Winans st. 25x100.1, L I City. 215
 Same to same. Vandeventer av, s e cor Winans st, 25x100.1. 205
 Mount, Geo W to Wm H Watts. Mills av, n s, 793 4 e Farmers av, Springfield. 275
 Murray Hill Co-operative B and L Assoc to Henrietta Frank. Lot 31 block 87 map Spooner & Tousey, Flushing. 825
 Newkirk, Sarah to Wm G Newman. Grace av, s s, 131 w 7th st, Thomaston. 1
 Noble, Daniel to Teachers' B and L Assoc, New York. Jackson av, s e cor Nott av, L I City. 7,000
 Pardee, Sheldon J to Stephen Sovinski. Lots 743 and 744 map Ravenswood, L I City. 625
 Pascal, Sigmund to Moses Lehr. Lots 1 and 2 block 56 map N Y Exchange and Invest Co, Hicksville. 350
 Same to Chas Munsch. Lot 24 block 59 same map. 300
 Payne, Alvan T, Jr, to Hugh M Thomas. Ely av, s w cor 11th st, L I City. 10,000
 Pease, Thomas to Wm Hastie. 3 acres at Jamaica. 2,500
 Peck, Henry A to Mary D Peck. Lots 1-9, 12-80, 107-154, 171-176, 191 and 192, 206, 207, 212-215, 235-245 and plots D, E and F map H A Peck, Flushing. 1
 Peck, Mary A to Annie T Lawrence. Old Lawrence st, w s, adj land Flushing and North Side R R Co, Flushing. 150
 Pfeffer, Mathilde to Wm Schlottmann. Clinton pl, w s, 200 s Grafton av. 50x100, Woodhaven. 1,800
 Pettit, Newman J to Alfred Grimley, Jr. Craft av, w s, 1,227 s Broadway, Lawrence. 700
 Poole, Chas to Ellmore Pettit. 1/2 acre at Oceanside. 175
 Pope, Wm R to James S McGlynn. Lots 198 and 199 block 9 map W Ziegler, Newtown. 120
 Powers, Mary A to Sarah A McBride. Lots 123 and 124 map estate W Payntar, L I City. 300
 Quigley, James to Frank Vettel. Warren st, w s, 400 n Webster av, L I City. 2,000
 Richardson, Edward to John Russell. Barclay st, n s, 100 e Central av, Flushing. 5,000
 Reed, James to Wm K Cairns. Lot 374 block 10 map lots at Winfield. 250
 Roe, Caroline M to Lambert D Steiner. Lots 108 and 109 block 4 map Bayview, Bayside. 100
 Roe, Eben to Lambert D Steiner. Lots 106 and 107 block 4 map Bayview, Bayside. 1,400
 Roedel, Frederick to Wm Motter, Jr. Hull av, n w cor Fisk av, Newtown. 250
 Rogers, Catharine to George Rogers. Lafayette av, s e s, 170 s w Cypress av, Newtown. 450
 Sally, John to Woodhaven Junction Land Co. Atlantic av, s w cor Grant av, Jamaica. 1
 Seaman, Henry to Andrew Seaman. 20th st, n s, 835 w 11th av, 100x110, Whitestone. 1
 Seaman, Andrew to Henry Seaman. Bell av, e s, 100 n Lawrence Boulevard, Bayside. 1
 Seaman, Benj H to City of Brooklyn. Abt 7 acres at Hempstead. 10,500
 St Paul's M E Church to Joseph B Wright. Orchard st, s s, adj land H M V Summers, Oyster Bay. 1,600

