

NEW 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. OCTOBER 26, 1895. No. 1,441

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.

PREVALENT conditions on the stock market are still apathetic. If there is an indication of value for future guidance it will be found in the bond list, where there are some signs, in the hardening of prices, of new buying. All the Northern Pacific bonds for instance, have been quite strong this week, from which it may be surmised that the prospects for the reorganization of the Northern Pacific Company are brighter and nearer. In this connection it is proper to say that Mr. Brayton Ives and his friends deserve a great deal of credit for the work they have done, not only from the Northern Pacific security holders, but from security holders in this country in general. It has always been asserted that when once any particular party had got hold of a railroad property, it was impossible to get it away from them. We have always held the contrary, and that it only needed staying fighting powers to get the courts to do the right thing. The success of the Ives party has proved that we were right and we are sure, further, that if the cases against the people who were responsible for the downfall of the property and who milked it for so many years are pushed in the courts with the same pertinacity, they can be compelled to make restitution. The courts afford remedies, if they can only be reached, and obstruction to the application of such remedies has become what it is simply because injured parties would not insist upon their rights. A few fights to a finish, with the wrong-doers inevitably the losers, would do much to improve the moral condition of the promotor of enterprises. The securities of Southwestern properties which are being beared on the cotton-crop shortage ought to receive the attention of buyers. There is no logic in bearing these securities because of a falling off in the amount of cotton produced at this particular time, when the lessened production increases prices. When there is a crop failure, what the railroads have to fear most is a lessened buying power of the farmer, because not only do they suffer the direct loss of crop freights but also indirect and larger loss through the inability of the farmer to buy innumerable things which make up the bulk of miscellaneous freight. The Southwestern roads have done well in the last two years with the cotton low and in small demand, and they should not do worse in the year coming with cotton high and in good demand, although one crop has shown a serious falling off. Of the stock market as a whole it may be said that while too narrow for much confidence to be placed in any opinion that may be formed, the signs slightly favor better prices for the immediate future.

WAR fear is again upon the European nations. This attack has affected people and journals that have hitherto resisted contagion and is therefore all the more serious. It is not that there is any necessary occasion for quarrel between any two powers, but the circumstances of the times are such that they offer opportunity for difference among all of them. It is made a matter of remark that responsible ministers are all at their posts when usually at this time of the year they are spread abroad taking their holidays. The English and French presses are engaged in a recriminative encounter, spurred on by an amused mob on either side of the channel, and thinking people know that that may lead to the participation of the mob in the quarrel with something heavier than words, and with the editors changing places and becoming the abettors of a bloody conflict instead of the participants of a battle in which the wounds are all in the feelings and the stains all of ink. The

Sultan of Turkey has consented to the introduction of reforms mainly to relieve the disabilities under which his Christian subjects live. Now the question will arise has he power to enforce them? The Mahommedan priests, nobles and their followers have to be considered in this matter. The late Sultan Abdul Aziz was something of a reformer under foreign dictation and his opera bouffe parliament only lived long enough to expose the absurdity of its creation, while the Sultan himself, with a subtle distinction appreciable to the Semitic mind, became compulsorily a suicide, but in the coarser functions of the Caucasian brain a victim of political murder. If the Sultan cannot enforce the reforms forced on him by the outside powers, who will? Then there is China, a debauched and irreclaimable reprobate, who has lost all nervous force and is consequently without ability to reform. A ne'er-do-weel, who prefers the gutter of his own ignorance to the curtains and cushions of someone else's enlightenment. What is to become of China? The Salvation Army of foreign politicians will not leave him alone, their consciences are too active for that, or, in other words, there is too much in the reforming business for them to let the Chinaman work out his own salvation. But like the good folk in New York City each of the Great Powers has a very great opinion of its own regenerating abilities, and there may come reform wars as there have been religious wars. The powers may find it necessary to resort to artillery and ironclads to find out on which has fallen the divine decree to carry grace to the Chinese. All this time the instruments of war are in such positions and in such hands that there is no telling what hour the indiscretion of a subordinate may not plunge two countries into war and in the end drag the others along with them. These are the thoughts that are making people serious to-day. Still war has been more threatening than it is now and yet the hand was restrained. Ten years ago Russia and England had their hands on their swords' hilts and were induced to withdraw them, as it is to be hoped they and the other nations who think they have occasion for quarrelling may be led again to find peace more attractive than war.

A WITTY explanation of the Kaffir fever, made by Mr. J. Selwin Tait, in a letter to the *Evening Post*, is that London can never take gold mines soberly, and that the recovering appetite for speculation, following a crisis and subsequent period of depression, is always whetted by a dose of these issues. When for gold mines low price issues are substituted, that probably explains the opening phases of speculation everywhere. The love of gambling is deep seated in the race; many risks that are thought to be quite legitimate business are little else than taking chances, and when the feeling is more pronounced the risks assumed are greater in proportion, running from a "flyer" in a dividend-paying stock to laying down hard cash for a sixty thousandth chance of winning a big prize in a lottery. The recorded transactions of any exchange will show that actual investments are but a small fraction of the total business, the bulk being made up of dealings in cats and dogs, and the poorest specimens of those despised animals at that. Perhaps the most remarkable thing about this matter of speculation is the unbounded faith in the fairness of the play and the belief that drawing a prize or a blank depends simply upon the movement of the wheel and the accidental shuffling of the tokens caused thereby. The public are not unaware of the fact that if everything that is worthless were taken from the exchange lists they would sink into the smallest possible proportions, so that the periodical attempts to take advantage of the movements of prices is a proof that when they come into the market it is in the conscious indulgence of their gambling instincts. Of course they always expect to win, and when the contrary is the case, as it most often is, the outcry is one rather of hopes disappointed, than against deliberate injury done them by the proprietors of the wheel, who walk away with the stakes. The trouble is one that cannot be cured, as the whole history of speculation shows, in any measurable length of time, and whenever the little disturbances caused by too much fervor in any particular direction has been gotten over by the removal of the dead and wounded, the remaining forces of the outsiders begin again the conflict with their slings and arrows against the arms of precision of the insiders. For this reason it is predicted that when the shaking up in the Kaffirs has been accomplished, speculation will begin again in an expanded form by taking in other kinds and classes of securities as well. For this reason it is said that the slump in Kaffirs is "salutary."

THE letter of E. M. Shepard on consolidation is one of the best considered and most discriminating declarations on that involved and vexed question which has been given out by any public man. It is usually assumed that a categorical yes or no is all that is needed as an opinion about the unification of New York and Brooklyn, but in point of fact, the whole matter is so complex and requires to be considered with an eye

to so many diverse interests that no quick and ready solution of the difficulty is possible. Of course, a condition of any elaborate attempt to work out a feasible plan of consolidation must be the assurance that a majority of the voters of both cities are not entirely opposed to it, and in order that we may be sure upon this point it would be better, as Mr. Shepard suggests, to resubmit the general question to the voters of Brooklyn; but it ought to be resubmitted in such a way that the citizens of Brooklyn will feel assured that their local interests will be protected. If they were once sure that consolidation did not mean the doing away with all their local autonomy, they would undoubtedly be much in favor of union with New York. So large a number at present spend their working hours on this side of the river that in reality they are as much New Yorkers as they are Brooklynites; but they naturally feel that the union of these two cities, so long separated and separated by so broad a sheet of water, cannot be treated in the same way as the union of Westchester County to New York. The two cities have a common interest in the downtown business districts of Manhattan Island; they both contribute to the business activity and property values of this area; they are both interested in the creation of rapid transit systems connecting them with its centres; they both, moreover, should obtain the advantage of sharing the proceeds derived from the taxation of this high-priced property. In other respects they are for the most part separate cities, and the administration machinery affecting other interests should be separate. The charter of the united city would have to be most carefully drawn so as not to interfere with these interests, and until that charter is drawn the question at issue is too indefinite to bear very much discussion. It is curious, however, that sentimental rather than practical business considerations have governed this agitation from the start. Sentimentally New York has most to gain by the change. Without Brooklyn, Chicago is beginning to push New York's hitherto undisputed title to the American Metropolis; with Brooklyn in, New York can defy Chicago's present rate of increase for many a long year. Hence it is that the agitation in favor of consolidation has originated almost entirely in New York, although New York has every thing to lose by the readjustment of taxation which would follow. On the other hand the opposition to consolidation has come chiefly from Brooklyn, which would gain from the redistribution of taxation and lose only by a diminution of its local prestige.

THE Boston City Council Committee on Municipal Lighting has just returned a report to the Common Council of that city which is of some general interest. The Committee was ordered some time since to investigate the experiments which have been made by other important cities of the country in lighting their streets with electricity, and the outcome of their inquiries is that they find it expedient for the city of Boston to establish a plant of its own. Boston, it seems, is paying about \$127 a year for each of its arc lights, whereas five years before it had been paying \$237 per arc. The city is saving by the reduction in price about \$275,000 per annum. This reduction was made, not because the cost of manufacturing the light was any less, but because the local company discovered that its extortionate charges injured its own interests. At the same time that Boston was paying \$237 per arc light the city of Cambridge, in the immediate vicinity of Boston, was paying \$180 per arc light; Brooklyn, \$182 per arc light; Springfield, Mass., \$218; New York, \$127, and St. Louis, \$75. While the Boston company was reducing its charges from \$237 to \$127 the Springfield company reduced its charges from \$218 to \$88. The Committee argues that these facts clearly show to what a small extent the prices fixed by municipalities for this service are determined by the cost of production of the light, and it argues that the cities would do better to establish their own plants and so reap the full benefit of the cheap prices at which the light can really be manufactured. Some 200 cities in the United States have undertaken to manufacture their own electricity with results, according to the Committee, almost uniformly successful. They place particular emphasis upon the experience of the City of Detroit. In 1894 this municipality established its own plant at an expenditure of \$600,000, because the officials thought that the charges of the Brush Electric Light Company, \$175 per light, was excessive. The present cost per lamp is only \$75. The Committee then proceeds to estimate the cost of establishing a plant in Boston, and comes to the decision that the municipality could make \$125,000 per annum by so doing. There can be no doubt that the conclusions of the Committee are in the main correct. The experience of the English cities proves that municipalities can perform services of this kind more cheaply than private companies, simply because private companies under such circumstances are actually or practically in control of a monopoly. The figures of the Committee in reference to similar experiments in this country must be taken, however, with some reservation. It has been found in the past that municipal officials, being anxious to make a good showing

for their department, are not over-scrupulous about including in their estimates proper allowances for depreciation of plant and other similar items. Until the general municipal administration of our cities is somewhat more honest and competent than it is at present, it is scarcely probable the tendency in favor of an increase of local administration functionive, which has made such progress abroad, will spread very rapidly in the United States.

The Condition that Confronts Us.

LAST week we pointed out in these columns that the road of the "reformer" in New York City must necessarily be a thorny one, full of chagrin and disappointment, so long as purely political partisanship is the controlling influence with the mass of voters at the polls, or, let us add now, so long as the intellectual and moral condition of society is not higher than it is to-day. If citizens prefer to give first consideration to the political faith of those who are to administer the economies of their city and only secondary and casual thought to the matter of personal efficiency they are never likely to have clean streets, a rigorous police administration and similar civic decencies, or, at least, never until "politics" becomes the affair solely of the capable and the honest and the voters' choice is inevitably a selection among the fit. But the cars don't run to Utopia yet, so we must stay at home with the knowledge that "politics" is in the main an appeal to the rabid partisanship of the multitude, wherein efficiency and all those other considerations which rule in the ordinary practical affairs of life are ignored. Indeed, it may be said government with us is scarcely more than the imaginary basis of our "politics." We assume it just as children assume in their play that they are engaged in the serious activities of their elders. The game is the thing; but the boyish soldiery and the wax doll become ever so much more interesting when connected by the imagination with real standing armies and the nursery full of genuine babies.

Of course, the attempt New Yorkers have been making for a generation or more to produce good municipal government out of "politics" is no new absurdity. Other people have tried their hand at the same ridiculous experiment with no better results than we obtain, and long ago they were driven to abandon the folly (as bye and bye we shall be driven to abandon it), as far as the perennial imbecility of human nature permits. To-day all nationalities except the Turk (who has an unfaltering appreciation of government as a financial possibility similar to our own) have arrived at the fixed conclusion that a tolerable administration of a municipality cannot be secured by "politics."

Thus, what we may call the basis of "politics" in the affairs of a city like our own, is a certain irrationality of the multitude, a mania for partisanship which like other forms of dementia perverts the ordinary action of the mind. It might not be so difficult a task for the "reformers" to cope with this disease, mitigate and perhaps cure it were it merely a local trouble. Unfortunately the affliction which makes misgovernment the easier rule to maintain in New York City is only a phase of a national, one might say, of an universal disorder.

An inquiry concerning the foundations of political parties, the world over, is one which would surely yield very instructive information. The political differences which divide Germans, Frenchmen, Englishmen and Americans, appear to the disconnected looker-on to be quite incommensurate with the commotion and discord they occasion. Whatever theoretical importance these differences may possess, their effective value in the actual performance of government never seems to amount to much. For instance, despite periodical partisan revolutions which put now the Conservatives and now the Liberals in the ascendancy, English national affairs steadily continue and develop year after year along lines which party politics have an infinitesimal share in making out. In the United States the nation pursues its destiny, attains to stage after stage of a growth rooted in causes immensely deeper seated than our quadriennial hubbub over Republican and Democratic policy. If people really sought for the justification of party strife in the clear undoubted influence which it exerts upon the national fortune, politics would have been discredited long ago by common sense. The very absurdity that politics is an organized effort to demonstrate that nations are pretty evenly divided into two groups of individuals, the wise and virtuous, the foolish and the unscrupulous, is in itself sufficient to cause scepticism.

But the real purpose and the ostensible purpose of human institutions are rarely identical. In practice government everywhere is in part a seizure--an effort of a class or some other division of the people to administer the estate of the whole for their own benefit. The extent to which this selfish usurpation is carried varies. At one extreme is the autocratic, aristocratic seizure of power, at the other the democratic possession by virtue of the ballot box. Both are identical in this: government is the establishment of a special rule, a rule for the "general interest," if you like, but the "general interest" as certain people understand it. inquiry we have suggested concern-

ing the foundations of political parties would, we are sure, disclose as many selfish objects as there are parties. No party exists which is not organized fundamentally to promote some particular, narrow, class advantage. Remove or satisfy this purpose and the party disintegrates. The "general good," perpetually prated about, is scarcely sufficient to combine a dozen professed philanthropists. In fact, pure love of one's fellow men tends to make it impossible for any two of the gentlest of humanitarians to sit in the same room for ten minutes and preserve the peace. There isn't enough cohesiveness in a fervent desire for the "public welfare" to keep together even a "third party" for two consecutive campaigns. If a longer existence be maintained it is, as in the case of the Prohibitionists, by virtue of some indomitable fanaticism which records itself by, but counts for practically nothing in the working of the political machinery. What operates in the formation of really effective parties is a Silver interest, a Gold interest, a Land interest, the interest of Capital or of Labor. Centre these interests in an organization, attach them to some theory or programme which plausibly connects them with the pockets of everybody, enlist the partisan vigor of the multitude in their behalf, surround them with prejudices, embellish them with the moral code, envelop them with noise and vituperation and straightway a great party emerges into the political field to save the nation and bring in the millenium. Of course, almost before the monstrosity gets into the highways the nucleus of the organization—the selfish interest—is lost sight of. Nevertheless, that is the centre of the vitality of the "party."

In dealing therefore with "politics," that arch enemy of good government in New York, Reformers have not only to convert the merely partisan masses to a rational attitude concerning domestic matters, but they have also to strike at the "interests" which have created and which perpetuate the parties around which the masses rally. Those "interests" in the case of the Republican party and of the Democratic party are not specially concerned in the efficient and decent administration of the municipal affairs of New York. Though perhaps not radically opposed to having the streets keep clean and similar civic utilities properly performed they will not put these matters foremost, and clearly it is only by putting these matters foremost and subordinating all else to them that they can be properly performed. On the contrary, with these parties municipal necessities must be sacrificed to the exigencies of national "politics," or State "politics," or local "politics," as the case may be, meaning, of course, by "politics" the class interest with which they are particularly concerned.

Now, the special interest which the Republican party subserves is sufficiently indicated by the word "Protection"—the high-tariff policy of which numerous manufacturers are the direct beneficiaries. As to the special interest centred in the Democratic party it is not single. Rather it is composed of a number of interests more local than national in character which find it profitable to have government on their side, but which necessarily cannot obtain first place or even independent consideration in the policy of the Republican party so long as the prime concern of that political body is protection. These several interests—of which the liquor interest and the interests naturally associated with it are the foremost—are almost perforce driven to seek their "protection" in the Democratic ranks. Only in exceptional circumstances and by virtue of unusual combinations are they found on the other side. We are not discussing here the value of protection or the legitimacy of the activity of the liquor men in politics for trade purposes. We wish merely to show that if from the composition of these two great parties we abstract the purely partisan and popular elements—the outsiders so to speak—we reach in both cases a comparatively small, selfish, active nucleus, to whom "party" and "politics" mean a direct personal gain. For instance, if we suppose the existence of a strictly Silver party, we would, by eliminating from it its theoretical supporters and others of the kind, arrive at last at the mine owners, whose desire to obtain immediate benefits from government would be, we may be sure, the animating spirit of the organization. The mine-owners of the Republican party are the protected manufacturers; the mine-owners of the Democratic party, at least here in New York, are the liquor men. It is these paramount interests which the Reformers must overthrow before they can sincerely and permanently enlist the support of the two parties in their programme for efficient municipal government. Coalitions and fusions can be only temporary arrangements, accepted or rejected by one or the other of the two great parties according to whether they fit in with or clash with the dominant interests of the organizations. Republican policy can never narrow itself to the local necessities of New York City, because it exists to promote a very much larger purpose. Democratic policy, under present conditions, cannot be the faithful ally of real reform because it is the servant of a class which has no special concern with reform—rather the contrary. As to the crowd, they are as hard to win

over as the parties themselves, because they would rather go to the devil as out-and-out partisans in the old way, than be found walking the golden pavements with St. Peter in the sanctity of political independence.

The Stanford Millions.

THE most interesting and romantic part of very modern history is the history of industry. Could the stories of some of the large private fortunes accumulated by Americans within the past thirty years be fully written they would have a value in the interpretation of our national life not possessed by accounts of anything that has taken place in the realm of politics. Some magazines have tried to write the history of great industrial enterprises, and, of course there are plenty of biographies of rich men and a nauseous flood of anecdotes about them published both before and after death. But the magazine articles are designed chiefly to afford opportunities for striking illustrations, and the anecdotal accounts rarely get above the plane either of personal gossip or of barefaced eulogy. Lately Henry D. Lloyd has gathered into his volume "Wealth Against Commonwealth," all the scandalous things that he considers to have been officially proved against the Standard Oil Company, but the one-sidedness of his narrative, and his assumption that everybody who was fighting the great monopoly was presumptively an industrial saint detracts from the value of his work. Besides, it is often that which is most inaccessible to the historian that is of most vital interest in the history of industry—the items of "vest-pocket bookkeeping and the facts stored away in the recesses of a conveniently failing memory."

These reflections cannot but occur to one who considers as well as known facts permit the origin and destiny of the fifteen or thirty millions garnered during his life by Leland Stanford and left in a real but not legally constituted trust to his wife for the benefit of the Leland Stanford, Jr. University. The United States has now brought suit to recover fifteen millions of this fortune in lieu of money loaned the Central Pacific Railway, which the second mortgage on that road can never pay. The suit is brought under a provision of the statutes of California, which provides that a stockholder in a corporation shall be liable for its debts in proportion to the amount of its stock that he owned at the time the debts were contracted. It is urged by the attorneys for Mrs. Stanford that this law at the time the Central Pacific Company was formed was invalid because of its indefiniteness, and has been so adjudged by the Supreme Court of California; next, that even if the law had been valid the collection of the debt would be barred by the statute of limitations; and finally that the act of Congress by which the money was lent provided specified means of payment, and by implication barred other methods of collecting the debt. These technical points are now being tried in the United States Courts, the decision in the first two courts having been very definitely against the government.

There are three standpoints from which such a case as this can be judged. The first is the narrowly technical standpoint, and from this the courts are now considering it. We suspect that on this plane of justice the government is likely to be worsted. The men of the Central Pacific Company have probably so arranged matters that the government will never collect its bill from them. Even if the Stanford estate should be held for its share it is inconceivable that a man so much alive as C. P. Huntington should allow himself to be caught in the same net. Secondly, there is the point of view of the moral obligations of the contracting parties. There is no doubt that the Central Pacific Company promised to pay in a certain specified manner, and it is equally certain that the four men who dominated the company contrived to divert so much of its earnings to their own pockets that payment of the obligation to the government became impossible. This is the plane of judgment upon which the people of the Pacific Coast for the most part decide the matter. They speak of Stanford, Huntington, Crocker and Hopkins as thieves, and one journalist of influence has said that he would not send a child to the Stanford University because it would make him feel as though he were sharing in the proceeds of a crime. Thirdly, we may view the matter from the standpoint of political and industrial expediency. The government was in a great hurry for a trans-continental road and had "very satisfying reasons" for being in a hurry. Four men had the courage and energy to undertake the construction of half of it when others thought that they had attempted the impossible. They possessed what was then urgently needed, the ability to "rush things," and they put it at the service of the country—for a consideration. The government could better afford to lose every dollar it lent than to await the slow motions of more conservative and possibly more scrupulous financiers. The country needed to have a road built in a hurry. These men built it and they earned a magnificent fortune each.