Silverstone, A Fred to Patrick Sweeney. Crown st, n s, 150 w Myrtle av, 25x200, Corona. 200
 Smith, Henry to Vaclav Horak. Lots 217 and 218 map Locust Grove. 1,400
 Snow, Frederick B to Caroline Skillman. Guion pl, e s, 229.2 s Brooklyn and Jamaica plank road, Jamaica. 370
 Thomson, David to Harriet Romain. Barn st, e s, 150 s Jackson av, L I City. 670
 Van Bergen, Lucy A to Henry C Howells. Granium st, n w cor Jamaica av, Flushing. 15,000
 Vernon, Carman A to Joseph B Wright. Orchard st, s s, adj land H M V Summers, Oyster Bay. 1
 Vernon, Geo to Joseph B Wright. Orchard st, s s, adj land H M V Summers, Oyster Bay. 1
 Vernon, Lewis L to Joseph B Wright. Orchard st, s s, adj land H M V Summers, Oyster Bay. 1
 Vogt, John, Jr, to Charles Hoehlein. 14th av, w s, 92 s 19th st, Whitestone. 250
 Walden, Philo to Hannah E Garrison. Lot 319 map N F Graves, Jamaica. 1
 Watts, Wm H to Geo W Mount. Mills av, n s, 768 e Farmers av, Springfield. 1
 Webster, Ann to Catherine Molloy. Elm st, n s, 425 e Sycamore av, 25x100, West Flushing. 300
 Willets, Fredk E to Wm H Spears. Boulevard, s e cor 8th av, 50x100, Whitestone. 600
 Wool, Vincent to Alice L Vose. Lot 258 block 7 map 3. Hollis. 1
 Woolsey, Kate T to Fannie T Fackler. Lots 79 and 80 block 148 assessm't map 5th Ward, L I City. 2,000
 Woolley, Benj to Charles Hewlett. 2 acres at Little Neck. 2,002
 Wright, John to Maria F Townsend. 2 acres at Oyster Bay. 1,000
 Zelenka, Herman to Louis Kromm. Lot 147 block 6 map Winfield. 190
 Ziegler, Wm to Chas Rottkowsky. Lot 1501 block 44 map W Ziegler, Jamaica. 210

MORTGAGES.

SEPTEMBER 18 TO 24—INCLUSIVE.

Andrews, Fannie to Queens Co Bank. East av, n w s, 175 s Harris av, L I City. 1 year. 430
 Barton, James H to John Carman. 5 acres at Lakewood. 3 years. 900
 Baumann, Christian to Granite State Provident Assoc. Grove st, n w s, 150 n e Wyckoff av, Newtown. 3 years, 5%. 400
 Bert, John G to German Exchange Bank, New York. Straiton av, w s, 272.9 s Rockaway Boulevard, Arverne-by-the-Sea. Installs. 5,000
 Biedermann, Louis, Jr, to Heinrich William. Miller pl, w s, 330.5 n Highland Boulevard, Newtown. 3 years. 1,800
 Booth, John W to Thomas Callister. Hempstead and Jamaica plank road, n e cor Myrtle st, Queens. 2 years. 500
 Brunner, John to Franz Eberle. Lot 366 map Hitchcocks plan for Homes at Woodside. 3 years. 200
 Cock, Wm R to Hannah Wallace. Front st, n w cor Park av, Rockville Centre. 3 years. 1,000
 Collette, Nellie F to John R Thompson. Van Alst av, n w s, 125 n e Franklin st, L I City. 2 years. 300
 Corning, Thos J to Congress Brewing Co. Bayview av, e s, 6 n Central Boulevard, Rockaway Beach. 1 year, 5%. 1,500
 Damiano, Michael to American Patent Portable House Mfg Co. Rapelje av, e s, 25 s Moore st, Corona. 1 year. 100
 Deans, David to John Mackie. De Bevoise av, e s, 325 s Jamaica av, L I City. 4 years, 5%. 2,000
 De Bevoise, Chas R to Produce Exchange B and L Assoc. Bradford av, s s, 414 w Jaggar av, 75x100, Flushing. Installs. 2,000
 Denton, Catharine to Edmund R Shaw. Creed av, s w cor Whittier st, Jamaica. 2 years. 1,000
 Doehoefer, Frank to Lina Walters. Albert st, w s, 144 6 n Van Deventer av, L I City. 3 years. 1,600
 Foley, Margaret to L A Kelsey. Vanderbilt av, e s, 175 n Carll st, 75x100, Jamaica. 3 years. 1,200
 Frick, Friederich to John Schnelzer. 3d av, n w cor 11th st, Flushing. 3 years. 2,500
 Frohner, Nellie F to Anna Stetter. De Bevoise av, s e s, 300 n e Jamaica av, L I City. 3 years. 1,000
 Graynor, John W to John H Eldert. Lots 359 and 360 map W Ziegler, Jamaica. 1 year. 700
 Griffith, Wm H to The Equitable Co-operative B and L Assoc. Linden av, w s, 150 s Atlantic av, 40x92, Jamaica. Installs. 1,500
 Grimley, Alfred, Jr, to Newman J Pettit. Craft av, w s, 1,227 s Broadway, Lawrence. 550
 Hahn, Christoph F to Charles Schmidt. Frankfort av, s s, 150 e Planet av, L I City. 3 years. 1,000
 Hangaard, John T to John R Carpenter. Lots 108-117 block 3 map Woods Addition to Morris Park, Jamaica. 1 year. 3,000
 Same to Robert L Woods. Lot 108-117 inclusive block 3 same map. 5 morts, each \$400, 3 years. 2,000