Senator Stanford used to say, and no doubt believed, that no man was the poorer because he, Stanford, had lived and accumulated a great fortune. He felt that he had been worth to indus-

try all that he got from it. His methods of getting pay for the services he rendered were not always formally correct, he dealt with venal politicians on their own plane, he conspired with others to drain the life blood from great corporations, but still he considered himself on the whole to have been a blessing to the industries of the country. At his death he tried to provide that his fortune should be devoted in perpetuity to the purposes of education. Some think that as an object lesson in the ethics of industry and politics the country would profit more by having this money recovered by the United States from whom they hold it to have been filched, than through all the benefits that a university could possibly confer. We wish that some of the thronging students of sociology would study the question impartially in all its bearings.

Architect and Engineer.

There is a temptation to entitle this article Engineer versus Architect, but as it relates only to a speculative question as to which profession, architecture or engineering, is ultimately to become the predominating or moving one in building enterprise, and considering the present relations of the two, the facts do not warrant the assumption that there is any rivalry of the antagonistic kind between them. But as engineering has taken in a comparatively short space of time an important relation to the work of erecting great buildings, it is interesting to know from the lips of engineers themselves how they regard that relation and what are their views as to its future—whether, in their opinion, the engineer will come into first place and employ the artist to provide the æsthetic details as the architect employs the engineer now to supply certain practical details, whether the two will work side by side in equal dignity or credit, or whether their respective positions will remain unchanged, as they are now. Literally construed, the word architect implies more of the engineer than of the artist. Webster's definition is "chief builder, a contriver," and in this sense the builder of a bridge is as much an architect as the builder of a house, which may be likened to a series of bridges imposed one above the other. But architecture nowadays conveys more of the artistic than the constructive idea, as is instanced by the greater importance that critics and reviewers of architectural efforts attach to exterior and interior ornamental effects than to the mechanical skill shown in placing one story above another or how the several stories are arranged for practical use. So that it is fair to assume that architecture is a profession whose principal aim is an artistic one while the chief end of engineering is the practical one. Constructural development has called the best that both can give into play and time will soon show which is considered of most importance. In the main the members of the engineering profession are modest in their pretensions, the views held by Mr. Corydon T. Purdy, given in our last issue, and those of Mr. Hildreth and Mr. Brinckerhoff, given below, being those most generally held, but that there are others who have more ambitious hopes for the position of their profession in the building world is shown by the remarks of other gentlemen, also given below:

Mr. Russell W. Hildreth: "In the large architects' offices, either the architects themselves are also engineers by education or experience, or else they employ competent engineers where important engineering problems are involved, as is the case in high fire proof buildings. But there is a very great percentage of work done in this city that is designed either by architects without engineering experience, or the design is left to the contractors for the iron-work. In either case the result is likely to be detrimental to the structure both from the points of view of strength and economy. It is my opinion that unless the architect has had an engineering education or experience, or employs an experienced engineer for the purpose of designing, the foundations and steel frame superstructures, such work ought to be placed in the hands of engineers. The position of the engineer will, I think, always be secondary to that of the architect in building construction. It is the latter who comes next to the owner and on whom the financial success or failure of the building depends. Custom has secured to the architect this position as much as anything. Had the modern building evolved from similar engineering works, the positions might have been reversed. As it is, the æsthetic qualities have always had first importance in buildings, and the engineer is now called in as an aid to the architect in meeting the requirements of a more scientific construction, and naturally he has the second place perforce of circumstances and precedent."

Thos. E. Brown, Jr.: "The question of the relative position of the architect and engineer in building (*i. e.*, which should be the leader), I think a simple one. The architect of a large building, if he is competent, will be at least something of an engineer and obtain engineers of sufficient structural knowledge to meet any deficiencies of his own. I think you will find this to be the case in all of our prominent architects' offices. In fact I do not know of any architect who makes a specialty of large modern office buildings, who does not retain a consulting engineer, or have engineers directly in his employ. The perfect architect would be not only an artist, but also a civil and mechanical engineer, plumber, steamfitter, electrician, carpenter, mason, cabinet maker, and in fact combine every known trade and science in one individual. This, of course, is an impossibility, but the man in charge of the construction of a large office building should have a general knowledge of all these subjects, and be more a man of sound common sense and business judgment than an expert in any one branch. These qualifications can certainly be found among our prominent architects. Such men can better take charge of the greatly diversified works involved in our great buildings than one who is an expert in any particular line, as the natural tendency of any expert is to give too much weight to his own specialty and too

little to the others. The successful construction of a great office building consists in the skillful combination of all these specialties to produce, not the best of each, but the best result as a harmonious whole. I can see no reason why the engineer's relations to the competent architect should be other than that of adviser. Of course, in any great building enterprise the real leader will be the man of greatest force and ability, whether he be financier, architect, engineer or builder."

Dr. Charles E. Emery makes the following suggestion, which goes to show that all engineers are not willing to admit that the architect has unquestionably first place: "Architecture and engineering, as they are understood to-day, are co-ordinate professions and it is of no importance which in some past time included the other. Architects and engineers are both a necessity of modern building, one to secure proper disposition of the materials as respects strength, the other to secure proper artistic features. The real question in the future will be which profession secures from the owner the contract for designing the building. Either can perform certain routine with equal facility, such as the arrangement of the space available, the dealing with the contractors and with the authorities. The profession in responsible charge will secure part of the necessary assistance from representatives of the other profession, and the responsibility and dignity incident to the business will be the same as in all other kinds of work. The principal credit will go to the one who has the principal responsibility by being in responsible charge."

Mr. H. Waller Brinckerhoff: "Civil engineers who undertake to practice, what, for want of a better term, may be called architectural engineering, must not expect that they will ever become as publicly known or receive the same prominence as the architects to whose work theirs must always be subordinate. If a man wants a building for certain uses in a certain place he will go to an architect for his plans, and the civil engineer in such case has only to see that the plans of the architect are safely executed. His check and a good conscience must be his compensation."

Builders in Convention.

The Ninth Annual Convention of the National Association of Builders of the United States was held in Baltimore, Md., on the 15th, 16th and 17th insts. Representatives from all the large cities east of the Mississippi were in attendance. The delegates representing the Mechanics' and Traders' Exchange, of New York City, were Messrs. Stephen M. Wright, delegate-at-large; Isaac A. Hopper, John L. Hamilton, T. H. Boorman, Henry M. Tostevin and William T. Rich. The first named gentleman received the gratifying compliment of being placed on the directory of the National Association to represent New York for the third time. Mr. Charles A. Rupp, of Buffalo, was elected president; H. J. Sullivan, of Milwaukee, vice-president, and William Sayward and William Tapper were severally continued as secretary and treasurer.

The business of the greatest importance and of most interest to the building trades transacted at this convention was the adoption of an amendment to the constitution, which was carried by a unanimous vote, and which permits the creation of intermediary State associations. This amendment does not deprive the local associations of their representation, but through the creation of State associations it was felt that the National Association could reach interests which they are now unable to touch, and thereby the standing and influence of the building trades will be lifted to a higher plane, which is the primary object of the central body. There are in the United States fifty-six organizations which are not affiliated with the National Association of Builders, but which are receiving the benefit of all the valuable work done by the association, not only indirectly but directly, because they are generously supplied with all the literature, forms, etc., bearing on trade matters issued by the association whenever they apply for them. Brooklyn has one of these organizations. It is felt that these bodies outside the association could be best reached by State associations and through them brought into affiliation with the National Association with advantage to all concerned.

Another important argument in favor of the creation of these State associations is that they could take up matters relating to the building interests in their several States, which for obvious reasons the National Association could not touch. Such for instance the laws affecting building, liens and kindred matters. For example, it would no doubt have been of the greatest advantage to building trade interests if the united opinion of the State could have been presented to the last session of the New York Legislature, which had before it several important measures affecting them. As it was, while those interests in each of the large cities in the State wanted to have something to say on those measures, they had no sufficient means of consulting each other or of ascertaining each other's views with the idea of speaking with a united voice. It is unnecessary to point out the greater force and influence of united than of distributed representation upon legislative bodies. Besides the many advantages that will arise from the formation of the State associations to the building interests of the States themselves, it will be seen at a glance that they will perfect the machinery of the National Association and make it more than ever effective for the good of the trade.

The New York State delegates took advantage of the amendment in the constitution at once by meeting and organizing an association for New York State with Mr. John L. Hamilton, of New York, as temporary president, and Mr. J. C. Almendinger, of Buffalo, as temporary secretary. A meeting to complete this organization will be held at the Building Trades' Club, in this city, on December 11th, next.

Among a number of interesting papers which were read at the Con-

vention, one that attracted a great deal of attention as bearing particularly on the main object of the association, was read by Mr. Robert D. Andrews, of Boston, a member of the American Institute of Architects, on "The Union of Building Trades Schools with Schools of Architectural Design." Mr. Andrews took the stand that progress in the building and architectural arts had been greatly hindered by the lack of union in the work of the architect and the mechanic. He thought that such schools should be maintained in buildings practically under one roof, so that those who execute a design might become thoroughly imbued with the spirit of the designer.

Correspondence.

AN ARCHITECT ON THE BUILDING DEPARTMENT.

To the Editor of THE RECORD AND GUIDE:

I hold that on either side nothing is to be gained by misconceptions in this controversy over the Department of Buildings. The sooner we get at the facts the better for all concerned. I mean the facts stripped of prejudices, petty understandings and trivial matters of a like kind. For that reason I have been sorry to see so many complaints which have been in the main personal protests about the tone of voice, or the phraseology used, or something of that kind, by this or that official of the Building Department.

Mind, I am not objecting to the serious complaints, complaints of delay in passing plans, but to those particularities which spring rather from individual irritability than legitimate displeasure over radical defects. I have had much dealing with one and another of the branches of the City Government. In all of them, I think, one has to put up with a certain amount of personal annoyance of one sort or another. One can't always get promptly to see the heads of departments. I have had to put up with delays. I have had to be satisfied with the recitation to subordinates of my wants and woes which I firmly intended to pour into the ear of the great Mogul himself. These are the defects of beauraucracy. I don't think, and I don't think any candid person will assert that in this respect the Building Department is so much worse than any of the other departments. I would even like to ask the unprejudiced whether the Building Bureau is, upon the whole, any tardier in the fulfilment of its serious duties than, say, the Department of Public Works. I know a builder who is kicking because his plans were not approved within six weeks, who can't get another department to finish up certain work affecting his property, which has been in hand for the last ten months. He and the neighboring property-owners have repeatedly visited the head of the department to hasten matters, but though they are very much put out by the delay which they claim is unnecessary and unreasonable, they accept the situation with lamb-like gentleness. I am not in love with the Building Department. But except that it is the passion of the hour, why should we be so "down on" Mr. Constable, and demand that he should conform to a standard of efficiency, which we don't even dream of applying to the head of any other department in the City of New York.

It is easy to criticise. It is easy, too, to gather from a place as big as New York, a multitude of minor complaints. I can't always immediately see the heads of business houses with which I have dealings. These houses are often dilatory; they often make mistakes; their employes are at times tardy and occasionally supercilious, once in a while impudent. I and hundreds of others, however, get along with these houses fairly well. I don't think any architect would like to have his office judged *solely by its defects*.

In fairness, all these petty complaints concerning the Building Department ought to cease, or, at least, they ought not to be gathered together and magnified into matters of cardinal importance. A million little things don't make one big thing.

Despite the petition presented to the Mayor the other day, and which, by the way, I signed, the memorial has not quite the import which some of the newspapers and others have attached to it. My signature was put to it with due consideration. I have no inclination to withdraw it; nevertheless, I make this assertion with confidence that the profession to-day will indorse the statement that the Building Department is a more efficient and better managed department than it has been at any time during the last ten or fifteen years.

The fact of the matter is that we architects hitherto have not taken the Building Department as a serious institution. We have known it to be a sort of political camp for a lot of queer gentry. It has been a necessary evil and we have made the best or worst of it. The administration of the Department before Mr. Constable took charge of it was unspeakably lax. Every body knows it—architects, builders and all who had dealings with it. The approval of thousands of plans was merely a form. They went in at one window and came out at another so many hours later, and this was pretty nearly all that the work of approval consisted of. Mr. Constable has brought a different spirit into the department. He went slow at first, fearfully slow. He had in the beginning to use the old force. I don't think any reputable architect would have cared to overburden it with serious responsibility. I was among the sufferers at first, also among the kickers, but I have noticed a steady progression in the department and a vast improvement in its personnel, and now, in my judgment, the department compares very favorably with any other in the city.

The trouble is that the first person to attempt to put the department on a thoroughly business-like basis was destined to demonstrate that the piece of machinery with which we have been getting along for years is entirely inadequate for the business it is to perform. Mr. Constable undertook the task, and a great deal of discontent which he created was due not to the man and his methods so much as to the inherent weakness of his position.

The department needs reconstructing on larger foundations, and that is why I signed the petition to the Mayor. If we are to have a new regime, we must have a new building department also—a bigger piece of machinery. On the whole, I am inclined to think Mr. Constable has done marvelously good work considering the situation. He has made mistakes—a number of them. What beginner would not? But he means to do the right thing. He has steadily progressed and, under these circumstances, in my judgment, he is entitled to the sympathy and support of the profession and of all reputable builders. Let us judge the man on the broad facts.

UNION CLUB, October 23d.

AN ARCHITECT.

The Department of Buildings.

Messrs. Bruce Price, Thomas Hastings, William E. Bloodgood and Thomas W. Lamb had a conference with Mayor Strong and Supt. Constable last Saturday on the condition of the Department of Buildings, as a result of the petition signed by them and forty-six other architects and presented to the Mayor a week before. This conference was not taken up by individual complaints of architects, but it was pointed out to the Mayor that the building interest of New York had outgrown the Department and that it was necessary that the latter should be brought up to requirements if it was to execute the law and prove efficient to secure the doing of proper building in the city. For this it was necessary that there should be not only a larger force in the Department, but also that the force should be selected from men of better calibre than is now the case. Naturally to do this would require more money, but there should be no hesitation in granting all that was reasonably necessary in view of the proportions and importance of the industry involved. These views were forcibly impressed upon the Mayor, who promised to find remedy to the extent of recommending the Board of Apportionment to increase the appropriation for the Department. Mayor Strong has ordered an investigation of the Department by the Commissioners of Accounts which will be begun by the latter as soon as they can take the work up.

Mr. Constable asked the Board of Apportionment for \$330,600 to carry on his Department in the coming year. This was an increase of \$125,950 over the appropriation for 1895, and he threatened to resign if he did not get it. The Board give him an increase of \$100,000 on his salary list and an increase of \$6,000 in the allowance for contingencies, making a total provisional estimate of \$310,700.

Rapid Transit.

The Appellate Court has reversed the recent decision of the General Term relating to Rapid Transit matters. It will be remembered that the Rapid Transit Commissioners, by petition, requested the General Term to designate six newspapers in which should be published the notice of the intention of the Commission to apply for a commission to report on rapid transit routes in lieu of the consents of property owners. The General Term held that the matter was one that came within the jurisdiction of the newly created Appellate Division and declined to act. The unanimous decision of the Court of Appeals is that the Appellate Division cannot take powers until January 1st, next, and that the new constitution does not abridge any of the rights and powers of the General Term, to which the petition of the Rapid Transit Commission is remitted to be heard on its merits.

According to Mr. A. B. Boardman, counsel to the Commission, it will probably be found advisable to examine the facts set out in the petition to ascertain whether they are all still existing before presenting it again to the General Term. Those facts were based on the canvass of last spring. Now the records will be examined and new owners applied to for their consents or refusals. It will be some weeks before the first movement in the courts can be made. Judging from this and the other steps necessary to be taken before actual work can be done municipal rapid transit is a very long way ahead yet.

The Building Trades' Exchange.

The work of securing members for the Building Trades' Exchange, the new organization which it is proposed shall eventually take the place of the Mechanics' and Traders' Exchange, but on an improved and enlarged plan, is going on very successfully, no less than 293 having already been obtained. The exchange has been organized with officers, as follows: Messrs. John J. Tucker, president; William McCord, vice-president, and Isaac A. Hopper, secretary and treasurer, but it has not yet been incorporated. Just prior to the summer vacation, the attorneys, Messrs. Ernest F. Eidlitz and John F. Scribner, were instructed to prepare articles of incorporation and by-laws, but they report that it is necessary for this work that they should have authoritative information of the amendments made in corporate law by the last session of the Legislature, and this they are unable to obtain because the session's laws for this year have not yet been published. It will be remembered that one of the reasons for creating a new exchange is that the present one has no power to own property, and it is the intention of the moving spirits in the building trades to have a building which shall be the headquarters and home of all building interests. This building is to contain rooms for the exchange, the different trade organizations, a building exhibit and for offices. As soon as satisfactory articles of incorporation and by-laws can be drawn the exchange will be incorporated. It has been decided to raise a fund of \$400,000 before commencing building and of this sum \$250,000 has been subscribed.

We will bind copies of THE RECORD AND GUIDE in 1/2 morocco, 6 months, per vol., \$2 1/2 sheep, \$1.75.—Binding Department, RECORD AND GUIDE, 14 and 16 Vesey street.

Wright Steam-Engine Works.

The Wright Steam-Engine Works, of Newburg, N. Y., have been reorganized under the laws of this State but without changing the corporate name, and in the process have absorbed the business of the late Dixon Steam-Engine Works, also of Newburg.

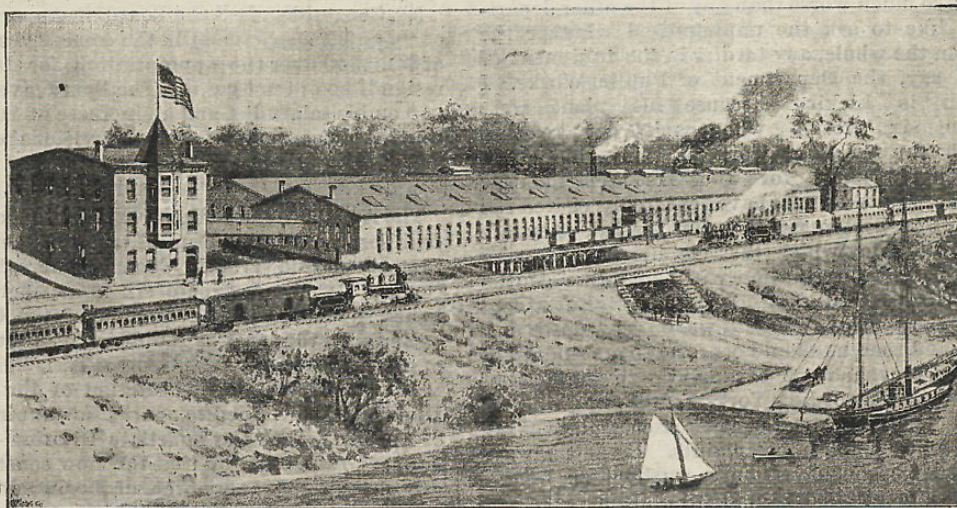
It is a well-known fact that this is an age of reorganizations and consolidations. There come times when competition, as well as improved appliances, have brought prices down to the lowest basis for plants got together in times of limited competition and higher prices and when the improvement of machinery was not so advanced. Then comes a time when there is a redistribution of the available orders and a consequent necessity of some concerns to seek the sheltering wing of those that have kept abreast of the times and are able to hold their own in spite of the unfavorable circumstances of the hour. The result of this process is the organization of systems for turning out work in particular lines on a large scale with greater efficiency and with increased usefulness to the public that buys goods—not only made better than they ever were before, but much cheaper in price, and costing, by reason of the better work put into them and the improvements made in the various parts, less to operate.

For instance, three well-known men have in this reorganization come in to ownership of the Wright Steam-Engine Works. They are: Mr. James McClenahan, president of the David Stevenson Brewing Company; Mr. Thomas Dimond, proprietor of the Thomas Dimond Iron Works, and Judge Wm. G. McCrea, all of New York. These gentlemen bring to the aid of the Company a matured business ability and can afford it valuable practical advice in any emergency. Their acquisition of the works cannot fail to increase the good name and credit of the Company in the eyes of the business world, a matter whose importance can hardly be overestimated and is second only in importance to the quality of the goods turned out. In addition to these great advantages, the reputation the Wright Steam-Engine

Works has for turning out first-class work and its standing as the commercial community, by reason of the names that appear in its directors, it will now have a strong financial backing that will be a further guarantee of its ability to turn out its specialties as perfect as it is possible to make them and on the terms most acceptable to its patrons.

tion to the mind of any one that the steam-engine that they all agree in using is one of great excellence and deserving of the closest examination by those who are contemplating the putting in of steam plants into their buildings. Notwithstanding all this the owners of the works say that the engine as it will now be built, under the superior arrangements made for their manufacture under the plan of reorganization, will be built with interchangeable parts and the workmanship will be of the best. The company have eight acres of land on the river front at Newburg, on which have been erected new shops, fitted with the latest and most improved tools, electric cranes, and, in short, everything to so systematize and perfect work, not only to save cost of production, but also to insure perfect fits and interchangeable parts. This enlargement and perfection of the plant will naturally assist the production and delivery of the engines to customers at very low prices

The arrangements which brought to the Wright Steam-Engine Works the business of the Dixon Steam-Engine Works, was made with Mr. Charles A. Dixon of the last-mentioned works, and includes the purchase from him of all his patents, drawings and patterns. The Wright Steam-Engine Works can therefore and are now prepared to furnish the Corliss Engine with the Dixon Improved Corliss Engine, both simple and compound, of any size. The Dixon engine is considered the best designed and proportioned of all the Corliss engines. Mr. Dixon has built many engines which can be seen in operation, and their merits tested by the work they do and results obtained from them. The most prominent example of his work in this locality is, perhaps, the four large compound engines now running at Long Island City, generating electricity under the multipolar system to drive the Steinway Electric Railroad. There are a number of others running in New York and Brooklyn, the companies, firms and individuals so using them, are as follows: Steinway Electric Railroad Co., Girard Hotel, Butterrick Publishing House, Kieley



Wright Steam-Engine Works at Newburgh, N. Y.