Hayes, Thomas to L I City B and L Assoc. Rapelje av, w s, 325 s Litmars av, L I City. Installs, 1 year. 750
 Heath, Augustus to Riverhead Savings Bank. Vernon av, w s, 100 n 4th st, L I City. 1 year. 2,000
 Heisser, Jacob to Louis Bynning. 22 acres at Farmingdale. 5 years, 5%. 300
 Hoffstaetter, Emil to Serial Building Loan and Savings Inst. National st, e s, 140 n Park av, Corona. Installs. 200
 Hollis Real Estate Co to Max Bowsky. Hempstead and Jamaica plank road, n s, 232 w land R P Rhoades, Jamaica. 4 years. 4,000
 Holm, John C to Caroline B Gale. Costor st, s e s, 150 s w Rue de St Felix, Far Rockaway. 1 year. 200
 Horak, Vaclav to Vaclav Milota. Lots 217 and 218 map Locust Grove. 1 year, 5%. 350
 Houlihan, John J to Wm H Hoag. Red Brook road, s s, 150 e land J K Brown, Great Neck. 3 years. 800
 Imke, Peter to Franz Eberle. Grove st, w s, 408.2 n Old Highway, Locust Grove. 3 years. 650
 Kantrovitz, Betsey to L I City Savings Bank. Henry st, e s, 192.4 s Flushing av, L I City. 1 year. 3,000
 Lockwood, Emma to Martha E Lincoln. Highway, s s, adj land C West, Bayville. 2 years. 400
 Loffler, Rosa to Henrietta Lebstein. 24 1/2 acres at Hicksville. 5 years, 5%. 800
 Lott, Mary A to Queens Co Co-operative Savings and Loan Assoc. Daniel Mott road, n s, 100 e Kent property, 100x200, Far Rockaway. Installs. 3,400
 Luyster, Cassie F to Alfred C Cornwell. Mignonette st, n w cor Verbena av, Floral Park. 3 years. 1,500
 McKenzie, James S to Chas J Marc. Lot 411 map Hitchcocks Plan for Homes at Woodside. 1 year. 400
 Muldoon, Mary to Henry O'Connor. Cooper av, n e cor Wyckoff av, Glendale. 5 years, 5%. 800
 New, Amanda M to Alfred L New. West 3d st, s s, 100 w Central av, L I City. 2 years. 1,500
 Noelsch, John to Thos E Colby. Lots 19 and 20 map L I R E Exchange and Invest Co, Newtown. 2 years. 500
 Normoyle, Michael to Wm O Moore. Hopkins av, e s, 75.2 s Camelia st, L I City. 3 years. 2,500
 Renne, James to Thos E Colby. Maspeth av, n e cor Maurice av, Maspeth. 1,600
 Rogers, John F to Margaret Fasslabend. Lots 1296 and 1297 block 45 map W Ziegler, Jamaica. 10 years, 5%. 2,000
 Rohr, Maria to John Wiedmann. 9th av, w s, 350 s Broadway, L I City. 5 years, 5%. 1,000
 Rauff, Bertha to Felix Gunther. Brooklyn and Jamaica plank road, s w cor Vine st, Jamaica. 3 years. 2,700
 Riley, Mary A to Frederick Schleicher. Sea Cliff av, n s, adj land R Marron, Sea Cliff. 2 years. 100
 St Clair, Francis to Andrew Seaman. Lots 594-615 block 21 map Bayview, 1 year. 200
 Salisbury, Henry B to Hollis Real Estate Co. Hempstead and Jamaica plank road, n s, 101 e Palatina av, Jamaica. 2 years. 740
 Sandberg, Gustav to Wm McClenahan. Webster av, n s, 25.1 e Radde st, L I City. 5 years, 5%. 2,000
 Schimmoller, Hermann to Emile Kegreisz. Thrall pl, w s, 175 s Broadway, 25x100, Woodhaven. 3 years. 250
 Schmidt, Henry to Martin V Wood. Lots 7 and 8 block 1 map E B Litchfield, Valley Stream. 1 year, 5%. 500
 Schmitt, John to Ferdinand Schiewick. Broadway, s w cor 12th av, L I City. 5 years. 600
 Scott, Joseph J to Nicholas Ryan. Abt 4 acres at Valley Stream. 1 year, 5%. 1,000
 Simon, Geo P to Arnold Nelins. 6th st, w s, 100 s Jericho turnpike, Hyde Park. 3 years. 250
 Smith, Tredwell D to Edward B Colby. Harrison av, e s, adj land M A Thomas; Railroad av, s s, adj land F D Smith, Baldwins. 1,200
 Smith, Valentine W to Isabel M Smith. Fulton st, s s, adj land C G Raynor, Freeport 1 year. 2,800
 Spears, Wm H to Whitestone Co-operative Savings and Loan Assoc. Boulevard, s e cor 8th av, Whitestone. Installs. 2,600
 Spinner, Joseph A to Claus Gerken. Bellview av, s s, 50 e Columbus av, Jamaica. 2 years. 400
 Starett, Lyman M to Francis V Morrell. Elmwood st, n s, 210 w Willard av, Jamaica. 1 year. 1,700
 Stimmel, John to Bernard Wragge. 12th av, centre line, 828 n Hallett st and abt 4 acres under water at Whitestone. 1 year. 5,000
 Thies, Bernard to Henry Weinhausen. Hyatt av, w s, 120 s Thomson av, Hyatt Heights. 3 years, 5%. 800
 Townsend, Maria F to Chas J Hall. 2 acres at Oyster Bay. 3 years. 750
 Van Riper, Esther to Chas H Reynolds. 11th st, n s, 250 w Ely av, 20x100, L I City. 3 years. 3,300
 Wambsgauss, Augusta to Emily L Muller. Kouwenhoven st, s e s, 375 n e Jamaica av, L I City. 3 years, 5%. 1,200

Washburne, Lorenzo to Joseph Walter.
Lots 1282 and 1283 block 45 map W
Ziegler, Jamaica. 2 years. 160
Wasson, Robert to Henry A Van Allen.
Lots 220, 230, 231 and 232 map Normal
Park, Jamaica. 5 years. 344

ASSIGNMENT OF MORTGAGES.

Amberman, John A to Cornelius Amberman. 1
Same to same 1
Beck, Anna E to John G Price. 700
Brandreth, Geo A to Far Rockaway Bank. 2,250
Courtney, Josephine E to Leslie G King. 600
Davison, Charles to Far Rockaway Bank. 2,500
Gombert, Mary to Geo W Bergen. 350
Jennings, James E to Pliny D Doughty. 2,000
Kelsey, Elizabeth B to Maria N Pond. 600
Lehsten, Henrietta to Louis H Bero. 800
Mace, Elizabeth to Scott R Sherwood. 450
Mills, Mary V to Chas E Mills. 300
Preston, Maggie to Wm F Corwith. 950
Rooney, Edward to Hamilton Trust Co. 1
Sieh, Charles to E A Cruikshank. 302
Slowell, Frank to Pennsylvania Lumber
Storage Co. 500
Whaley, Adelia to Hattie Mahoney. 636

JUDGMENTS.

Sept.
21 Byrn, Albert B and Marcus L—J A
Baker. 73 13
23 Dillon, Christopher J—E E Hogan Shoe
Mfg Co. 627 55
19 Gainer, John—D Hopkins. 114 12
20 Groh, John—M M Terry. 135 20
19 Holland, Silas P—D Hopkins. 591 19
19 Hill, Richard—Congress Brewing Co. 293 20
19 Harris, Elihu F—H C Wintringham. 97 02
19 Horan, John J and Ellen—Teachers' B
and L Assoc, New York. 1,426 37
18 Kinsey, Wm W—Quinnipac Co. 287 02
23 Kinsey, Wm W—Preston Fertilizer Co. 1,025 64
25 Kolb, Margaret—J McCloskey. 141 30
19 Landman, L Y—Butler Bros. 91 36
23 McHugh, Michael and Mary—G R
Jones. 366 17
19 Pearsall, Lewis—M Pettit. 150 99
20 Phillips, Peter N—C Francklyn. 158 82
19 Stines, James H—M Wolf. 84 24
19 Turner, Wm G—M J Rillerman. 260 60
21 Terry, Thos H—Yellow Pine Co. 239 55
20 Wingerath, Wm—O B Ackerly. 481 80
21 Weinstein, Leo—Pacific Coast Wine Co. 74 58
23 Weillbrenner, Philip and Magdalena—
W Kirchner. 28 39