The reputation of the Wright steam-engine is such that there is no need to call attention to its merits. There are thousands of them in use, each of which is a standing testimonial to their excellence, so effective a testimonial that the books of the works show many repeated orders from customers. The buyers of these engines represent nearly every industry that employs steam power for carrying out its operations—cable railroads, breweries, iron works, cold storage establishments, carpet manufacturers, printers, biscuit bakers, piano manufacturers, printing press makers, candy manufacturers, hotels and many others. Mere general assertions, however, do not carry much weight unless backed by something more particular. In this case the more substantial proof will be found in the following list, which is only a partial one, it should be remembered, of companies, firms and individuals who are using Wright steam-engines in New York City.

Third Avenue Cable Railroad, Wm. Ebling Brewing Co., Geo. E. Ketcham & Co., J. L. Mott Iron Works, Edward Leissner, Cushman Baking Co., Eastman Co., Warren, Fuller & Co., Ferguson Brothers, D. Stevenson Brewing Co., E. S. Higgins & Co., F. E. James, Henry Gledhill, Unger Building, Nicoll, the tailor, J. J. Little, E. J. Larabee, N. Y. Biscuit Co., Johnson & Bemis, Henry Meinken, Enoch Morgan, Jacob Doll, Weber Piano Co., Thos. Dimond, R. Hoe & Co., Simon Strauss, L. H. Mace & Co., Oxley, Giddings & Enos, P. R. Weiler, Donaldson Brothers, F. R. Walker & Son, N. Y. Staats Zeitung, Evening Post, N. Y. Steam Power Co., George Munro, Norman L. Munro, Charles Craske, F. C. Linde, Huyler's Candy Works, American Flag Co., Excelsior Steam Power Co., Louis Dejonge & Co., Robert Mayer & Co., N. Y. and Brooklyn Bridge, Waterbury & Marshall, Coney Island and Brooklyn Electric Railroad, Walther Paper Co., Citizens' Electric Light Co., Brooklyn; Municipal Electric Light Co., Brooklyn.

The mention of these names ought to be sufficient to carry conviction

Building, Thomas Convill, brewery, James Gillies & Sons, Ravenswood, L. I.; Feeny & Devanny, Hardman & Peck pianos, Henry Korn, Jacob Leonhardt. All the Corliss engines and Dixon Improved Corliss engines turned out by the Wright Steam-Engine Works will be built under the personal supervision of Mr. Dixon, so that the change of the manufacturer will increase the quality of the work, because not only will they be made under the same guidance as heretofore, but they will receive all the many advantages that such work can receive from being handled by improved plant and appliances. This will no doubt increase their claims to public attention and their efficiency in operation besides.

The extensive works at Newburg, besides the special lines previously referred to, are now prepared as before to furnish shafting hangers, pulleys of all sizes and weights, piping and, in short, all mechanical work. The foundry is especially fitted for heavy castings, loam work being the specialty of the works in this line.

Now, as the Wright Steam-Engine Works are prepared to do business at the lowest possible cost consistent with good workmanship and material, they are soliciting the pleasure of making estimates on steam plants as well as upon the other articles they supply, believing that with their enlarged plant, force and appliances and with increased financial credit they can turn these out promptly as to time and satisfactorily as to cost and as to other necessary particulars. The New York office is at No. 128 West 33d street.—(Communicated.)

Questions and Answers.

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

CITY PARKS.

To the Editor of THE RECORD AND GUIDE:

Having heard that the district west of 9th avenue between 23d and 30th streets was to be taken for a park, I would ask you to kindly inform me if it was a fact. Also how long it will be before they commence work on it.

S. A. L.

NEW YORK, Oct. 17, 1895.

Answer.—The city had authority from the last session of the Legislature to construct a park one block in area, between 20th and 30th

streets and west of 9th avenue. The city has taken no action to exercise this authority that we know of.—ED. RECORD & GUIDE.

AGENT'S COMMISSION.

To the Editor of THE RECORD AND GUIDE:

Two agents have the same property to rent. Each secures a tenant on the same day and receives one month's rent in advance. One tenant, whom we will call tenant No. 1, moves in immediately. Tenant No. 2, of course, is obliged to wait until tenant No. 1 vacates, as he wants the place and the owner desires him, tenant No. 2. Now I wish to know which is the best course to pursue in order to get possession of the premises by November 1st. The owner has given me full charge of the house and it remains for me to put my tenant in. Now, can I serve a five days' notice on tenant No. 1, prior to November 1st, or will it be necessary for me to serve it one month prior to December 1st, and let tenant remain until that time. (2) A few months ago I was one of three agents, each of whom rented house to three different tenants on the same date. What is the rule as regards commission in a case of that kind?

Answer.—If tenant No. 1 went into possession on October 1st, only five days' notice is necessary. If he went into possession prior to October 1st, you will have to give him thirty days' notice. (2) The agent who obtains a tenant who goes into possession is entitled to the commission.—LAW EDITOR.

Our Illustration of Four Elegant Houses.

The four handsome private residences of which a special illustration accompanies this number are among the very best built in this city for sale. They are the work of the well-known builders, Woolley & Brinckerhoff, who have erected many very fine houses in the residence portions of this city. These houses are splendidly located on the Riverside Drive, and numbered 31, 32, 33 and 34, on the Drive, at the northeast corner of 75th street, in a block built up mainly by detached residences erected for occupation by their owners. As the perspective shows they present many novel features. The fronts are of Indiana limestone constructed in a new style of low stoop with bay window fronts. They are four stories high with varying but wide fronts. The interiors are carefully arranged to produce the best effects and the best results in occupation. Among their special features may be mentioned foyer halls, with reception rooms, three bathrooms, two tiled, and containing mantels and fire-places for asbestos logs, and trim of entirely new design and very handsome. The latter in the halls is of oak; in the reception-room of the corner house, red mahogany; parlors in Louis XVI. white and gold; dining-rooms in oak; second floor fronts, white mahogany; rear, curly birch; third floor front, white maple; fourth floor in ash. In Nos. 32 and 34 reception-room is in curly birch and parlor in vermillion. No. 33 has the parlor in white and gold, second floor in antique oak, rear in maple. The other details are alike in all four houses. These are a few of the features that class these houses among the very finest on the West Side. Their dimensions are: No. 31, the corner, 27.2x71, lot 27.2x83.11; No. 32, 25x70, lot 25x89.4; No. 33, 25x58, lot 25x94.4 and 99.4; No. 34, 25x60, lot 25x99.4 and 104.5. Those who are looking for a high-class residence or investment should certainly pay a visit to these houses and confer with the Frank L. Fisher Co., of No. 446 Columbus avenue, near 81st street, for the lowest figures on which they can be secured.

Notice to Property-Owners.

The assessments for the opening, etc., of the following are now due and payable. Payments made on or before December 2d will be exempt from interest, and after that date interest will be added at the rate of 7 per cent from October 3d, the date of entry:

- Nagle av, bet Kingsbridge road and 10th av.
- 137th st, from Ryder av to Southern Boulevard.

* * * *

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 November 18th. The lists will be transmitted on the following day to the Board of Revision and Correction of Assessments for confirmation.

Paving:

- 67th st, West End av to the Hudson River wall.
- 115th st, Morningside Park East, to Manhattan av.
- 161st st, at intersection of Amsterdam and St. Nicholas avs.
- 181st st, Amsterdam to 11th av.

Sewers:

- 98th st, bet Riverside and West End avs.
- 120th st, bet Amsterdam av and Morningside av West.

Regulating, grading, flagging, etc.:

- 144th st, 7th avenue to Harlem River.

* * * *

Fordham road, opening from Harlem River to Jerome av.
Whittier st, opening, etc., from Hunt's Point road to Whitlock av.
Hunt's Point road, opening, &c., from Southern Boulevard to East River. Verified claims must be presented by November 10th. Hearings will begin on November 13th.

* * * *

Longfellow st, opening, etc., from the L. S. Samuel property to Woodruff st. Verified claims must be presented by November 11th. Hearings will begin on November 14th.

* * * *

Parsons st, opening, etc., from Broadway to Bailey av. Estimate

and assessment have been completed and abstract of same, with maps, &c., filed for examination. Verified objections must be presented by November 22d, and hearings will begin on the following day. The report will be submitted for confirmation on December 9th.

WANTED.—Position for friend as janitor, hallman, starter, elevator-man, watchman, &c., preferably janitor, caretaker to reside in building.—JOHN A. CALDWELL, 9 Dey street, City.

Real Estate Market.

A fair amount of business only is all that has been accomplished this week by either brokers or auctioneers. The acquisition of property in the down-town sections of the city is again the feature of the market, with some investors apparently still unable to purchase to their satisfaction. Uptown sales have diminished in number. The aggregate of the week's investment by contract is about \$2,100,000.

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

	CONVEYANCES.	
	1894.	1895.
	Oct. 19 to 25, inc.	Oct. 18 to 24, inc.
Total number for entire city.....	215	260
Amount involved.....	\$1,571,226	\$2,010,000
Number nominal.....	119	149
Number 23d and 24th Wards, omitting new annexed district (Act 1895)...	54	71
Amount involved.....	\$327,726	\$150,450
Number nominal.....	16	39
Number 23d and 24th Wards, including new annexed district.....	103
Amount involved.....	\$193,090
Number nominal.....	51
MORTGAGES		
Total number.....	256	281
Amount involved.....	\$1,113,229	\$3,083,185
Number over 5 per cent.....	118	126
Amount involved.....	\$950,753	\$874,650
Number at 5 per cent.....	110	118
Amount involved.....	\$2,680,976	\$1,403,810
Number at less than 5 per cent.....	28	37
Amount involved.....	\$481,500	\$804,725
Number of above to Banks, Trust and Insurance Companies.....	44	49
Amount involved.....	\$1,917,900	\$1,264,000
PROJECTED BUILDINGS.		
	1894.	1895.
	Oct. 20 to 26, inc.	Oct. 18 to 24, inc.
Number of buildings.....	71	65
Estimated cost.....	\$1,621,625	\$1,208,350

The auction sales that have taken place this week at the Broadway Salesroom were with few exceptions of the usual legal description. On Monday the occasionally noticed inconsistency between an auction poster announcement and the manner of conducting the sale so described was illustrated by an offering under the direction of executors of a dwelling and plot of lots on Daly avenue, East Tremont. Notwithstanding that the sale was announced as "positive" by the poster on which were printed the names of the executors, the latter proved to be the first and only bidders for the property, and it was knocked down to them in two parcels for a total of \$6,400, a sum probably less than the upset price they would have required had there been any competition. The fault, of course, was not the auctioneers, but were such discrepancies between announcements made some days previously and the actual outcome of sales to become at all frequent they would not fail to drive from the auction rooms their most reliable patrons. Auctioneers should impress upon their customers the necessity of being consistent when "Sale Positive" is to form part of an auction announcement, especially when the sale is by executors' order.

On Tuesday one parcel only of the limited number presented possessed any attraction for bidders. It was a plot of generous dimensions on West 130th street, running diagonally in an easterly direction toward Amsterdam avenue, and offered in partition by William Kennelly. The opening bid was \$3,500 and from that amount the offers advanced quickly, but in small sums, until \$7,300 was reached, at which price—a small one—the property was bought by the attorney for two of the defendants in the partition suit despite the fact that several well-known speculators had participated in the bidding. Another parcel was withdrawn, the dwelling No. 18 West 97th street, offered at voluntary sale by Philip A. Smyth. The highest bid received was \$15,100. Wednesday's withdrawals were: No. 2146 5th avenue, at \$17,700; No. 549 Manhattan avenue, at \$12,700, both being offered by William M. Ryan, and No. 98 Clinton street, advertised under foreclosure by J. L. Wells. On Thursday, Smyth & Ryan withdrew from foreclosure sale No. 330 East 30th street, and Peter F. Meyer & Co. the voluntary offering of No. 336 East 77th street. Yesterday the latter firm adjourned without date a sale of No. 1887 2d avenue.

At the Real Estate Exchange, on Wednesday, Geo. R. Read offered, by order of executrix, Nos. 463 to 469 5th avenue. The property was bought in at \$295,000, a sum \$30,000 less than Auctioneer Read, in his capacity of broker, had endeavored to buy it for a few months ago. On the following day Richard V. Harnett & Co. failed to sell the six lots, with frame houses, on the southwest corner of Washington avenue and 164th street. The corner, No. 985, was withdrawn at \$6,900 and one of the inside houses at \$2,200. The other four were not offered.

Richard V. Harnett & Co. will sell at auction on Wednesday next, the 30th inst., in the Auction Room No. 59 Liberty street, the five-story four-family brick tenement, with two stores, No. 311 East 48th street, and the four-story and basement dwelling No. 109 East 69th street. The last mentioned parcel is offered to close an estate. Full particulars of both can be obtained at the auctioneer's office, Nos. 71 and 73 Liberty street.

Philip A. Smyth has an important sale for Wednesday next, the 30th inst., which will take place at the Salesroom, No. 111 Broadway. The property will be offered by order of the executors of the D. Westfall estate, and consists of office buildings, warehouse stores, tenements, private houses, vacant lots, etc., located in New York City and in Brooklyn. More definite description of the several parcels can be found on another page and book-maps can be had of James Demarest, attorney, No. 132 Nassau street, H. Kuoke, No. 4 Chambers street, and of the auctioneer at No. 11 Pine street. The fact that the property in question includes some first-class investment parcels as well as others of great merit will give this sale prominence among the auction events of the season.

BROOKLYN ANNOUNCEMENTS.

Jere. Johnson, Jr., has a list of attractive improved and unimproved parcels which he will offer from his auction stand in the Exchange, No. 189 Montague street, on Tuesday next, the 29th inst. These include No. 109 North Portland avenue, No. 322 Myrtle avenue, No. 484 Park avenue, No. 166 Putnam avenue, two lots on 3d avenue, near 97th street, and a plot of lots at Sheepshead Bay. More details can be found in our advertising pages, and full particulars with maps at the auctioneer's offices, No. 60 Liberty street, New York, and No. 189 Montague street, Brooklyn.

Wm. Cole announces the auction sale of the two-story frame and basement brick dwelling, No. 1491 Herkimer street, on Friday next, 1st prox., at the City Salesroom, Nos. 7 and 8 Court square.

Small offices and connecting suites of rooms are offered by Strong & Ireland, of No. 60 Liberty street, in the well-located and newly modernized office building, No. 34 Park row, corner of Beekman street. There are a rapid running elevator, steam heat, light and service, which are all included in the low rents asked for the offices still unoccupied.

Gossip of the Week.

SOUTH OF 59TH STREET.

M. & L. Hess have sold for Philip Weinberg and Louis Clark, Jr., the six-story semi-fireproof building, No. 828 Broadway, east side, just north of 12th street, lot 25x120, and No. 63 East 12th street, a four-story building, with lot about 27x100, to Albert Joske for they say about \$285,000. The two parcels form an L. Mr. Joske will be remembered as the seller some months ago of the northeast corner of Broadway and Howard street, to Boehm & Coon.

Wm. Cruikshank's Sons have sold for Mitchell A. C. Levy the five-story tenements with plot, 42.10x98.9, Nos. 423 and 425 West 32d street, to Mrs. Maria Burke, for \$54,250.

George J. Kenny & Bro. have purchased from the McKeon estate, for about \$20,000, the three-story building and full lot, No. 56 Spring street, near the proposed new line of Elm street.

Gutwillig Bros. and Jacob Hirsh have bought of Louis Ettlinger the four-story brick store, with lot 20x56.6, No. 52 West 4th street, southeast corner of Wooster. Mr. Ettlinger acquired the property in March, 1894, for a consideration of \$31,657. The buyers are now the owners under contract of a plot, with buildings, comprising the easterly block front of 209.2 on Wooster street, between 3d and 4th streets, and extending 75 feet on the former and 40 feet on the latter. Their purchase of the larger property from Charles J. Clinch was referred to two weeks ago. Henry Corn, who was reported at the same time as having purchased a half interest in that and adjacent parcels, proves to have been the buyer from Prescott Hall Butler of the adjoining plot, 75x102.8, and buildings, Nos. 35 to 37½ West 3d street.

Mandelbaum & Lewine have sold at a profit the four-story dwelling, No. 27 West 31st street, lot 16.8x98.9, purchased by them a few months ago.

The four-story stone front dwelling, lot 25x98.9, No. 17 West 32d street, is reported to have been sold by Jaques Krakauer.

J. Romaine Brown & Co. have sold for Daniel B. Freedman the four-story stone front dwelling, lot 20x98.9, No. 146 East 34th street, to John Salmon. The seller bought the house in January from the Jerome estate for \$20,500.

William A. White & Sons have sold for Charles J. Clinch and other heirs of the late A. T. Stewart the block front of 200 feet on the south side of Bleeker street (Depau row), between Thompson and Sullivan streets, with frontages on the latter of 135 and 148 feet respectively, to D. O. Mills at a figure not far from \$200,000. The buyer will, after the 1st of May next, demolish the old four and two-story buildings that now disfigure the property and erect in their stead a fire-proof lodging-house for men.

Ex-Judge Horace Russell has purchased from the Peter Gilsey estate, for \$300,000, the five-story iron front building, Nos. 539 and 541 Broadway, west side, between Prince and Spring streets, with plot about 37.6x200 running through to Mercer street.

The American Society of Civil Engineers has bought of Samuel Insee and Amos R. Eno the adjoining lots, forming a plot, 50x114.3x50.6x106.11, on the south side of 57th street, 235 feet west of 7th avenue. The price mentioned is about \$80,000. The Society will erect a club-house on the site.

C. R. Gregor & Son have sold for Oppenheimer & Metzger the plot, 100x109, with old mansion, Nos. 420 to 426 West 20th street, to Builder James Livingston, for about \$68,000. Three five-story flats will be erected by the purchaser.

Lalor & Beringer have sold for A. J. Bach, the Kent Building, No. 79 Nassau street, with lot 25.7x106.6x24x105.3, to Albert Wagner, at about \$127,000, for improvement. The property was bought for \$113,000 at the recent partition sale of the Sickles property.

The buyers of No. 534 Broadway, reported sold last week with an adjacent parcel have secured as the latter the old four-story building with lot 25x94.2, No. 85 Spring street, which, with the first named property, forms an L. The Spring street parcel was last sold in May, 1857, for \$19,500, to Susan T. Cleaveland.

NORTH OF 59TH STREET.

Sheehy Bros. have sold for Sheehy & Regan the plot, 100.11x100 on the northwest corner of Madison avenue and 101st street to Builders Frawley & Rooney, at \$45,000, for immediate improvement.

J. S. Edmondson has sold for George H. Stratton, the four-story stone front dwelling, 20x60x102.2, No. 73 West 71st street, to Mrs. S. B. McLeod, who will give in exchange the five-story flat, 19x85x102.2, No. 108 West 83d street.

J. P. Windolph has sold for Builder John Jordan, the new four-story brick flat, 20x62, on the northeast corner of 93d street and Lexington avenue, to Dr. William Stubenbord.

The Frank L. Fisher Co. has sold for J. C. R. Eckerson, of Thomas & Eckerson, a plot of about four lots on the southeast corner of Riverside Drive and 84th street to Walker & Lawson, who will give in exchange the last of their new row of four-story stone front dwellings on Riverside Drive, south of 104th street.

Stabler & Smith have sold for Myles G. Tierney the four-story double flat with stores, 30x65x100, No. 2145 8th avenue, to Carl Schuhose for about \$29,000.

T. Scott & Son have sold for Mandelbaum & Lewine to S. Lilienthal at about \$40,000 the tenements Nos. 511 and 515 East 81st street, which, as stated last week, were acquired by the sellers through a trade with John R. Downey. The same brokers have sold for Dr. E. Hochheimer the three-story dwelling, 18x50x102.2, No. 224 East 72d street, to E. Salomon.

Bernard & Co. have sold for Mrs. F. Westerfield to Mrs. J. A. Callahan the three-story stone front dwelling, No. 267 West 132d street.

Max Simon has sold for Builder Philip Braender the five-story flat, 27.4x84x100.11, No. 141 West 100th street, to N. Rodenbach; the similar adjoining building, No. 139 West 100th street, to S. Liht; for H. Schneitscher the five-story flat, 26x68x100.11, No. 73 West 98th street; for W. Vesting the similar flat, 25x87x100.11, No. 23 West 98th street, and for Builders Jung & Mohr the five-story flat, 26x85x100.8, No. 111 West 90th street, to S. Liht, and resold same for the latter to M. Samter.

M. Bargebuhl & Son have sold for Builder Louis Wirth, at about \$26,000, the five-story flat with store, 25x77x90, on the east side of 5th avenue, 75 feet south of 133d street, one of a group of buildings in course of erection.

Lewis B. Crane has sold for John Stewart the flats Nos. 112 and 114 Bradhurst avenue to Samuel Green, for less than \$19,000 each; for Jesse Seal to John Stewart the five-story flat, No. 159 East 97th street, for about \$25,000; for H. L. Lee, the five-story tenement, No. 237 East 108th street, for about \$15,000; and for Le Grand L. Clark, No. 147 West 95th street, at about \$24,500.

Congressman Henry C. Miner is the buyer from H. Wronkow, of the Sutherland apartment house, at Madison avenue and 63d street, reported sold last week, and will give in exchange property at Red Bank, N. J.

E. H. Ludlow & Co. have sold for Frederick Aldhous the four-story stone front dwelling, 21x56x102.2, No. 153 West 75th street, for about \$35,000.

The Hudson Realty Co. has sold to Gustavus L. Lawrence for \$46,000, a plot of four lots on the north side of 106th street, 400 feet west of Columbus avenue.

Concerning Real Estate Brokers and Others.

C. C. Hottenroth is one of the best known real estate brokers and agents in the district beyond the Harlem. He has made a specialty of handling property in the annexed district for a good many years, and is therefore well posted in regard thereto. He is the successor to the North Side Real Estate Bureau which went out of business in 1891, and he has an attractive and extensive list of houses, plots, farms, etc., for sale in the 23d and 24th Wards. Besides that he undertakes renting, collecting, the placing of insurance and all other real estate agency work. His office is at No. 2563 3d avenue near 139th street.