MECHANICS' LIENS.

Sept
18 Grant st, w s, 110 n Flushing st, 110x
463, L I City. Bailey & Co agt Co-
frode & Taylor. 1,775 00
19 Grand st, n s, Maspeth. Thomas Ger-
hard agt James H Stines. 46 39
23 4th st, w s, 150 n Jackson av. }
4th st, e s, 150 n Jackson av. Wood-
side. }
Jacob Willman agt N Conklin and
Chas D Houmel. 464 76
23 Lots 6 and 7 map D S Darling, New-
town. Wm Kirchner agt Jacob Kos-
smaun. 335 00
23 Martin st, Newtown. A Hoerlein agt
Jacob Kossmann. 55 00
24 Hanson pl, s s, 75 e McAuley pl, Ja-
maica. John R Carpenter agt August
Kieg. 406 56
24 McAuley pl, w s, 150 s Hanson pl, Ja-
maica. John R Carpenter agt Chris-
tina A Lohrentz. 406 97
24 Nevada av, w s, 325 s 8th st, Jamaica.
Wm Johnson agt Daniel B Mitchell. 550 00

BUILDING MATERIAL MARKET

NEW YORK.

BRICKS.—One of the peculiar experiences of the market at present is to find a great many receivers grumbling over quotations because they consider them just a little too high. The complaints in some cases are not altogether polite or courteous in tone, but that probably is due to a misfortune and readily overlooked, and the small fractional difference over which fault is found is not as great as many people are often anxious to have added to quotations when matters are booming. We see no occasion to make any change from last week, about \$4.75 remaining as the average top according to most reports with \$4.87½ admitted as a possibility and a probability for very fine and a fraction more asked for special makes of North River stock, while the best Jerseys have sold at \$4.50. Some reports say supplies have been more plentiful, some less so than last week, but all agree that demand has taken care of the offering about as fast as made and kept the market cleaned up. That, too, is expected to remain a feature, with a chance that demand may gradually exceed the offerings as there is no doubt manufacturers are daily working toward a position where they can ship at will and are likely to send forward smaller quantities as work in the yards is curtailed and the necessity for securing funds to meet current expenses diminishes. There seems no demand for Pale at any price that will pay for shipments.

CEMENT.—There is very little to say about the market. It is now the season for good consumption and there is no disappointment in the outlet afforded for stock, the movement being very free. There is an offering ample for all calls, however, competition for custom is keen and prices remain generally easy. That will apply to both domestic and foreign.

GLASS.—Very good trade and a generally strong position covers affairs as they now stand. On September 21st a very large proportion of the fires were started, and, while there were intimations of a strike on part of workmen, nothing in that line seems to have materialized and the recently perfected combination of manufacturers is believed to be a very strong organization. All sales are to be conducted by two agents, one at Pittsburg, Pa., and one at Muncie, Ind. The discounts and terms announced from Pittsburg are as follows: On 5,000 box lots, 75 and 10 per cent discount; on 1,000 box lots, 75 and 5 and 2½ per cent; on carload lots, 75 and 5 per cent. The foregoing lots are subject to an 18-cent freight allowance. On 100 box lots a discount of 70 and 10 per cent is made, and on lots smaller than 100 boxes the discount is 70 per cent. Lots of 100 boxes and less are f. o. b. at point of shipment. Buyers to be entitled to these prices must furnish sizes with order. No glass to be sold for delivery beyond November 1, 1895.

LATH.—Practically no fresh arrivals and no receivers on 'Change skirmishing for customers is about the story of the market, except that as usual when there is no stock to sell the talk in regard to values is strong. We retain former quotations upon a nominal basis with sellers claiming them to be low, but no evidence of hungering buyers willing to pay more. It wants fresh receipts to test the position.