If you are using legal blanks of any kind for transactions in real estate buy them at the new Blank Department of THE RECORD AND GUIDE, 14-16 Vesey Street. The best in the market. Sample of the "David form" of receipt for flat-rents will be mailed free upon receipt of stamped envelope.

Trade Notes.

VENETIAN BLINDS.

The New York Venetian Blind Company, manufacturers of self-acting Venetian blinds, have removed their offices to No. 304 Hudson street. Mr. William G. Orr, general manager of the company, is well-known by architects, builders and owners of real estate, having been for years engaged in the Venetian blind business.

Building News.

MERCANTILE.

R. 1791.—Twenty-ninth street, Nos. 5 and 7 West. This plot is to be improved by the erection of a modern office building early next year, as soon as the present tenancy of the Bar Association expires. E. H. Van Ingen, No. 160 5th avenue, owner.

R. 1981.—Amsterdam avenue, southwest corner 186th street, one-story brick car shed; size, 176x100. Third Avenue Railroad Company, owner. Albert Wagner will probably be the architect.

R. 1972.—Mott avenue, northwest corner 138th street, three-story brick and stone office and store building. Owners represented by Charles Stewart Davidson, 56 Wall street; architects, Hoppin & Koen, 160 5th avenue. Work will not be started before next spring.

R. 1943.—Twelfth street, No. 37 East, and Thirteenth street, Nos. 48 and 50 East. Jacob Hirsh, No. 47 Cedar street, will erect an eight or nine-story fire-proof store and loft building. Alfred Zucker, No. 33 Union square, will probably draw the plans.

DWELLINGS.

R. 2095.—Albert E. Davis, of No. 2558 3d avenue, has plans on the boards for a row of brick dwellings, three two-story and basement, 16.8x47, and six two-story, 20x50, with extension 10x12 $\frac{1}{2}$, to be erected near St. Mary's Park at a total cost of from \$50,000 to \$60,000, by a company composed of a number of prominent residents of the north side. This improvement will be followed by the erection of a number of private dwellings for the individual members of the company. Work will be started next spring.

R. 1979.—Aqueduct avenue, corner North street, two two-story and attic frame dwelling; Mr. Murphy, No. 52 West 67th street, owner; Fredrick Jacobsen, No. 50 West 67th street, architect; sizes, 25x76 and 25x66; cost, \$3,500 each. Condition—plans being drawn.

R. 2035.—One Hundred and Fifty-sixth street, south side, near Prospect avenue, two-story, two-family dwelling; cost, \$3,500; size, 22x55. Free Home Builders, No. 8 East 42d street, owners; Paul C Hunter, No. 802 Park avenue, architect.

R. 2094.—Westchester.—Doris avenue, two-story and attic frame dwelling; cost, \$4,000; Morris M. Corbin, owner; J. William Limer, No. 2557 3d avenue, architect.

R. 2085.—Unionport.—Two-story and attic frame dwelling; cost, \$3,500; William Hyland, owner; William Henderson, Jr., architect. Specifications call for hot-air heating and shingle roofing.

R. 1947.—Anthony avenue, near 180th street, two-story and basement frame dwelling, 18.6x44; cost, \$3,500; Rosa Prowler, owner; William Henderson, Jr., northeast corner Tremont and 3d avenues, architect.

*R. 411.—Seventy-fifth street, south side, 100 east of Riverside Drive, 38x80. S. Barnes, owner. C. P. H. Gilbert, No. 18 Broadway, has drawn plans for a five-story American basement dwelling. Specifications call for front of brick, stone and terra cotta, tile and copper roof, hardwood trim, exposed plumbing. Harvey Murdock, No. 140 Nassau street, has the general contract. This is an addition to the group of houses previously reported and which are to fill up the block.

FLATS AND TENEMENTS.

R. 2087.—Madison avenue, northwest corner 101st street, four five-story brick and stone flats and stores; Frawley & Rooney, No. 180 East 95th street, owners; John C. Burne, No. 101 West 42d street, architect; total cost, \$65,000. Condition—plans were filed some time ago in the name of the former owners of the lots; excavating has just commenced. Specifications call for all latest conveniences, including steam heating.

R. 2089.—Sixty-eighth street, north side, 100 feet west of Central Park West, two five-story brick and stone flats; cost, about \$50,000; sizes, 30x90 and 20x90; Alex. Moore & Son, No. 522 West 52d street, owners; architect, not yet selected. Specifications call for all modern improvements.

R. 2118.—West End avenue, southeast corner 97th street. Bernard Wilson, No. 339 East 58th street, has just taken title to this plot, size 100x100, and will probably erect a large brick and stone flat thereon.

*R. 1974.—One Hundred and Forty-second street, north side, 100 feet east of 8th avenue, two five-story limestone and light brick double flats. Same as but additional to the two flats previously mentioned under this number. Owner and architects same also.

R. 2117.—Twentieth street, south side, 275 feet west of 9th avenue, three five-story, three-family, brick and stone flats. James Livingston, No. 75 West 92d street, owner; Thom & Wilson, No. 1267 Broadway, architects. Size, about 33x90 each. Condition—no plans yet drawn.

R. 2115.—Prospect avenue, east side, 115 feet north of Dawson street, one three-story frame and brick flat. S. S. Cohen, 467 East 150th street, owner; Edward Wenz, No. 1491 3d avenue, architect. Size, 21x56; cost, \$5,000.

*R. 1721.—Franklin avenue and 175th street, reported in our issue of September 28th as a three-story frame flat, should be five-story brick flat, to cost \$20,000.

R. 2111.—Amsterdam avenue, east side, 75.11 north of 106th street, two five-story brick and stone stores and flats. Cost, \$25,000; sizes, 25x88.6. Cummings & Ferguson, No. 743 8th avenue, owners; George F. Pelham, No. 503 5th avenue, architect. Specifications call for all modern improvements. Plans for improving this lot were filed May 25, 1895, by Joseph Silvermann, No. 59 West 98th street.

R. 2109.—Washington avenue, east side, 248 feet north of Quarry road, three-story frame flat; cost, \$3,500. Mrs. Rose Callan, owner; J. J. Vreeland, No. 709 Tremont avenue, architect.

R. 2093.—Westchester avenue, near Union avenue, two five-story brick flats with stores; cost \$30,000; Dora Fernschild, No. 1026 Westchester avenue, owner; W. C. Dickerson, 149th street and 3d avenue, architect.

R. 2083.—Intervale avenue, north of 167th street, three three-story frame flats with stores; cost, \$4,000 each; John De Hart, Fox street, near Westchester avenue, architect.

R. 2084.—Eagle avenue, west side, south of Westchester avenue, three three-story frame flats; cost, \$15,000; Jacob Riehl, No. 611 Eagle avenue, owner; A. F. A. Schmitt, No. 606 Cortlandt avenue, architect.

ALTERATIONS.

R. 2075.—Columbus avenue, southeast corner 74th street. Clark Estate, owner; Barnett Bros., lessees, on the premises. George H. Griebel, No. 247 West 125th street, architect. It has not yet been decided whether to add one story to the present structure or to build an annex in the rear.

R. 2112.—Centre street, west side, Franklin to White street. The Commissioners of the Sinking Fund have appointed Robert May nieke, No. 111 5th avenue, architect for the alterations to the Criminal Court Building.

R. 2116.—One Hundred and Twenty-fifth street, Nos. 268 and 270 West. Charles Weisbecker, lessee, will make interior alterations, add one story, size 50x100, and construct a large vault underneath the sidewalk for new machinery plant. George H. Griebel, No. 247 West 125th street, architect.

R. 2104.—Fifty-fourth street, south side, between Sixth and Seventh avenues. Private house to be altered for store on first floor. J. Murphy, owner; David W. King, No. 96 Fifth avenue, architect. R. McArtney, No. 120 West 50th street, builder. The work calls for structural iron, brick extension, tin roofing, galvanized iron skylights, etc.

LODGING-HOUSES.

R. 2081.—Bleecker street, south side, from Thompson to Sullivan streets, 200x148x135. D. O. Mills, Mills Building, owner. E. Flagg, No. 54 Broad street, is drawing plans for a lodging-house to be erected on this site.

R. 2082.—Rivington street, northeast corner Chrystie street, 75x100. D. O. Mills, Mills Building, owner. E. Flagg, No. 54 Broad street, is drawing plans for a lodging-house to be erected on above site.

AMERICAN SOCIETY OF CIVIL ENGINEERS' BUILDING.

R. 2033.—Fifty-seventh street, south side, between Broadway and 7th avenue, plot 50x100.5 feet. The American Society of Civil Engineers, No. 127 East 23d street; George S. Morison, president; Chas. Warren Hunt, secretary; John Thompson, treasurer, will erect a society building on this plot, which will contain a meeting-room, with seating capacity for about 450 people and accommodations for an extensive library. There will probably be a competition for the plans, but details have not been decided upon as yet.

MUNICIPAL WORK.

*R. 1536.—Corlear's Hook Park.—One-story granite "Public Overlook." Contract awarded to Wood & Tolmie, No. 245 West 12th street, on a bid of \$37,750.

METROPOLITAN DISTRICT AROUND NEW YORK.

LONG ISLAND.

Long Island City.—R. 1978.—J. Hunerbein, of Steinway, has plans for a two-story buff brick store and lodge-rooms to be built for J. Martinez at a cost of about \$7,000. R. 1980.—Two-story and attic frame dwelling; Henry Lamén, No. 126 Temple street, owner; Paul C. Hunter, No. 802 Park avenue, New York City, architect; size, 21x30; cost, \$2,800. Condition—plans being drawn.

Bergen Beach.—R. 2099.—J. B. McElfatrick, of New York City, has prepared plans for a one-story frame casino and pier to be built by the Bergen Beach Improvement Company, of No. 189 Montague street, Brooklyn; cost, about \$40,000.

NEW YORK.

Yonkers.—R. 1818.—Park Hill, two-story and attic frame dwelling; cost, \$8,000. Mrs. F. S. Phinny, owner; A. F. Leicht, No. 97 Cedar street, New York City, architect. Specifications call for steam heating, shingle roofing and all improvements.

Kingston.—R. 1010.—Romeyn & Stever, No. 48 Exchange place, New York, have completed plans for a school-house, to cost about \$15,000.

R. 2060.—New Rochelle, Avingah avenue, near Brooks street, two-story frame dwelling. Free Home Builders, No. 8 East 42d street, New York City, owners; size, 18.6x22, with extensions; cost, \$1,500.

NEW JERSEY.

Bloomfield.—R. 2026.—One-story brick and frame foundry building. Lappin Brake Company, Bloomfield, N. J., owners; Jesse H. Lockwood, No. 329 Bloomfield avenue, Montclair, N. J., architect. Size, 100x30; cost, \$2,500. Specifications call for a gravel roof and ventilating apparatus.

Newark.—R. 2032.—Mt. Pleasant avenue, north of Clay street, frame storage building for the New Jersey Hygiene Ice Company, No. 309 Ogden street. Architect not yet selected. R. 2023.—South 11th street, between Sussex avenue and Orange street, three two-story and attic frame dwellings; cost, \$7,000. A. H. Thompson, Brick Church, architect. Specifications call for open plumbing, bath and laundry fixtures, cabinet mantels and hot-air heating.

Montclair.—R. 2028.—Porter place, one two-story and attic frame dwelling. Seth P. Marshall, No. 32 Thomas street, New York City, owner; cost, \$8,000. Specifications will call for all conveniences. R. 2027.—Mountain avenue, one two-story and attic frame dwelling. Charles R. Miller, Montclair, owner; F. B. Wallis, No. 27 East 20th street, New York City, architect. Plans will call for all improvements.

Atlantic Highlands.—R. 2019.—Two-story and attic frame dwelling; cost, \$5,000; size, 32x30. Fred Hasselman, Main street, Orange, N. J., architect. Specifications call for plaster decorations, electric wiring, bath and laundry fixtures, cabinet mantels and hot-air heating.

Orange.—R. 2016.—Two-story and attic frame dwelling, cost, \$4,000; size, 21x50. Andrew Blair, Fillmore street, Newark, N. J., owner; Fred. Hasselman, Main street, Orange, N. J., architect; Specifications call for all modern improvements.

East Orange.—R. 2024.—Park avenue, near Glenwood avenue, two-story and attic frame dwelling; cost, \$6,000; size, 30x40. Henry Williams, No. 23 Prospect street, East Orange, owner; S. W. Whittemore, No. 551 Main street, East Orange, architect. Specifications call for open plumbing, bath and laundry fixtures, hardwood trim and hot-air heating. R. 2022.—William street, corner 16th street, two-story and attic frame dwelling; cost, \$4,200; size, 42x45. R. 2021.—Eaton place, two-story and attic frame dwelling; cost, \$4,500; size, 22x42. A. H. Thompson, Brick Church, architect. Specifications call for all improvements. R. 2018.—Arlington avenue, two-story and attic frame dwelling; cost, \$6,500; size, 32x40. Fred Hasselman, Main street, Orange, N. J., architect. Specifications call for slate roofing, steam-heating and cabinet mantels.

South Orange.—R. 2020.—Two-story and attic frame dwelling and stable; cost, \$4,000; size, 20x32; S. F. Squire, Livingston, N. J., owner; A. H. Thompson, Brick Church, East Orange, architect. Specifications call for slate roofing, stained glass and hot-air heating.

West Orange.—R. 2017.—Two-story and attic frame dwelling; cost, \$3,500; size, 36x26; Alfred B. Curtis, Orange, N. J., owner; Fred Hasselman, Main street, Orange, N. J., architect. Specifications call for all modern improvements.

Hoboken.—R. 2045.—Willow avenue, No. 306, alteration to four-story brick flat; cost, \$3,000. R. 2047.—Bloomfield street, southwest corner 8th street, alteration of four-story frame flat; cost, \$3,000; Livesy Estate, owners. R. 2046.—Willow avenue, near 9th street, alteration of three-story and basement brownstone front dwelling to flat; cost, \$3,000; James Stewart, owner; Charles Reekie, Washington street and Newark avenue, is the architect for the three.

West Hoboken.—R. 2044.—Spring street, corner of De Mott street, two three-story brick flats; total cost, \$11,000; Mr. Doyton, owner; Herman Luck, No. 319½ Chambers street, architect. R. 2043.—Clinton avenue and Hague street, two two-story and attic frame dwellings; cost, \$4,500 each; George N. Symes, owner; C. W. Randall, Palisade avenue, corner Paterson Plank road, Jersey City, architect. Specifications call for shingle roofing, hot-air heating and all improvements.

Jersey City.—R. 2050.—Webster avenue, Nos. 202-206, three two-story and basement frame dwellings; cost, \$3,500 each. John Sturhuf, No. 182 Webster avenue, owner. G. W. Van Arx, No. 206 Ogden avenue, architect. R. 2048.—Monitor street, No. 209, three-story frame flat, 25x56; cost, \$4,500. Marcus Bollhardt, No. 197 Whiton street, owner. R. 2049.—Highland avenue, near Boulevard, two-story and attic frame dwelling; cost, \$3,000. William Fitch, owner. William A. Tilton, No. 452 Bergen avenue, architect and builder.

Plainfield.—R. 2068.—Central avenue, two-story and attic frame dwelling 66x79; cost, \$35,000. D. M. Moore, owner; Rossiter & Wright, No. 96 Liberty street, New York City, architects. Specifications call for steam heating, slate roofing, hardwood trim and all improvements.

R. 2069.—Two-story and attic frame dwelling; cost, \$10,000. R. Rushmore, owner; Marsh, Israels & Harder, No. 194 Broadway, New York City, architects. It will be heated by steam and contain all improvements. Work will not be started before next spring.

R. 2066.—Park avenue, three-story brick flat with store, 35x100; cost, \$12,000. J. D. Runyon, owner.

R. 2067.—West End Park, two-story and attic frame dwelling; cost, \$6,000. Henry Liefke, owner; Clum & Lancaster, Babcock Building, architects for the two last-mentioned buildings.

Westfield.—R. 2064.—Two-story and attic frame dwelling; cost, \$5,000; Dr. William Gale, owner; W. E. Clum, architect. Specifications call for steam heating, slate roofing and all improvements. R. 2063.—Two-story and attic frame dwelling; cost, \$4,000; Mr. Heyer, owner; Charles H. Darsh, architect. R. 2065.—Two two-story and attic frame dwellings; cost, \$3,000 each; J. N. Wilcox, owner and builder.

Netherwood.—R. 2061 and 2062.—Clum & Lancaster, Babcock Building, Plainfield, have prepared sketches for two two-story and attic frame dwellings, to cost \$6,000 each, to be erected at this place for J. C. Manning and H. Ryder, of North avenue, opposite depot, Plainfield, N. J.

CONNECTICUT.

Sound Beach, Conn.—R. 2091.—Two-story and attic stone and frame dwelling; cost, \$8,000; W. C. Dickerson, 149th street and 3d avenue, architect. Specifications call for shingle roofing, hot-air heating and all improvements.

Norwich.—R. 2113.—Laurel Hill School Building, 104x36 feet. Cost, \$17,000. Wilson Potter, No. 1 Union square, New York City, architect.

Brooklyn Notes.

THE SHORE DRIVEWAY.

Negotiations have been concluded for the purchase by the Park Board of the following lands, lying on the Shore road and extending from 66th street to Fort Hamilton avenue: The Aruehl Hotel property, situated on 4th avenue and the Shore road and extending to Denyse street, including four and two-tenths acres of land under water. The price paid for this property is \$80,000. The Thorne property, on the west side of the Shore road, nearly opposite 74th street, consisting of a plot 40x120, for which \$3,000 is to be paid. The Bliss property, commencing at 2d avenue, between 66th street and Wakeman place to Narrows avenue, including fifteen and four one-hundredths acres of land under water. The property comprises about 247 lots, exclusive of the land under water, and was purchased for \$300,000. The Schenck property, commencing on the northwest corner of 88th street and the Shore road and extending to the water front, and including one and seventy-eight one-hundredths acres of land under water, the land above high water mark being about 6,300 square feet in area. This property was purchased for \$12,000. The Commissioner of Parks also has under contract the following properties, lying on the Shore road and extending from 66th street to Fort Hamilton avenue, and also about 220 acres of land lying under water. Following is a list of the owners of the property under contract: C. C. Bennett, John Dickinson, G. H. Bressette, Henry Bownes, T. M. Armstrong, F. O. Matheson, D. S. Beasley, estate of G. G. Bergen, W. R. Bennett, Adolphus Bennett, Jacques Van Brunt, Ruloff Van Brunt, C. B. Van Brunt and Isaac Bergen. The Department of Parks has at its disposal the sum of \$1,200,000 with which to purchase land. Of this sum it has already spent about \$400,000, leaving about \$800,000 with which to acquire the last named or other properties. The lands when acquired by the Park Department will be used for a driveway to Fort Hamilton, with a bicycle path and walks running parallel with the main driveway, which is to be 50 feet in width, while the bicycle path is to be 20 feet wide. Work will be commenced on the Speedway as soon as the Department takes title to all the required property.

THE CITY HALL DOME.

Nothing has been heard of the famous City Hall tower for a long time. Plans have been drawn, bids taken, and there the matter has stood ever since. The bill passed by the Legislature authorizes the expenditure of the sum of \$100,000, to be used in the restoring of the City Hall tower and in repairs to the building generally. The preliminary estimates taken by the committee were within the prescribed limit. The original plans have been modified and elaborated against the advice of the successful architect on the ground of cost. When estimates were taken they ranged from \$170,000 to over \$210,000. These, it will be seen, are entirely beyond the sum at the disposal of the committee. And as they are averse to asking for another appropriation, Building Commissioner Bush, who is also one of the committee, has been asked to select from the plans the work most essential to the restoring of the building to a good condition, and give the committee an estimate for the work. Commissioner Bush is at work with the architect on the plans and will take preliminary bids on the cost of the work which he will submit to the committee for further action, though judging from what has taken place it might be reasonably asked whether this is not mere temporising and whether the matter stands in the shape the committee would most desire to see it in.

A CANDIDATE FOR THE SENATE.

DANIEL B. THOMPSON, regular Democratic candidate for Senator in the Eighth Senatorial District, was born in Ithaca, N. Y., in 1843. When he was three years of age his parents removed to Pittsburg, Pa., where his father had received an appointment as one of the professors in the Western University of Pennsylvania. The University having burned down, his father opened a seminary for young ladies in Pittsburg, and in this seminary under his father's tuition, he received his education. In 1860 he was elected professor of mathematics in the State Normal School for the Twelfth District of Pennsylvania, at Edinboro, Erie County. He remained in this position until 1863. In December, 1863, he received an appointment as Assistant Clerk of the House of Representatives of the United States, which office he occupied until April, 1867, meantime studying law under Hon. Clinton Lloyd, Chief Clerk of the House of Representatives, and Hon. Robert B. Carnahan, United States District Attorney of the Western District of Pennsylvania. He was admitted to the bar at Pittsburg, Pa., in November, 1866, and practiced law there from April, 1867, until April 1868, when he removed to Brooklyn, where he has ever since been actively engaged in the practice of his profession. From 1870 until 1873 he was law reporter of the Brooklyn daily *Eagle*. From 1873 to 1875 he was in partnership with ex-Gov. E. Louis Lowe of Maryland. In 1893 he was a candidate for the Assembly in the Fifteenth Assembly District, but was defeated by Albert A. Wray, who is the present nominee of the Republican party against him.

(For Brooklyn Gossip, see page 579.)

To Our Readers

Short, simply-worded, accurate, sufficient, well printed legal blanks are very desirable adjuncts in all real estate transactions. THE RECORD AND GUIDE has undertaken to supply these. All necessary real estate forms can henceforth be obtained at the offices of publication at the prices quoted below. The RECORD AND GUIDE guarantees the accuracy and sufficiency of these blanks and believes that in many respects they will be found the best in the market.

14 AND 16 VESEY STREET,

New York, October 19, 1895

TELEPHONE, CORTLANDT 1370.

To the Building Material Trades:

Dear Sirs:

What do you think of adding a new department to your business? A department, the functions of which will be as follows:

1. Keep you informed daily of all prospective building operations as soon as the owners begin to talk about action or the architects to formulate plans;
2. Keep you informed of the status of all building operations that interest you, from their inception to their final completion;
3. Give you detailed reports of the materials (of the class you sell) that are needed in every building;
4. The names and addresses of owners, architects, chief contractors, etc., of new buildings;
5. Answer all questions you may desire answered on any of the matters mentioned above, etc., etc.

In short, would you like to attach to your business equipment a large, well organized, thoroughly equipped Bureau of Intelligence, which would furnish you daily with sifted, direct, verified, organized reports of what is going on in the market; Who the Buyers are; What they want; when and where you may find them. The facts you want are put under your eyes, visible at a glance, every morning, so that you can--

1. Push ahead to get your share of business;
2. Spare your representatives the expensive game of hunting aimlessly over the field for orders. Give them the pointers; send them direct to the man who wants to buy, armed with information as to the thing wanted. Twice the amount of ground can be covered in this way;
3. Keep yourself (the Head of the Firm) informed of what is going on. Check off what your representatives are doing.

A good thing, a Bureau like this, Eh! But, perhaps you shrink from the expense of salaries to a score of men to travel among architects, owners and others; and no doubt you don't underestimate the task of organizing this Bureau, managing it, supplying it with brains? Well the Record and Guide (established 1868, the leading Real Estate and Building Journal of the United States) will do the work for you for about fourteen cents a day. That the work will be well done, is guaranteed by the high reputation of the Record and Guide. We know what you want. We have the capital and the experience. You can avail yourself of both for fourteen cents a day. Can you afford to be without this service? It won't of course sell your goods, but, if in the space of a year, you get only one pointer that finds you a customer, the service has paid for itself many times over. This is an age of specialties. You can't do this work as well for yourself, even at a cost of as many dollars as we ask cents. We want to talk to you further about this Bureau of ours, and are at your service.

Shall our representative have the pleasure of calling upon you in a day or two? Send us a postal card.

Yours truly,

RECORD AND GUIDE,

(Building News and Information Department.)

P. S. The Record and Guide guarantees the accuracy, the thoroughness and the progressiveness of this service. Neither money nor effort will be spared to make it perfect and advance it beyond any service now known. Don't pay big prices for information. Avail yourself of our advantages.

FINANCIAL.

STATEMENT,
REAL ESTATE TRUST CO.
 OF NEW YORK.
 At the Close of Business, June 29th, 1895.

RESOURCES.

\$500,000 N. Y. City 3% Bonds, @ 100,	\$500,000.00
United States Bonds, Market Value,	298,457.56
Other Investment Securities,	469,951.64
Bills Receivable,	41,205.26
Bonds and Mortgages,	140,000.00
Loans, secured by collaterals, on time,	1,140,600.00
Loans, secured by collaterals,	
ON DEMAND,	745,400.00
Cash on hand and on deposit,	528,636.11
Accrued Interest,	1,274,036.11
Overdraft—Authorized,	17,200.49
	320.01
	\$3,881,771.07

LIABILITIES.

Capital,	\$500,000.00
Surplus,	250,000.00
Undivided Profits,	\$750,000.00
Due Depositors,	53,719.16
	3,078,051.91
	\$3,881,771.07

United States Mortgage & Trust Co.

59 CEDAR ST., NEW YORK.
 CAPITAL.....\$2,000,000.
 SURPLUS..... 900,000.

Real-Estate Department:
 Careful attention given to the leasing of property, collection of rents, payment of taxes, supervision of repairs, and all other details connected with efficient management, securing the best possible return to the owner.
 All rents collected are held in trust to owner's credit and interest allowed on same from date of collection to withdrawal.
 Mortgages, Building Loans, and Loans on Leasehold Property negotiated.

OFFICERS.

George W. Young, - - - President.
 Luther Kountze, - - - Vice-President.
 James Tinspon, - 2d Vice-President.
 Arthur Turnbull, - - - Treasurer.
 William P. Elliott, - - - Secretary.
 Clark Williams, Asst. Sect'y and Treas.

DIRECTORS.

Samuel D. Babcock,
 William Babcock,
 Dumont Clarke,
 Charles D. Dickey, Jr.,
 William P. Dixon,
 David Dows, Jr.,
 Robert A. Grannis,
 Theo. A. Havemeyer,
 Charles R. Henderson,
 James J. Hill,
 Gardiner G. Hubbard,
 Gustav E. Kessel,
 Luther Kountze,
 Charlton T. Lewis,
 Lewis May,
 Theodore Morford,
 Richard A. McCurdy,
 Robert Olyphant,
 William W. Richards,
 James Timpson,
 George W. Young.

THE STATE TRUST CO.,
 36 WALL STREET,
 Capital and Surplus, - - - \$1,800,000

Acts as Trustee, Registrar, Transfer and Fiscal Agent of Corporations, and as Executor, Administrator, Trustee, Guardian and Committee of Estates. Takes full charge of Real and Personal Estates. Interest allowed on Deposits.

FRANCIS S. BANGS, President.
 W. L. TRENHOLM, } Vice-Presidents.
 WM. A. NASH, }
 JOHN Q. ADAMS, Secretary.
 MAURICE S. DECKER, Treasurer.

TRUSTEES.

Willis S. Paine, J. D. Probst,
 Henry H. Cook, Henry Steers,
 Charles R. Flint, George W. Quintard,
 W. L. Trenholm, Forrest H. Parker,
 William B. Kendall, Charles Scribner,
 Walter S. Johnston, Charles L. Tiffany,
 Joseph N. Hallock, Ebenezer K. Wright,
 Percival Knauth, George W. White,
 Edwin A. McAlpin, John Q. Adams,
 Andrew Mills, Francis S. Bangs,
 William A. Nash, Francis Lynde Stetson,
 Geo. Foster Peabody, Thomas A. McIntyre.

MONEY TO LOAN
 ON BOND AND MORTGAGE
 On unencumbered New York City Real Estate.
 Property must be worth at least twice the amount of loan.

THE BOWERY SAVINGS BANK,
 128-130 BOWERY, - - - NEW YORK

SALES OF THE WEEK.

The following are the sales that have taken place in city auction rooms during the week ending October 25.

* Indicates that the property described has been bid in for plaintiff's account.
 This list does not include properties bid in or withdrawn by the owners.

(AT THE NEW YORK REAL ESTATE SALESROOM.)
 WILLIAM KENNELLY.

130th st, Nos 509 and 511, n s, 166.8 w Amsterdam av, runs n e 10.6 to centre line Byrd st, x n w 5 x n e 133 x n w 50 x s w 133 to centre line Byrd st, x s e 5 x s w 38 to 130th st, x e 56.4 to beginning, three 2-sty frame dwell'gs and va-

REAL ESTATE.

CHAS. H. EASTON,
 Successor to Phipps & Easton.
 REAL ESTATE,
 116 WEST 42D STREET.

DANIEL BIRDSALL & CO.,
 319 BROADWAY,
 621 BROADWAY.
 BUSINESS PROPERTY SOLD AND RENTED.
 MANAGEMENT OF ESTATES.

M. & L. HESS,
 644 BROADWAY, cor. BLEECKER ST.
 Sale, Rental and Management of Business Property.

VAN RENSSELAER,
 MARTIN & RAMSEY,
 4% MONEY
 111 BROADWAY, - - - NEW YORK

JOHN F. DOYLE & SONS,
 REAL ESTATE AGENTS, BROKERS AND APPRAISERS
 No. 45 WILLIAM ST., CITY NEW YORK.
 Management of Estates a Specialty.
 Highest References.

John F. Doyle, John F. Doyle, Jr., Alfred L. Doyle

N. BRIGHAM HALL,
 REAL ESTATE BROKER AND AGENT
 681 BROADWAY,
 Corner 3d Street, Telephone, 603 Spring.
 Management of Estates a Specialty.

PHILIP A. SMYTH,
 REAL ESTATE
 AUCTIONEER, BROKER, APPRAISER.
 No. 11 PINE STREET.

JULIUS FRIEND,
 REAL ESTATE.
 695 BROADWAY,
 S. W. Cor. 4th St. Tel., 601 Spring.
 Business Property Sold and Rented.

MORGAN & COFFIN,
 WEST SIDE REAL ESTATE.
 360 COLUMBUS AVE., cor. 77th St.
 Telephone, 241 Columbus. New York.

cant. Isaac N Miller for parties in interest. (Partition sale).....\$7,300
 *48th st, No 149, n s, 260 e 7th av, 20x100.3, 4-sty stone front dwell'g. William McMahon. (Amt due \$13,653).....23,500

PETER F. MEYER & CO.
 14th st, No 415, n s, 194 e 1st av, 25x103.3, 6-sty brk tenem't with stores (Astor leasehold to May 1, 1907, at \$550 per year, taxes and assessments). Louis H Kireher. (Administratrix's sale).....13,500
 77th st, Nos 332 and 334, s s, 275 w 1st av, 50x102.2, two 5-sty brk tenem'ts. Louis Stern.....40,000

D. PHENIX INGRAHAM & CO.
 Park st, No 105, s s, 74.10 e Mulberry st, 19x55.3x19x54.10, 2-sty brk store and tenem't. Daniel Valenti defendant. (Amt due \$3,880).....8,000
 *103d st, No 210, s s, 158 w Amsterdam av, 20x74 to Clendenning lane, x20x abt 75, 5-sty brk flat. Robert C Watson exp. (Amt due \$17,510).....16,000
 West End av, No 220, n e cor 75th st, runs n 30 x e 48.6 x n 5 x e 26.6 x s 12.6 x w 10 x s 22.6 to st, x w 65 to beginning, 4-ty brk dwell'g. W E D Stokes. (Amt due \$53,203).....56,600

BRYAN L. KENNELLY.
 *110th st, No 537, n s, 200 e 11th av, 25x90.11, 2-sty frame dwell'g. George Schwegler. (Amt due \$8,456).....8,500
 34th st, No 153, n s, 233.4 e Lexington av, 20.10 x100, 4-sty stone front dwell'g. Samuel Cohen. (Amt due \$15,957).....23,200

L. J. PHILLIPS & CO.
 59th st, No 38, s s, 245 e 6th av, 25x100.5, 5-sty brk school. Mary A King. (Partition sale).....63,250

INSURANCE.—REAL ESTATE.

THE NEW YORK PLATE GLASS INSURANCE CO.
 24 PINE STREET, - - - NEW YORK.
 MAX DANZIGER, Pres. ALFRED L. WHITE, V.-Pres.
 MAJOR A. WHITE, Sec.

GERMAN-AMERICAN REAL ESTATE TITLE GUARANTEE CO.
 OFFICE, 36 AND 38 NASSAU STREET. (Mutual Life Building.)
 189 MONTAGUE STREET, BROOKLYN.
 Examines and guarantees titles to real estate and attends to the drawing of necessary legal papers.

WILLIAM M. RYAN,
 Formerly of Smyth & Ryan.
 REAL ESTATE
 AUCTIONEER AND BROKER.
 111 BROADWAY, - - - NEW YORK

RICHARD L. WALSH,
 CONTRACTOR AND BUILDER.
 OFFICE, 47-49 CEDAR STREET, (Stokes Bldg).
 Telephone, 3435 Cortlandt.

NEW YORK SECURITY AND TRUST CO.
 46 WALL ST., NEW YORK.
 Capital, - - - \$1,000,000.00
 Surplus, - - - 1,000,000.00

CHARLES S. FAIRCHILD, President.
 WM. L. STRONG, 1st Vice-President.
 JOHN I. LAMSON, 2d Vice-President.
 ABRAM M. HYATT, Secretary.
 ZELAH VAN LEAN, Assistant Secretary.

This Company will take entire charge of real and personal estates, collecting the rents and income, attending to the payment of taxes and all such details in connection therewith as an individual in like capacity could do.
 Receives deposits subject to sight drafts, allowing interest on daily balances.

JAMES L. WELLS.

*Lewis st, No 98, s e cor Stanton st, 25x75, 6-sty brk tenem't with stores, Bernard Galewskii. (Amt due \$11,029; prior mort \$35,000).....38,312
 163d st, No 536, s s, 245 e Morris av, 25x114.10, 2-sty frame dwell'g. Smith-Williamson. (Amt due \$6,263).....5,400

JAMES BLEECKER & SON.
 *129th st, No 28, s s, 399.6 w 5th av, 17.6x99.11, 3-sty brk dwell'g. Equitable Life Assurance Soc. (Amt due \$13,001).....13,000

WILLIAM M. RYAN.
 58th st, No 235, n s, 180 w 2d av, 16.8x100.4, 3-sty brk dwell'g. S Goldstieker, for Bloomingdale Bros.....7,800

Total.....\$324,362
 Corresponding week, 1894.....\$979,352

CONVEYANCES.

Wherever the letters Q. C., O. a. G. and B. & S. occur, preceded by the name of the grantee, they mean as follows:
 1st—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed in which all the right, title and interest of the grantor is conveyed, omitting all covenants or warranty.
 2d—O. a. G. means a deed containing Covenant against Grantor only, in which the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.
 3d—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no express covenants, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

NEW YORK CITY.

OCTOBER 18, 19, 21, 22, 23, 24.

Bank st, No 62, s s, 103 w 4th st, 22 1x75, 3-sty brk dwell'g. Partition. John H Millard, Poughkeepsie, N Y, to Wm T Erickson. Oct 23. \$8,500
 Beekman st, No 24, n s, abt 162 e Nassau st, 23x100, 5-sty brk store. Harris Mandelbaum and Fisher Lewine to John R Downey. Mt. \$38,000. Oct 19. See 81st st. 70,000
 Beekman st, No 24, n s, 23x100. }
 20th st, No 12, s s, 270 w 5th av, 25x92. }
 John L Leib and ano exrs Louisa A Lightbody to Harris Mandelbaum and Fisher Lewine Oct 18. 100,000
 Same property. John L Leib, Josephine L wife of Andrew Deyo, Caroline H wife of A Middleton Rose formerly Lieb to same. Q C, Oct 18. nom

West End av, s e cor 97th st, 100.11x100, vacant. Frank L Smith to Bernard Wilson. Oct 21. nom
 West End av, No 573, w s, 120.8 n 92d st, 15x100. Release mort. Windsor Red Stone Co, South Windsor, Conn. to Wm E Lanchant. Oct 16. 887
 2d av, No 738, e s, 74.1 s 40th st, 24.8x100. 5-sty brk store and tenem't. Samuel Kerr to Sarah A Kerr. B & S. Oct 17. nom
 2d av, w s, 57.9 s 75th st, 18.11x72. Release mort. Mary A Riker to Grace E Messenger. Nov 9, 1891. 625
 5th av, No 44, w s, 25 s 11th st, 25x100. 3-sty brk dwell'g. Wm B Dana, Englewood, N.J., to Chas F Roe. Highland Falls, N.Y. Mt. \$37,500. Oct 21. 72,000
 5th av, No 438, s w cor 39th st, 26x100. 4-sty brk and stone dwell'g. Alfred D Pell to Jacob Rothschild. Oct 21. See Broadway. 275,000
 7th av, s w cor 149th st, 24.11x75, vacant. 149th st, s s, 75 w 7th av, 25x99.11, vacant. George Marcus and ano exrs Solomon L Mayer to Emily R Marcus and Minna G Loewenstein. 1/2 part. Nov 1, 1893. 8,400
 7th av, w s, 24.11 s 149th st, 25x75, vacant. 149th st, s s, 150 w 7th av, 25x99.11, vacant. Siegfried W Mayer exr Benj F Mayer to same. 1/2 part. Nov 1, 1893. 6,400
 8th av, No 464, e s, 49.5 n 33d st, 24.8x100. 4-sty stone front tenem't with stores and 4-sty brk tenem't on rear. Helen D wife of and J R Burnett to Townsend Dickinson as trustee of Geo F and Walter B Townsend. Mt. \$27,000. Sept 17. 38,000
 8th av, Nos 2913 and 2915, w s, 24.11 n 154th st, 50x100, two 5-sty brk tenem'ts with stores. John M Ruck to Edith E Schmitt. Mt. \$36,500. Oct 10. 56,000
 8th av, No 2773, w s, 25 n 147th st, 25x75. 5-sty brk tenem't with stores. John W Haaren to Berthold Katt. Mt. \$15,000. Oct 21. 22,000
 9th av, No 669, w s, 37.10 n 46th st, 18.9x62.6. 4-sty brk store and tenem't. Julia wife of Max Augsburg to Rachel and Hannah Augsburg. 1/3 part. Oct 3. 5,000

MISCELLANEOUS.

All title in estate real and personal of which Thos C Chalmers died seized. Thos C Chalmers to Alex R Gulick. Secures cash and sum due for professional services. Oct 19. 1,500
 All real estate, roadway, equipment, rights and franchises of North and East River Railway Co. Foreclos. Lawrence Godkin to John H O'Rourke, Brooklyn. Oct 18. 50,000

23d and 24th WARDS.

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

*Arthur st, s s, being lots 1008 and 1009 map Laconia Park. Williamsbridge. Westchester Co. Levi H Mace to Joseph F Loughery. Oct 17. 1,200
 College st, n s, 25x158.6 to land of St Johns College, being lot 262 subdivision of lot 24 map of heirs of Rev Wm Powell, Fordham. John Hoyer recvr of Bridget. John and William Connors to John H Rogan. All title. Sept 3. 50
 Same property. John H Rogan to Dennis W Moran. 3-16 parts. Sept 21. 100
 Denman pl, n s, 100 e Forest av. 50x145.2. Thomas O'Brien to Annie Leahy. 1/2 part. Oct 19. 2,000
 *Fulton st, w s, 150 n Elizabeth st, 33.4x100. Release mort. Joanna L Van Wyck, Sing Sing, to James W Hunt and James W Lawson. Sept 26. nom
 Grenada pl, s s, 319.2 w Ernescliff pl, 25x125. Ida M J wife of Jasper P Hansen to Emma Clark. Mt. \$1,500. Oct 23. 4,000
 Home st, n s, 51 w Hunter av. 25x100.2x25x97.4. lot 64 map Vyse estate. Twenty-third Ward Land Impt Co to John E Quinn. Oct 4. nom
 Kemble st, n s, 80x100. lots 145, 146, 147 and 148 map property Woodlawn Heights, 24th Ward, Edwd K Willard. Geo W Oakley to Jane S Townsend. B & S. Mt. \$800. Oct 14. nom
 Longfellow st, Whittier st, Lafayette av, Bryant st, Faile st, plots taken for above streets through Gilbert homestead. M Gertrude Cohen to Mayor, &c, New York. June 13. nom
 *Main st, e s, adj Thos Jennings, runs s 95.2 x300. City Island. Robert J Vickery, Mt Vernon, N.Y., to Heinrich Schmutsch. Oct 2. 4,500
 *Main st, n w cor Poplar st, 24x150. Partition. Walter L Thompson to Wm J Arnou. July 10. 1,925
 *Pell pl, w cor Huguenot st, lots 231 and 232 map Penfold property, South Mt Vernon, 66.8x100. Jessie wife of Geo F Wettje to Margt M Kaiser. Oct 21. 2,300
 *Poplar st, n s, 175 w Main st, 25x104. Partition. Walter L Thompson to Wm J Arnou. July 10. 515
 *Taylor st, w s, 180 n Columbus av. 25x—, being lot 199 map Van Nest Park, 24th Ward. Ephraim B Levy to John De Santis. Sept 12. 390
 Simpson st, e s, 149.11 s Home st, 50x100. Fredrick O Johannesen to R Clarence Dorsett. Oct 18. nom