LIME.—Although some operators try to assume a hopeful view, the frank admission of the majority is that business lacks force and volume and the tone on prices has not hardened. Old figures at 75c. and 85c. respectively are asked on common and lump, and then the best terms possible in way of discounts are made when chance to secure a buyer presents itself. Every now and then a cargo comes along and keeps the market well supplied, but it is getting along toward season when manufacturers may be able to shut down on both production and shipments. From interior points there is not much coming forward at current rates.

LUMBER.—The general movement is of much the previous form and volume. Distribution is very irregular, some localities in this district affording a very good outlet for building assortments, and others contributing fairly to manufacturing consumption, while on the other hand dealers are to be found who indulge in quite a good-sized grumble over what they consider the apathetic condition of custom, but, all in all, trade is probably quite as good as for some time past. Toward first hand or bulk parcels of stock attention turns in rather more general form, the progress of the season inducing buyers in many cases to in part abandon the indifferent attitude they have heretofore assumed, and enter into negotiation for such supplies as they are likely to want before winter, and especially where it is expected to use water transportation from interior points. Coarse grades of stock continue unsettled in tone, but fine qualities show firmness with a tendency to work up a little if anything.

White Pine retains firmness on the upper grades, especially among sellers who are proverbially exact in conforming to agreements to deliver only thoroughly standard quality, as such stock is exceedingly scarce, not only here but at primal points, although some buyers seem to think reports of recent advance in value will have a tendency to draw out any reserve quantity there may be on hand. Box of full thickness is offered sparingly and only at solid price, but the irregular run of stuff of scanty cut and mixed up with a considerable percentage of mill culls affords a cheap offering for those who want it. Export movement is fair.

Yellow Pine comes along in execution of contracts and to some extent on commission, but the latter form of receipt is not welcomed with that high degree of enthusiasm to be expected were the market in healthy waiting condition for supplies. Prices are too low for further decline and chances for a solid advance appear rather remote, although some operators think it is sure to come this fall and winter.

Carolina Pine is not generally doing well. A few houses appear to have pretty fair trade, but as a rule the demand here fails to come up to satisfactory proportions and previous assumed promising indications from the Eastward have not been realized. The offerings are plentiful enough, and while no quotable change is admitted in values advantages are understood to be available to prompt and liberal buyers.

Hemlock holds demand in very good form and has well sustained value for anything thoroughly adapted to wants of this market. There has been a great deal of such stock already taken this season, but apparently more of it wanted and the offering is not over-abundant. A little better trade is commencing to develop with country districts and is expected to work up into quite liberal proportions.

Spruce is considered in steady position for all products, although there is less inclination to talk bullish than was noticeable a short time ago. Supplies have not been found quite so scanty as expected, and while there is an absence of pressure to realize from any quarter, buyers generally are welcomed and offered all the advantages the immediate situation seems to warrant. Most local operators seem to comment with indifference upon the demise of the Eastern Association. It never was a beneficial factor upon this market, and it is not believed the breaking up will have any important effect, although some buyers speak of it as a possible event, likely to increase offerings of a praiseworthy character and calculated to keep value line low. Piling is in fair demand and does not accumulate to any important extent.

Hardwoods do not pick up any important demand as yet, although in the main the tendency of business appears to be toward improvement. Buyers are not only in want of stock to a greater extent, but some of them who have been looking over the situation commence to think the offerings are unlikely to pan out with as much freedom as they have previously been calculating upon. Especially is that the case in matter of desirable quartered oak, of which the production has been small and the marketable supplies are controlled by strong operations. Poplar is getting fair attention and ruling steady for anything coming right up to staple quality. Other grades of stock

are called for more frequently from dealers who are commencing to fill out yard assortments. There is not much export trade at the moment.

GENERAL LUMBER NOTES

THE WEST.

The Northwestern Lumberman as follows:

The white and Norway pine business is progressing under peculiar conditions. There is a demand for high grade and specially desirable stock, which is in comparatively limited supply. There is a surplus of coarse inch lumber, especially on Lake Superior, with a sluggish requirement for that class of product. This state of the supply is felt from Duluth to the seaboard. At Philadelphia coarse white pine, in the form of box boards, has come sharply in competition with North Carolina pine, and it seems to be a stand-off between the two woods in respect to prices. In the New York State markets a superabundance of coarse Western lumber is noticeable, and is doubtless one reason why such stock is neglected in Saginaw Valley and at Lake Superior points.