Same property. Mary S Bowen to Fredrick O Johannesen. B & S. June 11. nom
 Simpson st, w s, 210.5 n Home st, 16.8x100. Mary E wife of Egbert G McDowell to Paul Wieland. Mt. \$3,000. Oct 19. 3,500
 *South road, middle line, 150x211.6x155.1 x253.11, being lot 10 map property of Country Club Association, Westchester. Release mort. Henry S Redmond, Henry S Kerr and Gilbert M Plympton to Edmund Randolph. Oct 16. nom
 Southern Boulevard, w s, 75 n Home st, 50x100. Southern Boulevard, w s, 325 n Home st, 50x100. Fredrick O Johannesen to R Clarence Dorsett. Oct 18. nom
 *Sheil st, s s, 138.8 e 4th av, 36x100. Emanuele Burlando to Melissa Von Gerichten. Mt. \$2,066. Oct 12. 3,500
 Southern Boulevard, e s, abt 80 s Cooke pl. —x100x25x—. lot 387, Vyse estate. Twenty-third Ward Land Impt Co to Patk J Reville. Oct 4. nom
 Topping st, No 1763, w s, 380 n 174th st, 16.8x100. Joseph P and Mary F O'Donnell to Mary Moriarty. Mt. \$2,500. Oct 23. 4,200
 Vineyard pl, lot begins at n e cor of lot 23 map Fairmount, &c, 24th Ward, runs s 50 x 75. Release mort. Malcom W Niven trustee in place of Henry Randel under will Cornelia M Franks to Sarah H and Caroline F Woodruff and Olivia S Greene. Oct 14. nom
 *1st st, s s, 100 w 6th av, 25x100. Levi H Mace to Conrad Zeh. Oct 5. 575
 *1st st, 31.6x247.10x31.6x249.9, lot or gore B or part of gore B map of Unionport where said gore intersects with 1st st and the Wilkins estate. Watson Doty to Wm J Hyland. Sept 7. 600
 134th st, s s, 425 e St Anns av, runs s 114.6 to n w s Southern Boulevard, x n along said line as the same curves 80.9 x n 84.6 to 134th st, x w 75. Sears R Kelso, New Rochelle, N.Y., to Minnie C Kelso of same place. Mt. \$12,000. Sept 26. nom
 134th st, s s, 225 w Alexander av, 25x100. Chas A Eggers to Andrew Braun and Robert Kiefer. Mt. \$15,800. Oct 21. 21,000
 138th st, s s, 100 w Mott Haven Canal, 25x99.4x25x99.6. Lawrence A Sneden recvr of Montauk Iron and Steel Co to August Belmont and Walther Luttggen. Oct 3. nom
 145th st, s s, being lots 290A, 291A, 291B and 292A map property 23d Ward, Edwd T Young at Springhurst. 145th st, n s, being lots 283, 284, 286 and 287 same map. 145th st, n s, being lots 255, 256 and 257 same map. Lane av, n s, being lots 273 and 274 same map. 146th st, n s, being lots 172, 173, 174, 181 and 182 same map. 146th st, s s, being lot 63 same map. With all title in judgment, foreclosure and sale, &c. Mary E J wife of Thos S Smith to Mary Maloney. Q C. Oct 21. nom
 Same property. Terence F Maguire to same. Mt. \$7,750. Oct 22. nom
 146th st, n s, 75 w Leggett av. 25x100. Catherine Hughes to Henry Hildburgh. Oct 21. nom
 149th st, n s, 175 w Courtlandt av, 25x100. Michael Vetter to Benedicta Vetter his wife. Oct 16. gift
 151st st, n s, 400 w Courtlandt av, 50x116.7x50x116.6. Michael Vetter to Benedicta Vetter his wife. Oct 16. gift
 155th st, s s, formerly Mary st, 300 w Courtlandt av, 50x100. Maria E Gibney to Clara A Icker. B & S and C A G. Oct 17. See 3d av. 8,000
 156th st, s s, 25 e Cauldwell av, 25x100, being lot 91 map 155 building lots of Chas A Stadler, 23d Ward. John Hassard to Sarah Hassard his wife. Mt. \$2,500. Oct 23. gift
 165th st, No 953, n e s, 163.4 s e Forest av, 19.8x119. Edwd A Bell to Lizzie E wife of Henry Allright. Mt. \$2,500. Oct 22. 6,500
 165th st, n s, 107.3 e Kelly st, 25x98.3x25x100. Release mort. Henry D Tiffany exr and trustee Isabel T Perry to Federico Sonty. Oct 18. nom
 Same property. Federico Sonty to Walter W Taylor. Oct 22. 1,150
 166th st, n s, 79.4 e Forest av, 23.4x75. Release mort. Mary Reed to First Congregational Church. Morrisania. Oct 21. nom
 168th st, s s, 166.5 e Franklin av, 25x204.8. Emogene A, Mabel H and James E Burnett, Madison, N.J., to Eugene Salvatore. Oct 17. 2,000
 Alexander av, No 223, w s, 20 n 137th st, 26.8x75. Release mort. William Sperr to J Edgar Leaycraft. Oct 17. 2,000
 Same property. J Edgar Leaycraft to Wm F B Redman. Mt. \$8,500. Oct 17. 12,450
 Anthony av, e s, 125 n Burnside av, 25x150.7x25.5x155. John D Beals to Eliza J Moore. Oct 22. 5,200
 Anthony av, w s, 76.10 n Berry st, 17.11x70.6x—x76.1. John D Beals to Charles Dexheimer, Brooklyn. Oct 17. 4,500
 Anthony av, w s, 76.10 n Berry st, 17.11x70.6x—x76.1. Charles Dexheimer to Frances J Dexheimer. Mt. \$3,000. Oct 18. gift

Arthur av, w s, 75 n 187th st, 25x122.6x25 x122.8. Dennis McMahon to Charlotte C wife of Chas G Schmidt. Oct 18. 850
 Arthur av, w s, 25x122.5x25x122.6, lot A P map of 70 lots Cedar Hill plot, Powell farm, Fordham. Joseph C Lee to Charlotte C wife of Chas G Schmidt. Oct 18. 900
 Bathgate av, w s, 60.5 n 179th st, 25x100. Amy A Mull to Josiah Briggs. Mt. \$3,000. Oct 22. 6,500
 *Barker av, w s, 300 n Elizabeth st, 50x125. Edwin J Blauvelt to Elizabeth wife of Henry H Meise. Oct 22. nom
 Boone av, w s, 225 s Charlotte pl, 25x100, being lot 306 map of section B Vyse estate. Twenty-third Ward Land Improvement Co to Olaf M Olsen. Oct 4. 1,000
 Bremer av, s e cor Devos st, 25x100.9. Carl G A Hohle to Amalia L Bennett. Oct 21. 2,800
 *Briggs av, n s, 26.11x112.10x25x122.10, lot 1051 map of Laconia Park, Williamsbridge. Levi H Mace to William Murphy. Oct 18. 675
 Brook av, w s, 64.9 n 161st st, runs n 117 x n w 24 to 162d st, x n w 26 x s w 24.2 to Washington av, x s w 129 to the Branch R R, x s 35.6 to 161st st, x s e 22.6 x n e 84.4 to beginning. Ellen wife of and Danl W Curtin to Geo J Bultman. Mt. \$4,000. Oct 22. 18,000
 Cambreling av, n w cor Bayard st, 50x87.6. Martin Meagher to Catharine Meagher his wife. B & S. Mt. \$800. Oct 15. nom
 Crotona av, e s, 120 n Oakland pl, 25x100. James Kenn to James A and Eugene T Woolf. Oct 17. nom
 Eagle av, w s, 226.10 s Westchester av, 25 x120. Eagle av, w s, 301.10 s Westchester av, 25 x120. Maria E Gibney to Clara A Icker. B & S and C A G. Oct 17. See 3d av. 3,500
 *Elkott av, w s, 50 s Julianna st, 25x100. Alfee I Doncourt to Lydia Mout. Oct 15. nom
 Fairmount av, s s, 24x105, part lot 4 map Fairmount, Upper Morrisania. Mary Seiferd to Hermann Beitz and Margt U his wife. Oct 17. 4,500
 Franklin av, w s, 156 n 169th st, 50x211. Sidwell S and Martha E Randall to Lucy R Comfort, being all the heirs of Saml S Randall. Q C. Oct 19. nom
 Forest av, No 735, w s, 118.9 s 156th st, 18.9x87.6. Foreclos. Adrian H Larkin to Joseph H Mahan. Mt. \$3,000. Oct 14. 1,350
 *Grace av, w s, 153.2 n Southern Westchester turnpike, 50x100. Anna E Lyon to August Boller. Mt. \$450. Oct 18. 1,200
 *Glebe, Lyon and Doris avs, being gore block E map Dore Lyon property, Westchester. Anna E Lyon to Elizabeth Heilman. Oct 18. nom
 Grant av, e s, 95.5 n 164th st, runs e 95.6 x n 5 x e 16 x n 16 x w 111.8 to av, x s 21.3. Chas M Kaeppl to Peter A Muller. Q C. Oct 21. nom
 Hoe av, w s, 400 s Charlotte pl, 25x100, being lot 162 map Vyse estate, 23d Ward Land Impt Co to Mary F Carney. Oct 4. nom
 Hoe av, e s, 184.2 n Home st, 25x100, lot 35 same map. Same to John Browne, Brooklyn. Oct 4. nom
 Hoe av, e s, 75 s Freeman st, 25x100, lot 43 same map. Same to Anna Wenz. Oct 4. nom
 Hoe av, w s, 175 s Freeman st, 25x74.8x25.7x73.1. lot 15 same map. Same to Philip J O'Reilly. Oct 4. nom
 Hoe av, e s, 225 s Cooke pl, 25x100, lot 429 same map. Same to John C Sanders. Oct 4. nom
 Hoe av, w s, 200 s Freeman st, 33.4x77.4x33.5x74.10. Same to Marie Tollberg. Oct 15. nom
 Intervale av, s e s, 119.3 n e Home st, runs s e 52.11 x n e 54.9 x n 52.6 x w 59.1 to av, x s w 100. John F Steeves to John H Lavelle. Mt. \$5,500. Oct 16. 6,000
 Intervale av, n e cor 169th st, 58.6x110.2x57.10x110.5. Union av, s w cor Cambreling st, being lots 125 and 126 map property S Cambreling et al, Fordham. William Walsh to Bridget Walsh. Q C. June 24. nom
 *Morris Park av, e s, 20 n Victor st, 25x100. Agreement as to easement for light and air. Antonio Silva with Antonio Bertolini trustee for tenants and Dept of Buildings. Oct 23. nom
 Mott av, e s, 332.3 s 144th st, 25x221.7 to N Y & Harlem R R, x 25.6x227. Release mort. Fanny L Korn to Josephine Hunter. Oct 15. nom
 Mott av, e s, adj one Carley on n, 50x227 to N Y & Harlem R R, x 51.1x217. Sophia J Phillips and Cath H Norris to Josephine Hunter. Q C. Oct 15. nom
 Mott av, e s, at n cor of premises heretofore conveyed by Edward Richards to — Carley, runs n along av 50 x e 227 to N Y & H R R, x s w 51.1 x w 217. Josephine Hunter to Cristiana Kohlhaas. Oct 22. nom
 Prospect av, w s, 71 s Dawson st, 23x95. Agreement as to easement for light and air. Marcus Nathan with Henry Hirsh trustee for tenants and Department of Buildings. Oct 2. nom
 Stebbins av, e s, 133.9 n Freeman st, 25x127.2x25x126.11. Karel Pekarek to Owen Reilly. Oct 14. 3,600

Bloomer, Edw M to THE NEW YORK SAVINGS BANK. 143d st, s s, 400 e Boulevard, 18.9x99.11. Oct 18, due Dec 1, 1900, 4 1/2 %.

Boggs, William and Eliz L his wife to Lulu Mander, Brooklyn. 11th st, n s, 179.11 w Waverley pl, runs n 12 x n 40 x e 0.6 x n 45 x w 20.6 x s 97 to 11th st, s e 21.1, sub to mort \$10,000; 21st st, No 204, s s, 71.11 w 7th av, 22.6x69x20.4x69, sub to mort \$6,000. Oct 9, due Oct 18, 1896. gold, 4,000

Brower, Chas De Hart to UNITED STATES TRUST CO of New York. 23d st, s s, 135 e Av A, runs e 315 to bulkhead on East River, x s e along same to n s 22d st, x w 470 x n 98.9 x e 35 x n 98.9 to beginning, Oct 17, due Nov 1, 1896, 4 1/2 %.

Bagg, Matilda McL L wife of Wm S to Townsend Wandell exr Nathl W Hooker. 48th st, No 135, n s, 381.3 w 6th av, 18.9 x 100.5. Oct 22, 1 year, 5 %.

Bayly, Eliza mortgagor with Alida L Berland, Boston, Mass. Extension of mort. Oct 7.

Betty, Anna and John Wynne to Geo H Byrd. 31st st, No 312, s s, 190 e 2d av, P M. Oct 9, 3 years, 5 %.

Same to same. 31st st, No 318, s s, 257.6 e 2d av. P M. Oct 9, 3 years, 5 %.

Same to same. 31st st, No 320, s s, 280 e 2d av. P M. Oct 9, 3 years, 5 %.

Burke, Thos E to UNION TRUST CO of New York. Washington st, Nos 17 and 19, e s, 186.4 n Battery pl, runs e 45.7 x n 0.6 x e 1.9 x n 22.4 x e 15.7 x n 18.1 x w 1.0 1/2 x n 8 x w 62.4 to st, x s 48.8. Oct 22, due Nov 1, 1898, 4 %.

Barry, Thos J and Eliz M his wife to Frederic S Dennis and Frank T King as trustees under seventh clause will of Kath A Rockwell. 49th st, n s, 331.3 w 3d av, 18.9x100.5. Oct 21, 5 years, 4 %.

Bente, Herman A to Baruch Kaufmann. 102d st, No 10, s s, 171 w Central Park West, 27x100.11. Oct 21, 5 years, 4 1/2 %.

Brewster, Phebe R wife of and Amos H mortgagors with John H Henshaw. Extension of mort. Oct 19.

Bishop, Sigmond to James D Askin. Amsterdam av, No 865. P M. Oct 24, 5 years, 5 %.

Buck, Diedrich to Bernheimer & Schmid. 2d av, No 380, cor 22d st. Saloon lease. Oct 19, note, demand.

Cordler, Theo A to Thos R A and Wm H Hall, of William Hall's Sons. Madison av, s e cor 106th st, 100.11x70. Oct 19, 1 year.

Crimmins, John D to Moses Schloss exr of Henrietta Hildburghausen. 68th st. P M. Oct 24, 1 year, 4 1/2 %.

Cutler, Jennie A wife of Colman W to TITLE GUARANTEE AND TRUST CO. 53d st, No 50, s s, 164 w Park av, 16x100.5. Oct 24, due Nov 1, 1898, 4 1/2 %.

Cammann, Estelle R W to Clara S Macy. 74th st, No 234 W. P M. Oct 17, 1 year, 4 %.

Cropsey, Jasper P owner with Emil Eisenmann and Adam E Fischer. Agreement as to taking down old and putting in new party wall of No 68 West Houston st and as to cor and payment of same. Oct 12.

Challan, Martin, Joseph Justh, Michael Vajda, John Helenek and Francis J Pribyl to William Prager and Adolph S Kalischer. 4th st, No 289 E. P M. Oct 21, installs.

Cohen, Nettie wife of and Hermann to Mary E Richardson. 130th st, s s, 156 e 7th av, 19x99.11. Oct 22, 5 yrs, 4 %.

Cohn, Samuel to THE BOWERY SAVINGS BANK. Grand st, No 207, s s, 24 e Mott st, 23.1x80, including rear parts of Nos 146 and 142 Mott st, Oct 21, 1 yr, 4 1/2 %.

Cottow, May G to THE HAMILTON BANK of New York City. 58th st, s s, 370 e 6th av, 25x100.5. 1-6 part. Collateral mort. Oct 23.

Darling, Louise A wife of Wm L to Geo S Seward, St George, S I. 123d st, s s, 150.6 e Lenox av, 16.3x100.11. Sub to mort \$13,000. Oct 23, 1 year.

Danziger, Max mortgagor with Girard Life Ins Annuity and Trust Co of Philadelphia as trustee for James B Markoe. Extension of mortgage. Oct 14.

Same with same as trustee for Isabel B Cox. Extension of mortgage. Oct 14.

Dolan, Eliz A wife of and James F to Edwd P Steers. 131st st, s s, 212.6 w Park av, 17.6x99.11. Oct 9, 1 year.

Dolan, Mary A to TITLE GUARANTEE AND TRUST CO. 55th st, No 111, n s, 108.9 e Park av, 18.9x100.5. Oct 16, due Nov 1, 1898, 5 %.

Daneil, Andw P to George H Byrd. 31st st, No 310 E. P M. Oct 9, 3 years, 5 %.

Same to Anna Betty and John Wynne. Same property. P M. Oct 21, 1 year.

Dempsey, Mary wife of Patrick to Mary Maloney. 93d st, n s, 425 e 3d av, 25x100.8. Sub to mort \$17,000. Oct 19, due Oct 25, 1897.

Doherty, Bridget to THE FARMERS' LOAN AND TRUST CO. Lexington av, No 735, e s, 60.5 s 59th st, 20x95. Oct 21, 3 years, 5 %.

Ebeling, Wm F to Hannah Wallach. 85th st, No 332 E. P M. Oct 18, installs, 5 %.

Everett, John P to Alexander Brown, Jr. St Nicholas pl, w s, 24.11 n 152d st, runs n 150 x w 77.1 x s 21.3 x e 2.4 x s 43.1 x e 2.5 x s 21.1 x e 2.5 x s 22.7 x e 3.5 x s 17 x e 2.4 x s 25 x e 64.2 to beginning, Oct 18, due Nov 1, 1895. See Conveys.

Egerton, Herbert, Brooklyn, to Chas J Hardy as trustee. 114th st, s s, 105 w Park av, 100x100.11. Sub to mort \$60,000. Oct 21, demand.

Euell, Paul to Edward and Henry Hirsh. 80th st, n s, 200 e Amsterdam av, 75x102.2. Sub to mort \$52,500. Oct 22, due June 1, 1896.

Erickson, Wm T to Frederic J Middlebrook, Brooklyn. Bank st, P M. Oct 24, 3 years, 5 %.

Farley, John T to THE MUTUAL LIFE INS CO of New York. 77th st, s e cor Columbus av, 50x102.2. Oct 24, 1 year, 5 %.

Foster, Geo V to Mary E Rogers. 17th st, No 129, n s, 132.3 e Irving pl, 24.10x92. Sub to mort \$30,000. Oct 23, due June 15, 1898.

Fuchs, Maria to Bernheimer & Schmid. Burling slip, No 26, cor Front st. Saloon lease. Oct 22, note, demand.

Funk, August to The United Brothers, a corporation. Lexington av, n w cor 113th st, 20.11x73.10. Oct 23, 5 years, 5 %.

Fay, Michael and William Stacom to Kath A Kingsland, Lenox, Mass. Cannon st, s e cor Stanton st, 25x100. Oct 21, due Oct 22, 1900, 5 %.

Flank, Charles to Henry Riffel. 2d av, w s, 27.2 n 84th st, 25x81.8. Oct 22, 5 years, 5 %.

Same to Albert W J Petrie. Same property. Oct 22, 6 months.

Farrell, Thomas to Peter Doelger. 11th av, s w cor 22d st, 24.8x75. Leasehold. Oct 17, demand.

Fisk, Mary L C wife of Pliuy, Plainfield, N J, to TITLE GUARANTEE AND TRUST CO. 38th st, No 24 E. P M. Sept 19, due Nov 1, 1898, 4 %.

Fehn, George to Richd H L Townsend. 103d st, s s, 200 e 5th av, 25x100.11. Sub to mort \$13,500. Oct 23, demand.

Finn, Morris to Emily M Jaffray. 123d st, No 435 E. P M. Oct 18, 3 years, 4 1/2 %.

Foster, Geo V and Annie C B his wife to Andw L Gardiner, Brooklyn. 17th st, n s, 132.3 e Irving pl, 24.10x92. Oct 23, 2 years.

Goldstein, Betsey R wife of Isaac mortgagor with Cornelius F Cronin. Extension of mortgage. Oct 18.

Gumbrecht, Gustav to Adam Happel. 12th st, No 534, s s, 470.6 e Av A, 25x100. Sub to mort \$9,000. Oct 17, demand.

Garrett, Mary E to Jacob A Zimmermann and Geo B McEntyre. 98th st, n s, 84.2 w Amsterdam av, 52.7 to former centre line of Bloomingdale road, x 145x29.10x140.3. Sub to mort \$28,000. Oct 14, due on or before June 15, 1896, at option either party.

Same to same. Same property. P M. Oct 10, demand.

Gleason, Elliott P to THE BANK FOR SAVINGS in the City of New York. Houston st, n w cor Mercer st, runs n 125 x w 100 x s 20 x e 75 x s 105 to Houston st, x e 25. Oct 22, 2 years, 4 1/2 %.

Goldberg, Sigmond to GERMAN-AMERICAN REAL ESTATE TITLE GUARANTEE CO. 23d st, No 165, n s, 100 e 7th av, 22x112.6. Oct 18, 3 years, 4 1/2 %.

Goldberg, Sigmond and Ray his wife to Samuel Louis. Same property. P M. Oct 22, due Oct 1, 1898, 5 %.

Gardiner, Harriet widow to THE MUTUAL LIFE INS CO of New York. 23d st, n s, 300 e 2d av, 25x98.9. Oct 23, 1 year, 5 %.

Ginger, Wm J to THE FRANKLIN SAVINGS BANK. 37th st, No 218 W. P M. Oct 24, 1 year, 4 1/2 %.

Glover, Fredk R and Louisa T and James A and Thos G Barry exrs Robt O Glover, Jr, mortgagors with THE NEWBURGH SAVINGS BANK. Extension of mort. July 29.

Hecht, Henrietta widow to THE BANK FOR SAVINGS in City of New York. Prince st, n e cor Wooster st, 25.8x95. Oct 10, 5 years, 4 1/2 %.

Hirsh, Edward to John E Hubbard, Montpelier, Vt. 96th st, n s, 275 e Amsterdam av. P M. Sept 26, due Oct 24, 1897, 5 %.

Same to same. 96th st, n s, 375 e Amsterdam av. P M. Sept 26, due Oct 24, 1897, 5 %.

Hughes, Mary J to Nathan F and Henry H Vought, of Vought Bros. 63d st, n s, 400 w Amsterdam av, 25x100.5. Sept 30, due July 10, 1896.

Halsey, Francis W to Wm A Havemeyer and ano trustees under will of Henrietta W Havemeyer, of Annie A Mundy. 119th st, P M. Sept 30, installs, 5 %.

Hurwitz, Raphael to Marks Kirshbaum. Henry st, No 80, s s, 25x100; Division st, No 133, s s, 119 w Canal st, 25x63.1x25x62.4. Oct 18, installs.

Hamilton, Alex H to Douglas Merritt and ano exrs Julia D Dawson. 26th st, s s, 110 e 9th av. P M. Oct 21, due Nov 1, 1898, 5 %.

Hamilton, John L to same. 26th st, s s,

130 e 9th av. P M. Oct 21, due Nov 1, 1898, 5 %.

Holsten, George, Brooklyn, to Bernheimer & Schmid. Whitehall st, No 49, cor Front st. Saloon lease. Oct 21, note, demand.

Same to Barthold Katt. Same property. Saloon lease. Sub to last mort. Secures notes. Oct 21.

Hall, Jeanette to TITLE GUARANTEE AND TRUST CO. 144th st, n s, 125 e Convent av, 125x99.11. Oct 21, due Nov 1, 1898, 5 %.

Higgins, Margt J widow to Matthew McNamara. Madison av, w s, 83.4 n 130th st, 16.7x75. Sub to mort \$7,000. Oct 21, 1 year.

Heimsoth, William to Emma J Sommer. Pearl st, No 168, s e cor Pine st, 20.7x47.6x20.7x47.3. July 22, due Aug 1, 1896. Re-recorded.

Herrman, Elisa W wife of James S to Juliana M W Hunter. 14th st, P M. Oct 18, 3 years, 4 1/2 %.

Jaros, Virginia wife of and Julius N to Elizabeth Rosenbaum guard of Florence N Rosenbaum. 132d st, s s, 125 e 5th av, 25x99.11. Oct 24, 3 years, 5 %.

Jenkins, Edward to Robt C, Francis A and Henry R C Watson exrs and trustees William Watson. Manhattan st, s s, 101.5 w Manhattan av, runs s 83.8 x w 32.6 x n 20.11 x w 2.6 x n 80.11 to st, x s e 39.5. Oct 23, 3 years, 5 %.

Same to The Bradley & Currier Co (Lim). Same property. Sub to last mort. Oct 23, 6 months.

Jung, Jacob and Jacob Mohr to Nathan Erlanger. 102d st, n s, 241.8 w Columbus av, 25x100.11. Oct 23, 3 years, 5 %.

Same to Harman H Nathan. 102d st, No 155, n s, 291.8 w Columbus av, 25x100.8. Oct 23, 3 years, 5 %.

Same to Harman H and Frederick Nathan trustees will of Benjamin Nathan for Rowena Morrison. 102d st, No 157, n s, 316.8 w Columbus av, 17x100.8. Oct 23, 3 years, 5 %.

Jung, Jacob and Jacob Mohr to Amelia A and George A Gunther exrs and trustees C Godfrey Gunther. 102d st, n s, 266.8 w Columbus av, 25x100.8. Oct 23, 3 years, 5 %.

Kervan, Charles to Lily W Beresford et al trustees will of Louis C Hamersley. 5th av, s e cor 120th st, 25.5x100. Oct 18, 3 years, 5 %.

Katzenberg, Julius to THE MUTUAL LIFE INS CO of New York. Walker st, Nos 9, 11 and 13. P M. Oct 22, 5 years, 5 %.

Kehoe, John to Allen L Mordecai, Bleeker st, n e cor Wooster st, 50x75. Oct 19, demand.

Klaeger, Christian to H Koehler & Co. Av B, No 281. Saloon lease. Oct 19, demand.

Kaplan, Harris to Hyman Schnitzer. 108th st, P M. Oct 19, installs.

Kelly, Fannie C to Frederic Tetreau. Lexington av, n e cor 83d st, 16.2x62.3. Sub to mort \$16,000. April 18, due Oct 18, 1900.

Same to Telesphore Cote. Same property. April 18, 3 years.

Kohlhaas, Cristiana to Mary E Yost. 122d st, n s, 225 w 1st av, 25x100.11. Oct 14, 1 year.

Same to same. 122d st, n s, 250 w 1st av, 25x100.11. Oct 14, 1 year.

Leith, John H and Charles Glenn, to Edgar Logan as trustee will of Thos E Davis. 136th st, n s, 399.6 e 7th av, runs n abt 52.2 x e 0.6 x n to centre line of block, x e 16 x s 99.11 x w 16.6. Oct 1, due May 1, 1899, 5 %.

Same to same. 136th st, n s, 416 e 7th av, 6 lots, 15.6x99.11. 6 mortg. each \$11,500. Oct 1, due May 1, 1899, 5 %.

Same to same. 136th st, n s, 509 e 7th av, 16x99.11. Oct 1, due May 1, 1899, 5 %.

Lennon, Arthur to AMERICAN SAVINGS BANK. 18th st, n s, 75 e 10th av, 25x47.4. Oct 18, 3 years, 5 %.

Lennon, Thomas mortgagor with David J King et al exrs and trustees Edwd J King. Extension of mort at 4 1/2 %.

List, Alexander mortgagor with David J King et al exrs and trustees Edwd J King. Extension of mort at 4 1/2 %.

Lilienthal, Saly S to Harris Mandelbaum and Fisher Lewine. 81st st, No 511, n s, 173 e Av A. P M. Oct 19, due Feb 18, 1898.

Same to same. 81st st, n s, 223 e Av A. P M. Oct 19, due Feb 18, 1898.

Lachman, Samson, Henry Morgenthau and Abraham Goldsmith, owners, to Gerson Stein and Leopold Friedheim, of Stein & Friedheim, lessees. Consent of owners to lessees to mortgage premises 7th av, n e cor 124th st, 100.11x125, to Jacob Ruppert. Oct 23.

Lowenstein, Simon to Danl J O'Conor and ano exrs Daniel O'Conor. 5th st, s s, 256 w Av D, 22x96. Oct 24, due Nov 1, 1900, 4 1/2 %.

Lowther, George and Cath L his wife, Grace E Starbuck and Chas S Lowther and Mildred R his wife and Clarence L Lowther to HOME LIFE INS CO. 31st st, n s, 275 e 1st av, 153 to exterior bulkhead line,

- x199.4 to 32d st, x126x197.6, with land under water, &c. Oct 24, due Jan 1, 1899, 4½ %.
- Maute, Fredk W to THE BOWERY SAVINGS BANK. 9th av, No 627, w s, 40.2 n 44th st, 20.1x80. Oct 18, 1 year, 4 %.
- Merington, R W Ernest to THE EQUITABLE LIFE ASSUR SOC of U S. 43d st. P M. Oct 19, due Jan 1, 1897, 5 %.
- Mertens, Fredk W to THE GERMAN SAVINGS BANK in the City of New York. 7th av, s w cor 113th st, 75.11x100. Oct 17, 1 year.
- Mandelbaum, Harris and Fisher Lewine to John R Downey. 81st st, No 511, n s, 173 e Av A. P M. Oct 21, due Nov 1, 1896, 5 %.
- Same to same. 81st st, No 515, n s, 223 e Av A. P M. Oct 21, due Nov 1, 1896, 5 %.
- Mandelbaum, Harris and Fisher Lewine to TITLE GUARANTEE AND TRUST CO. Beekman st, No 24. P M. Oct 18, due Nov 1, 1896, 4½ %.
- Marx, Eva J to Julius and Bendix Loewenthal and Selig Rosenbaum, of Julius Loewenthal & Co. 97th st, s s, 329 w Central Park West, 18x100.11. Oct 4, installs, 5 %.
- Merington, R W Ernest to Ernest N Perrin exr Rachel S Perrin. 43d st, No 20, s s, 95 w Madison av, 22x100.5. Oct 19, 3 years, 5 %.
- Meyer, Nellie to Helen S McLean. 72d st, No 105, n s, 68 w Columbus av, 17x101.9. Oct 22, due Oct 1, 1900, 5 %.
- Same to Henry L Sprague. Same property. Sub to last mort. Oct 22, 2 years, 5 %.
- Minor, John C et al trustees estate of Charlotte L Minor to UNION TRUST CO of New York. Fulton st, No 214, s s, 102.11 e Greenwich st, runs s 58.7 x e 3.1 x s 19.9 x e 21.9 x n 77.4 to Fulton st, x w 24.11. Oct 4, 3 years, 4 %.
- Monaghan, Martin C to Kate Casey. 91st st, s s, 100 w Central Park West, 75x100.8. Sub to mort \$90,000. Oct 21, due Oct 22, 1896.
- Middleton, Adelaide M, Brooklyn, to J Fredk Sprain, Brooklyn. 105th st. P M. Sub to mort \$12,000. Oct 14, 1 year, 1,000
- Same mortgagor with Sophia and Emily Beach. Extension of mort. Oct 4, nom
- Moore, Ida E wife of H Morton to Thos J Kelly. 113th st, No 233, n s, 250 w 7th av, 16.8x100.11. Sept 30, 1 year, 2,000
- Moore, Mary C to Mary Reilly. 82d st, n s, 367.6 e 10th av, 17.6x102.2. Oct 21, 3 years, 5 %.
- Moulds, Eliz A to Robert Somerville. 136th st, No 220, ss, 251.8 w 7th av, 16.8x99.11. Oct 24, due as per bond.
- Muller, Anthony J, Nannette Fleischman, Louisa Reinacher and Annie T Muller to Adolph Hinze. 103d st, No 157, n s, 150.2 e Lexington av, 30x100.11. Oct 3, 5 years, 5 %.
- Macduff, Emily to Alexander Macduff. 128th st, No 216, s s, 208.4 w 7th av, 16.8x99.11. Oct 12, 3 years, 5 %.
- McFarland, Michael and Theresa his wife to Peter McFarland. 5th av, No 1150. Nov 3, 1894, 2 years.
- McMann, Amanda to Theresa Cotes. 105th st, n s, 225 e Amsterdam av, 73x100.11. Sept 29, 1894, 10 years, 4½ %.
- McBride, John E to Wm L Flanagan as managing director. 8th av, No 640, n e cor 41st st. Store lease. Oct 19, demand.
- McCall, Nora D to Jacob Ruppert. 92d st, n s, 300.6 w 3d av, 25x100.8. Sub to mort \$12,000. Oct 23, 1 year.
- Same to Irish Emigrant Soc, New York. Same property. Oct 23, 1 year, 4½ %.
- McGinnis, Silas J to Alex W Fraser, Nyack, N Y. Washington st, Nos 481, 483, 485 and 487. P M. Sub to mort \$55,500. Oct 5, 6 months.
- McCormack, Michael to Helen M Phelps extr and trustee Charles Phelps. 5th av, e s, 25.5 s 113th st, 25x99.7. Oct 21, 5 years, 5 %.
- Same to Walter F Kingsland, Paris, France. 5th av, s e cor 113th st, 25.5x99.7. Oct 24, 5 years, 5 %.
- McKeon, John F mortgagor with John Furey mortgagee. Agreement correcting mortgage as to amount thereof. Oct 19, —
- Niebuhr, Wm F to Isabella Conforti. 135th st, s s, 225 w Lenox av, 125x99.11. Sub to mort \$50,000. Oct 12, demand.
- Niebuhr, Wm H to Wm T Hookey, Mt Vernon, N Y. 113th st, s s, 225 e 5th av, 37.6x100.11; 112th st, n s, 244 e 5th av, 38x100.11. Sub to all liens. Oct 19, 4 months.
- Same to Hyman and Henry Sonn. 113th st, s s, 225 e 5th av, runs s 201.10 to 112th st, x e 95 x n 100.11 x w 20 x n 100.11 to 113th st, x w 75. Oct 18, 1 month.
- Niebuhr, Wm H to Geo B Christman and Christian Woessner, of Geo B Christman & Co. 112th st, n s, 282 e 5th av, 38x100.11; 113th st, s s, 281.3 e 5th av, 18.9 x100.11. Sub to mort. Oct 22, due Feb 21, 1896.
- Norris, John G to TITLE GUARANTEE AND TRUST CO. 110th st, No 60 E. P M. Oct 23, due Nov 1, 1896, 5 %.
- Outwater, Annie L wife of Edwin to TITLE GUARANTEE AND TRUST CO. 158th st, No 515, n s, 220 w Amsterdam av, 20x99.11. Oct 14, due Jan 1, 1899, 5 %.
- Prochazka, Geo A to THE GERMAN SAVINGS BANK in the City of New York. 13th st, No 138, s s, 319.3 e 7th av, 23.9x103.3. Oct 21, 1 year.
- Pieper, August and Margaretha mortgagors with Chas L Jacobus et al exrs and trustees of Lyman A Jacobus. Extension of reduced mort. Oct 17, nom
- Richard, Oscar L to INST FOR THE SAVINGS OF MERCHANTS' CLERKS. 72d st, s s, 24 w Park av, 23x73. May 15, 5 years, 4 %.
- Roll, Linda to William Buhler. 89th st, No 53, n s, 189.6 e Columbus av, 18x100.8. P M. Oct 21, 3 years, 4 %.
- Ruddell, Geo W to Robert Blackburn. 147th st. P M. Sub to mort \$17,500 Oct 8, due Oct 21, 1896, 5 %.
- Russell, Thomas to THE EMIGRANT INDUST SAVINGS BANK. North William st, No 20, e s, 25.2x127.9 to No 223 William st, x 27.6x115.6. Oct 23, 1 year, 4½ %.
- Rolston, Louis B to Roswell G Rolston, Babylon, L I. 87th st, s s, 127.6 w Columbus av, 17.6x100.8. Oct 24, 1 year, 5 %.
- Ruck, August H to Sarah H Powell. 113th st. P M. Secures bond of mortgagor and John M Ruck. Oct 24, 3 months.
- Raymond, Aaron to Jahn R L Sniffen. Av A, n e cor 90th st, runs e 774.0½ to exterior or bulkhead line, x n 289.3 to s s 91st st, x w 566 to av, x s 201.5. Oct 23, demand, 5 %.
- Snowden, Cora A, Greensborough, Md, to Mattie P Gray, Cambridge, N Y. Amsterdam (10th) av, w s, 50 n 182d st, 25x150; Amsterdam or 10th av, e s, 72 n of Chas Chesebrough's line, 36x150x37x150. Oct 16, 3 years.
- Sammann, Detlef to Jared W Bell. Boulevard, w s, 76 5 s 81st st, 25.6x104.2x25.4 x103.8. Oct 3, due Oct 6, 1898, 5 %.
- Schreiner, Joseph J and George Fennell to GERMAN SAVINGS BANK, City New York. 142d st, n s, 150 w 7th av, 2 lots, each 25 x99.11. 2 mort, each \$15,000. Oct 16, due Oct 17, 1896.
- Shipsey, Jacob to EMIGRANT INDUST SAVINGS BANK. Lexington av, w s, 39.6 n 25th st, 19.9x75. Oct 18, 1 year, 4½ %.
- Same to same. Amsterdam av, e s, 60.11 s 153d st, 19.6x100. Oct 18, 1 year, 4½ %.
- Smith, Saml W B, Mt Vernon, N Y, to Edward and Henry Hirsh. Amsterdam av, s e cor 89th st, 100.8x100.8. Sub to mort \$76,000. July 5, 1 year.
- Smith, Margt E formerly Phelan wife of and Alfred M J Smith to THE EAST RIVER SAVINGS INST. Houston st, n s, 25 w Av B, 20x75. Oct 18, 1 year, 5 %.
- Smith, Edwd R and Francis and John Collins to Thomas W Jerails. Ashland, N Y, as trustee for John T Jerails. 18th st, No 337 W. P M. Oct 22, 3 years, 5 %.
- Same to Harris Mandelbaum and Fisher Lewine. Same property. Sub to last mort. Oct 22, installs.
- Smith, James mortgagor with Edith J Snively. Brooklyn. Extension of reduced mort. Oct 23, nom
- Solomon, Morris and Simon to Morris and Henry Kahn. 3d st, No 312, E, s s, 22.7x106. Oct 22, 3 years.
- Smoot, J Samuel to New York and Suburban Co-operative Building and Loan Assoc. 76th st, s s, 275 w Av A, 25x102.2. Oct 18, installs, 5 %.
- Sommer, Max to Henry H, Adrian H and Stephen H Jackson exrs Peter A H Jackson. 105th st. P M. Oct 15, 3 years, 5 %.
- Steinthal, Martin to Mary G Hale, Roselle, N J. Madison av, w s, 24.11 n 105th st, 19x70. Oct 15, 5 years, 4½ %.
- Steverson, Annie to Louis Briefner. 128th st, s s, 215.9 w 3d av, 19.3x99.11. Oct 18, 2 years, 5 %.
- Steinmann, Theresa to Chas H Capen. 88th st, n s, 408 e Amsterdam av, 16.6x100.8. Sub to mort \$14,500. Oct 17, due Feb 1, 1896.
- Sattler, Charles to The George Bechtel Brewing Co. 4th st, No 139 E. Store lease. Secures note. Oct 21, 6,000
- Schnabel, Charles to H Koehler & Co. 1st av, No 793. Saloon lease. Oct 22, demand.
- Schwarzkopf, Sigmund to Christian F Zobel. 1st av, w s, 46.11 n 69th st, 26.9 x99.2. Oct 22, 1 year, 5 %.
- Schein, Benjamin to John N Smith, Brooklyn. Madison av, w s, 20.4 n 127th st. P M. Oct 21, 2 years.
- Same to same. Madison av, w s, 40.2 n 127th st, 3 lots. 3 P M mort, each \$4,500. Oct 21, 2 years.
- Same to same. Madison av, w s, 99.11 n 127th st. P M. Oct 21, 2 years.
- Schmitt, Edith E to John M Ruck. 8th av, w s, 24.11 n 154th st. P M. Oct 10, installs.
- Same to same. 8th av, w s, 49.11 n 154th st. P M. Oct 10, installs.
- Seiler, Anna B to THE GERMAN SAVINGS BANK in the City of New York. 8th av, No 89, w s, 84.3 n 14th st, 19.3x75. Oct 21, due Oct 23, 1896.
- Silberstein, Davis to Abrahams & Schwarz. Attorney st, No 154, e s, 125 n Stanton st, 25x100.3. Oct 23, 2 years.
- Sander, Heinrich C L to Dora Fernschild. 114th st, No 340, s s, 225 w 1st av, 25x100. Sub to mort \$9,000. Oct 23, 2 years.
- Same to Isaac H Hopper. Same property. Sub to mort \$11,000. Oct 23, 3 years.
- Schneider, Albert and Barbara his wife to Wm H Greene, Sing Sing, N Y. 142d st, n s, 100 w 8th av, 25x99.11. Oct 23, 5 years, 5 %.
- Schwinger, Henry to Samuel and Chas H Louis. Lexington av, w s, 34.7 s 102d st, 16.7x75. Oct 21, 3 years.
- Stein, Gerson and Leopold Freidheim to Jacob Ruppert. 7th av, n e cor 124th st, 100.11x125. Leasehold. Oct 23, demand.
- Same to Jacob Ruppert. 126th st, No 160, s s, 130 e 7th av, 20x99.11; 116th st, n s, 78 w 1st av, 22x100.11. Oct 23, demand.
- The National Pharmacal Co. Aug 8. Consent of stockholders to mort for
- Todd, Edward to Sarah C Ormsby, Brooklyn. 7th av, e s, 67.10 n 120th st, 16.1x77. Sub to mort \$12,000. Oct 22, 1 year.
- Thall, Susan M wife of Joseph to John Stemme. 120th st, No 433, n s, 225.6 w Pleasant av, 24.6x100.11. Oct 21, 3 years, 5 %.
- Tripler, Isabel S to TITLE GUARANTEE AND TRUST CO. 77th st, No 40, s s, 274 e Columbus av, 24x104.4. Oct 21, due Nov 1, 1898, 4 %.
- Van Auken, Elise G to TITLE GUARANTEE AND TRUST CO. 48th st, No 107, n s, 115 w 6th av, 20x100. Oct 24, due Nov 1, 1896, 4 %.
- Van Meter, Whitam K to Frank E Heath. Madison av, No 1575, e s, 25.11 n 106th st, 25x100. Oct 18, 1 year.
- Valentine, Cornelius to Susan E Hoyt et al as trustees for Fredk M Hoyt. West End av, e s, 23.2 s 85th st, 19x80. Sub to mort \$20,000. Oct 21, due Dec 7, 1897, 5 %.
- Weihermuller, Fritz to George Ebret. 10th av, No 722. Store lease. Oct 12, demand.
- Whitney, Effie L to TITLE GUARANTEE AND TRUST CO. Riverside av, e s, lot begins at point 300 w West End av and 6.6 n from centre line of block bet 90th and 91st st, runs n 28.6 x w 104 to Riverside Drive, x s 28.6 x e 104. Oct 11, due Nov 1, 1898, 5 %.
- Whittredge, Euphemia wife of Worthington, Summit, N J, to Chas W Truslow trustee of trusts created by will of William Wall Beckman st, No 59, w s, 23.9 n Gold st, 23.8x110.8 to No 89 Ann st, x 23.2x103.11. ¼ part. Oct 18, 2 years, 5 %.
- Wiese, William and Elise wife of Emil Vett to THE GERMAN SAVINGS BANK in the City of New York. 92d st, n s, 88.6 e Park av, 38x100.8. Sept 12, due Oct 18, 1896.
- Walkenberg, Joseph and Wolf to Samuel Goldberg. 9th st, n s, 223 w Av C, 20x92.3. Oct 21, due July 1, 1896.
- Wolf, Ida, Boston, Mass, and Louis Wolf, Jersey City, N J, to Catharine Stumm, Brooklyn. Hester st, No 74, w s, 19.10x75. Oct 16, 5 years, 5 %.
- Same to Sophie Kanenbley. Same property. Equal lien with last mort. Oct 16, 5 years, 5 %.
- Widmayer, Adeline wife of and Henry E to Ambrose K Ely. 7th av, s e cor 23d st, runs s 148.1 x e 100 x n 39.10 x e 25 x n 9.6 x e 50 x n 98.9 to st, x w 175 to beginning. All title to 1-5 part. Sub to proportional part of annuity for \$6,100. Oct 24, 5 years.
- Wilson, Bernard to The New York Investment and Impt Co, New Jersey. West End av, s e cor 97th st. P M. Oct 21, demand.
- Wilson, Bernard to The New York Investment and Improvement Co. West End av, s e cor 97th st, 100.11x100. Sub to mort \$57,500. Oct 21, demand.
- Wolfe, Samuel to Beadleston & Woerz. Christopher st, No 91. Store lease. Oct 24, demand.
- Wood, Chalmers, South Orange, N J, to Robt D, Grenville L and Frederic B Winthrop exrs Robert Winthrop. 81st st, No 29 E. P M. Oct 23, due Oct 24, 1898, 4 %.
- Zambory, Elizabeth to H Koehler & Co. 3d st, No 217 E. Saloon lease. Oct 18, demand.
- Zimmermann, Theodore and Conrad to Mary Bingham. 85th st, No 343, n s, 175 w 1st av. P M. Sub to mort \$4,000. Oct 14, due Oct 21, 1900, 5 % and 6 %.
- Same to Adolph G Hupfel. Same property. P M. Sub to mort \$10,000. Oct 21, 1 year, without interest.
- Zucker, Alfred to Louisa M Gerry. 5th av, n e cor 58th st, runs e 125 x n 100.5 x w 25 x s 25 x w 100 to av, x s 75.5. Leasehold. Oct 22, installs.