The advance of freight rates between Lake Superior and Chicago and between points on that lake and Lake Erie markets has checked sales and shipments from Duluth, Ashland and Chequamegon bay ports. It is doubtful if a further large amount of lumber will this season be shipped from Lake Superior mills by water. This will have a marked influence in the trade and should cause an advance of prices in the yards. Yet the accumulating piles at the mills may be recognized as having a menacing effect on the general market, for the lumber must go forward for distribution eventually. It is difficult to procure vessels enough to carry all the lumber that it is desired to move to destination. Under such circumstances lower freight rates cannot be looked for. Nearly all available tonnage is being employed in the ore, coal and grain trades.

The pine trade of the wholesale yards is not reaching the fall volume that was expected.

At Chicago: Lake Superior lumber is largely barred out by the advance of freight rates. The nominal rate is \$2.50 from Ashland, Washburn, Bayfield and Duluth, but offerings of \$2.75 a thousand have been made. Dealers who have lumber at Lake Superior points and must get it forward this fall are in some instances offering \$2.75 a thousand in order to secure boats. As a rule, however, dealers prefer to let their lumber remain for a while. Mill operators and others having lumber on Lake Superior, which they intended to sell on the market here, are refusing to ship on present rates of freight. On this account receipts from that lake are light and promise to be meager for the remainder of the season. Even with this restricted movement there is not enough tonnage offering to meet the demand. On this lake there is tonnage sufficient for moving any desired amount of lumber, because the old schooners and barges could be pressed into that service, but there does not appear to be any great amount of lumber to be put on the cargo market here from mill points on this lake. The greater portion has been bought up by the yard dealers here and elsewhere, and is being transported directly from the mills to the yards. A good deal is going from Manistee and the Menominee eastward. Even the hemlock on the other shore is largely going to Lake Erie markets. Unless there shall be a revival of trade in the yards sufficiently urgent as to cause the dealers to put in an increased supply of lumber before the close of navigation the cargo market will rule quiet to the year's end.

The demand for long wide stuff is about as pronounced as any feature of the market. There is an especial call for 2x10-22 and 24. There is also inquiry for good common strips and boards of stock widths. Coarse inch is of slow sale, unless there is enough admixture of the better quality to present an inducement to the purchaser.

The Mississippi Valley Lumberman as follows:

Will each logger this winter go into the northern pineries with the deep-seated conviction that he has got to bank all the logs possible because other loggers are not going to make a big cut? The chances are that this course will be pursued. It always is and in the end the wise logger finds that the market is overstocked with logs, instead of there being a scarcity. It is strange that twenty-five years' experience doesn't teach the absurdity of this.

Down in Maine they are wrestling with the same problem that confronts white pine loggers just at this time. An eastern trade paper says it is a debatable question among lumbermen whether or not they shall cut the usual quantity of logs during the coming season. There is a feeling among many that a shortened production would give increased value to the amount cut. On the other hand the log men succeeded in getting such good prices last spring for their logs that they are ambitious to exceed the coming winter the cut of 1894-95. They probably will, too. They usually do. Logging is surely a fascinating business.

METALS.—In the iron and metal trades a good healthy business continues and producers of base materials and their products are doing well. Previous excitement, however, has toned down greatly and stimulating influences appear for the time being to have exhausted themselves. The general situation is excellently shown in the two following extracts made from authoritative sources: The American Manufacturer of Pittsburg says: "The iron trade is at last on a pivot. If 20,000 or 300,000 tons of foreign ore can be had during the next few months urgent need can be barely met. Additional orders have been placed, and the foreign owners are making promises that they will furnish us all we want, which remains to be seen. The pig iron trade is gradually recovering itself, and while prices are very firm there is not as much momentum behind them, even in Bessemer. In finished products there is no visible change, but it is evident that producing capacity is within touching distance of demand. This does not mean lower prices within a month or two, though such a result is by no means improbable. There is much in the early future of the iron trade that is foggy. So far as actual information from good sources warrant the forming of an opinion that opinion is that there will be a rush of requirements, mainly of the retail sort, during the last