23d and 24th WARDS.

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

*Anderson, Stephen P to Edwd V Burton. Lots 263 and 457 map of the Arden property in Towns of Eastchester and Westchester. Substitute mort. Oct 8, due March 20, 1897, 5 %

Biedermann, Edwd J exr Joseph Santos to Clara A Icker devisee and legatee of Joseph Santos. 3 assigns. nom
 Same to Maria E Gibney devisee and legatee of Joseph Santos. nom
 Bendheim, Adolph M to Patrick Hopkins. 2,700
 Billings, Franklin N, Woodstock, Vt, to Franklin N and Oliver P C Billings and Saml E Kilner as exrs. nom
 Becker, Amelia M admrx of Helen or Helena Uthink to Theo C Uthink exr Theodora Uthink. nom
 Bertine, Theo M to John Schreyer. 1,000
 Cullen, Elizabeth to Nel ie C Van Reypen. 3,000
 Cavanagh, John L to Annie McGovern. 2,000
 Same to same. 3,000
 Dinkelmann, Betsey and Sarah to Annie Moss. 6,000
 Docherty, Lizzie to James O'Keefe, Brooklyn. 4,750
 Fernschild, Dora to Mary Barlach. 2,000
 Fritz, Margaret admrx Emil W Fritz to Robt C Fritz. 1,468
 Goldstein, Seig to Louis Cohen. nom
 Goodale, Saml B and ano exrs Nathan A Chedsey to John H Burt. 3,115
 Getty, Robt P, Jr, trustee, Youkers, N Y, to Hannah J Sawyer, Nyack, N Y. 2,500
 Gill, Robinson to David B Sickels recvr. nom
 Hall, Robert to Frederick Bruce. 4,500
 Harbaugh, Emma L M to Henry D Brewster. 10,000
 Heilner, Emanuel and Moses J Wolf to Joseph Bauer, Brooklyn. 2,250
 Same to Wm E Streng, Brooklyn. 2,350
 Hughes, John M to Henr J Braker, nom
 Henshaw, John H to Sara Brugiere. 8,500
 Judson, Edward to Kate A Judson. nom
 Ketchum, Edgar treasurer to Angelica S Ketchum. 1,000
 Kleinschmitt, Kaspar exr Charles Gerlach to John H Schroder. 3,000
 Kemp, John H U to Emeline A Kemp. 6 assigns. 15,542
 Same to Amelia Hilenburg. 4,695
 Kuchler, Minnie to Christina Theurer, Sea Cliff, L I. 2,000
 Levy, Abraham to The Natl Park Bank of New York. nom
 Ludlum, Edwin, Brooklyn, trustee will of Dnl G Farnham to Edith J Snively, Brooklyn. 8,000
 Middlebrook, Frederic J, Brooklyn, to John M Bowers exr Franklin Osgood. 9,642
 Middlebrook, Frederic J, Brooklyn, to Sarah E Woodbury. 10,662
 Middlebrook, Frederic J, Brooklyn, to New York Security and Trust Co. 26,079
 Middlebrook, Frederic J, Brooklyn, to New York Security and Trust Co. 7,000
 Norris, John G to Lizzie Olivella, Ramapo, N Y. 2,800
 Moore, Alexander to Thekla Robe. 5,017
 Marren, Joseph to Lena Marren. 510
 Moran, Jane exrs Michael Moran to Jane Moran individ. nom
 McWhirter, W H, Astoria L I, to Simon Adler and Henry S Herrman. 3,450
 Muncath, Ferdinand R exr Sophia Eimer to Jacobine Murath, Elmfort, N Y. 5 assigns other consid and 10,000
 Neil, Jam's exr and trustee Elizabeth Neil to James Neil Re recorded. 3,000
 Rowland, James G and ano exrs Eleanor Rowland to Mari F Beinet. 2,049
 Same to same. 2,542
 Ross, Renban to Emma T Shew et al exrs and traees W a A Thomas. 13,000
 Ruppert, Jacob to Chas F Bosen. 6,000
 Snively, Alexander guar of Edith J Snively, Chicago, Ill, to Edith J Snively, Brooklyn. nom
 Snively, Taddeus A guar of Edith J Snively, of Chicago, Ill, to Edith J Snively Brooklyn. nom
 Snively, Elith J Brooklyn, to Samuel Powell as substituted trustee and Robt J H Powell as exr and co trustee will of Samuel Powell. 6,258
 Stern, Abraham to Sarah and Betsey Dinkelmann. 3,700
 Stilwell, Geo G to James H Redman and ano trustees will of Chas H Redman. 1-5 part. 8,000
 Sawwell, Lizzie B to same. 1-5 part. 8,000
 Sprague, Charles and Sigmund S Steiner, of Chas Spiegel & Steiner, to Morris Beck, nom
 Sommer, Amelia admrx with will annexed of John Bruder, Brooklyn, to Henry Roeder and Hermine his wife. 6,037
 Sward, Geo S, St George's I, to Francis H Griffin trustee for Cath L Griffin, of Springfield, Mass. nom
 Smith, Sandford S to Elliot Smith. 5,000
 Smith, Elliot to The Third National Bank, Boston, Mass. 5,063
 Schopper, Henry to Edward McCann. 1,300
 Some Chas W exr Eliza M Sloane to Thos O' C Sloane, South Orange, N J. 2 assigns. nom
 The American Church Building Fund Commission to Milda Weil et al exrs Max Weil. 10,000
 Tiffany, Louise W and ano as trustee of Jeanie de F K Barbour to Jeanie de F K Barbour. 5,000
 Todd, Judson S to Edward Winslow. nom
 Tracy, Robt J to Harriet N Lugar. 4,000
 Title Guarantee and Trust Co to Poughkeepsie Savings Bank. 10,000
 Same to same. 8,000
 Title Guarantee and Trust Co to Edwd C Fiedler. 15,000
 Same to Philip and Louise Osborn. 3,500

Title Guarantee and Trust Co to The New York Public Library, Astor, Lenox and Tilden Foundations. 30,000
 Same to The Corporation of the Brick Presbyterian Church in the City of New York. 40,000
 Same to Henry L, Edwd F and J Fred Pierson as exrs. 12,000
 Title Guarantee and Trust Co to James Sullivan. 7,350
 Same to The New York Public Library, Astor, Lenox and Tilden Foundations. 10,000
 Same to Hart B Brundrett and ano exrs and trustees John Dayton. 10,000
 Vanderbilt, John to Edgar Ketchum treasurer. 1,030
 Wetterer, William to Edward Frowenfeld. nom

JUDGMENTS.

In these lists of judgments the names alphabetically arranged, and which are first on each line, are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (f) signifies that the first name is fictitious, real name being unknown. Judgments entered during the week, and satisfied before day of publication, do not appear in this column, but in list of Satisfied Judgments.

NEW YORK CITY.

Oct
 19 Address, Agness H—Ernest Allen. \$341 23
 19 Albert, John—E A Merrill. 195 98
 21 Ablowich, Julius } Botany Worsted
 Ablowich, Alfred } Mills. 1,484 56
 Ablowich, Israel }
 21 Ashy, Abraham El—Nickly Jureidine. 91 62
 21 Alces, Henry G—Adolph Schmalberg. 357 46
 21 Archer, Chas S—G F Mc Coy. 40 19
 21 Adams, Henry C—Fidelity Trust and Guaranty Co as exr. 1,033 25
 22 Abraham, Charles—J J Brobeck. 360 60
 23 Abeles, Edmund—Samuel Steinfelder. 97 48
 23 Arens, Theodore E—A H Meyer. 317 53
 23 Aery, Charles } Peter Lang. 1,310 59
 Aery, George }
 21 Alexander, Henry—Thomas McMahon. 17 03
 24 Altemeier, Henry—Robt C Brown Branch Owl Cigar Co. 78 27
 24 Anderson, Robt N—David Garrison. 90 90
 24 Allen, Wm C—Courier Co. 26 29
 25 Andrews, Wm D—Hendrickson & Co. Andrews, Geo H. 239 55
 19 Brady, Patrick—Edward Trainer. 91 78
 19 Brundage, Warren C—J M Hodgson. 426 44
 19 Brew, Mary—Susanna Wegmann. 430 69
 19 Buchanan, Joseph M—Nancy B Jennings. 69 21
 21 Bowie, Emma—Max Bayersdorfer. 52 15
 21 Brew, Zachary T—Ulster Blue Stone Co. 194 95
 22 Blumenthal, Benjamin—Morris Feigel. 360 26
 22 * the same—Ignatz Sundheimer. 261 83
 22 Bloomfield, Henry L—J G Shaw Blank Book Co. 97 73
 22 Birdsall, Edwd T—E B Willcox. 200 95
 22 Bernstein, Herman—John Moore. 78 19
 22 Beekman, John C—Geo C Flint Co. 127 62
 22 Bloechlinger, Joseph—Bernhard Koenig. 777 42
 22 Bernstein, Louis—Sarah Cotler. 667 52
 22 Bartmann, Theodore H—Schaltz & Rackgaber. 918 47
 23 Baldwin, Chas A—J E Clark. 612 45
 23 Bell, Chas F—Home Bank. 832 27
 23 Boutard, Boutard } Henri Jacquin
 Benoist, Louis L M L. 106 79
 23 Boyle, James—Peter Quinn. 417 85
 24 Berri, Eugene D—H W Wheeler. 828 14
 24 Blumenthal, Benjamin—Lehman Spiegelberg. 1,723 51
 24 Brush, Geo S—J E Nichols. 469 32
 24 Beck, Gustav A—Hyman Sonn. 471 07
 24 Bonheur, Luzien—Jaco David. 185 96
 25 Burkner, Frank S—WR Montgomery. 61 92
 25 Benton, Charles—Charles Herman. 63 09
 25 Beaudet, Homer J—P & F Corbin. 878 40
 25 Brown, Wm A—William Schwarzwaelder & Co. 466 66
 25 Butler, James—W J Gaffney. 497 96
 25 Beck, Jacob—Maurice Rapp. 120 25
 25 Brown Wm A—J A Paterson. 2,132 41
 25 Brown, Charles—Robert Hill. 72 73
 25 Brandsteter, Herman—Henry Herrmann. 106 00
 25 Blumenthal, Benjamin—Maurice Toff. 172 52
 25 * the same—Johannas Meyer. 1,040 01
 25 Baruth, Henry—Samuel Steinfelder. 483 51
 19 Chalmers, Thos C—John Patterson. 654 59
 19 the same—H E Davis. 1,185 25
 19 Cohn, Leo—J H Seymour. 35 15
 21 Carroll, David H—Frederick Hemming. 373 24
 21 Comstock, Chas F—Bank of Commerce of Buffalo. 335 74
 21 Chalmers, Thos C—Virginia H Chalmers. 2,687 32
 21 the same—John Patterson. 654 59
 21 Cohen, Dora } George Bramhall. 100 62
 Cohen, Jacob }
 Cohen, Herman }
 21 Corson Juliet—M Reid & Co. 248 23
 21 Campbell, Horace W—J H Thompson. costs 271 92

21 Coughlin, J Robt—H T Slosson. 165 35
 22 Cummings, Thos J—Manhattan College. 309 23
 22 Campbell, Edwd B } Mary A Campbell
 Campbell, Wm J } costs 334 00
 22 Chalmers, Thos C—H S Barbour. 380 10
 22 the same—Mary B Smoot. 960 49
 22 Clark, John } Morris Heyman. 369 01
 Clark, Joseph }
 22 Cotler, Joseph—Sarah Cotler. 667 52
 22 Connaughton, Joseph J—W H Baker. 91 53
 22 Clapp, Wm B—Felix Salomon. 687 61
 22 Carroll, Patrick—J J Lynes assignee Julius Harbers. 169 85
 22 Calhoun, John C—Tiffany & Co. 734 67
 23 Cole, Geo M—Chathan Mfg Co (Lim). 1,889 63
 23 Crosby, Frances H—R P Wood. 240 07
 23 Cronk, Louis M—J H Meyer. 354 01
 23 Curtis, Alice E—S J Held Co. 121 31
 23 Carty, Jerome—David Pfeiffer. 161 93
 23 Cloyes, Harry—Peter Lang. 1,310 59
 23 Cabus, Joseph, Jr—Edward Smith & Co. 188 33
 23 the same—the same. 186 72
 24 Cohn, Jacob H—S W Peck. 2,295 40
 24 Crowell, Anthony A—W L Heath. 145 62
 24 Christie, George—David Jones Co. 143 58
 25 Clark, John } Garfield Nat Bank.
 Clark, Joseph } 10,065 50
 25 Cooke, Henry D—WR Montgomery. 61 92
 25 Cusick, Maria guard John McGuire—H D Klots. 189 04
 25 Coll, Migucl—R R Raymond. 427 70
 19 Duffy, Isaac—T C Lyman Co. 179 17
 19 Dickinson, Jonathan—S B Solomon exr Harris Aronson. 245 04
 19 Doe, John—Angelo Crugnale. 37 06
 19 Dillon, Lazarus—Selda Goldberg. 689 74
 19 Dessart, Adolph W—C S Smith. 644 13
 19 Demasio, Francisco—Bavarian Star Brewing Co. 489 76
 19 Deknatel, Herman A—T L Putnam. 184 48
 21 Donnelly, John—C G Steinheimer. 48 07
 21 Davis, Charles T } H L Cleveland.
 Davis, G Howlett } 17 16
 21 Darcy, John—Ulster Blue Stone Co. 194 95
 21 Diehl, Balthazar—C E Ring. 338 04
 21 * Doe, John } Hyman Kaplan. 202 95
 21 Dillon, Count Arthur—J W Mackay. 120 62
 22 De Wolf, Wolf—H H Shuloff. 2,730 70
 22 Deininger, Christian—Louisa Deininger. 2,059 74
 22 Danziger, Moses L—William Mayer. 1,069 77
 22 * Doe, John—L B Lok. 93 47
 22 Davidson, Leroy—Postal Telegraph Cable Co. 38 35
 23 Dufferin, Henry—J W Masury & Son. 31 17
 23 Dembo, Louis—Eastmans Co, New York. 92 27
 23 * Doe, John—I H Leiter. 397 73
 23 Dittmar, Minnie—A H Meyer. 317 53
 24 Dahl, Lillie—W G Hitchcock. 456 75
 24 Drattler, Israel—Fanny Peppes. 4,017 50
 24 Doe, John—Mutual Bank. 1,115 22
 24 Deuslow, Wm J—Michael McGovern. 139 54
 25 Davis, Harry B—M H Alderman. 58 50
 25 Davis, James E—Horace Ingersoll. 549 09
 25 Day, Josiah F—Studebaker Bros Mfg Co. 301 30
 25 Dexter, Henry S—S W Dexter. 1,778 87
 25 D'arest, Wm E—Mavor, & c. 111 70
 19 Eldridge, David H—Oscar Runge. 166 29
 21 Ellsworth, Chas H—F E Hopkins. 66 67
 21 Eibs, Louis—Bessie Loucheim. 1,326 20
 21 Eno Amos R—T H Baldwin. 7,644 91
 21 Farrell, Frank—H L Bendheim. 374 54
 21 Frohne, Wm C—Selma Krohne. 171 85
 21 Faunce, Geo P—G C De Lacy individ and as assignee Wm J Wright, Jr. costs 23 78
 21 Fagan, Walter J } H T Slosson. 165 35
 Fagan, Herbert S }
 21 Fitch, Ashbel P, Comptroller City N Y—H P Talmadge trustee J B Seaman. 159 44
 22 Farquhar, Percival—William Hengerer. 75 90
 22 Fox, Frank A—F P Schlesinger. 100 10
 22 Flagler, John L—Charles Schlesinger. 434 81
 23 Ferricks, Frederick—Thomas Ghee. 963 84
 23 Flavell, Saml J—American Grocery Co. 159 97
 23 Farrell, Marcella—Vought Bros. 61 88
 24 Finau, James—Thomas Langley. 137 26
 25 Franklin, George—Samuel Putnam. 478 30
 25 Foster, Patrick—D J Carrell. 74 50
 19 Goldsmith, Charles—Edward Siegman. 98 85
 21 Gordon, Sarah—Solomon Green. 563 07
 21 Gestain, Chas F—F E Hopkins. 63 22
 21 Gold, Samuel—Emil Neufeld. 251 90
 21 Garsson, Joseph—Second Av R R Co. costs 24 24
 22 Gutlohn, David—H H Shuloff. 2,730 70
 22 Gould, Clarence W—Edward Davis. 3,124 22
 22 Greenwald, Wm J—Moses Greenbaum. 159 41
 22 Gunkel, Gustave—Simon Schendel. 78 22
 23 Geller, Herman—William Neely. 87 95
 23 Galligan, Thos P } Henry Rosentheim
 Galligan, Thos P, Jr } 1,640 58

Editor RECORD AND GUIDE:

This judgment against T. P. Galligan & Son was rendered after jury trial in a suit for personal damages and will be appealed.

ERNEST F. EIDLITZ, 54 William Street.

St Nicholas av. s e cor 118th st, 30x77x35.2x95.5. Sarah M Knight and ano as exrs Emanuel Knight agt Wm D Duncan et al; att'y, J C Levi

OCTOBER 25.

29th st, n s, 137 w Central Park West, 38x100 S. Ralph A Martin agt Eliz J Wellwood et al; att'ys, Deunam & D.

CHATTELS.

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

NEW YORK CITY.

OCTOBER 18, 19, 21, 22, 23, 24—INCLUSIVE. SALOON AND RESTAURANT FIXTURES.

Andermann, Fred. 951 3d av....C F Schweers. \$4,000
Armstrong, J J. 443 W 16th....C H Childs. 861
Allport, J G....Restaurant F Co. Restaurant Fixtures. 35

Johnson, Mat. 235 E 17th....V Loewer. 1,005
Johnson, W A. 385 Bleecker....N A Flannery. 2,000
Same....C Stern. 2,490
Kai-er, E J. 1050 Home....P & W Ebling B Co. 1,900

HOUSEHOLD FURNITURE.

Alexander, Harry. 91 Bedford....J Baumann. 201
Alexander, Maggie. 320 W 51st....S Baumann. 140

Armstrong, Mrs R J. 846 9th av....A Ballin. 242
Aarons, Alfred E. 349 W 28th....F T Higgins. 122
Allen, Robert. 211 W 120th....F T Higgins. 122

NEW JERSEY.

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

ESSEX COUNTY.

CONVEYANCES.

OCTOBER 16 TO 22—INCLUSIVE.

Table of conveyances in Essex County, listing names, addresses, and values. Includes entries for Alling, W R; Anderson, Thomas; Andrus, Cornelia; Ayres, S E; Beach, F A; Beland, L L; Breakeridge, J II; Brower, Jane; Canfield, F W; Chambers, M J; Coeyman, J B; Devine, Arthur; Dodd, Amzi; Flenchhaus, B J; Francisco, J H; Fuller, L C; Ginsberg, Max; Gray, John; Greenlay, J W; Gruber, Nathan; Hall, G A; Halsey, E R; Hamilton, P R; Hannaway, Joseph; Heald, J O; Homestead Park Co; James, T D; Jeffrey, C E; Keifer, G D; Kemble, M L; Klink, Frank; Krosset, Lawrence; Krantz, G S; Krueger, Gottfried; Law, A W; Lichtenfels, Robert; Lindsley, E T; Long, John; Martha, G M; Martin, Elizabeth; Martin, Jacob; McDonough, Mary; Morrison, J B; Muchmore, G A; Mueller, Joseph; Murphy, T A; Murphy Varnish Co; Mann, J L; Osmun, J A; Pruden, C B; Robertson, W L; Ross, S P; Schoeing, W K; Schaffer, W F; Shureman, S A; Searle, Joseph; Smith, T L; Staehle, L L; Stockton, C S; Stowe, G F; Tegen, Fredk; Trainor, James; Van Gioson, H O; Van Wageningen, E A; Ward, L M; Washington, J H S; Washidgton, C M; West End Land Impt Co; White, F A; Whitehead, B S; Whitehead, J M; Wright, E E.

MORTGAGES.

Table of mortgages in Essex County, listing names, addresses, and values. Includes entries for Adams, Martha; Arnold, W B; Bailey, L M; Baldwin, Evelena; Barber, A E.

Main table of conveyances in Essex County, listing names, addresses, and values. Includes entries for Beckman, Isaac; Bennecker, A O; Berge, Johanna; Bingham, Caroline; Boughner, D H; Breakeridge, Emily; Brodessor, Wm; Coleman, J J; Cox, C W; Coyne, C F; Crevier, J C; Cutler, A W; Dean, A J; De Vore, G D; De Vore, George; Doering, Otto; Eggert, C H; Engelberger, Fredk; Evangelista, Giovanni; Fisher, C E; Forrest, Catharine; Fountain, G A; Frahnert, Adelheid; Fullarton, F E; Giuliano, Antonio; Grub, C E; Harper, Joseph; Harris, Max; Hartmann, Jacob; Hartshorne, J S; Hashagen, J F; Hayes, T O; Hebel, Herman; Heintz, J H; Hermann, Eva; Hoedel, L C; Hooley, F H; Huissoon, P V; Jagger, F B; Joydan, G M; Jost, H L; Keisler, Isaac; Kilby, J F; Kohler, Margaretha; Kunz, R B; Laehr, Anna; Law, Boniface; Libby, Demorin; Marsh, H D; Matthews, P A; McCloskey, M E; McEnroe, Nellie; McGrath, M A; McGuire, J C; Miller, C R; Neale, Ardur; Ness, Clemens; Osterhout, Daniel; Patosky, Vincent; Peloubet, F W; Pfeifer, Katharine; Pitcher, H K; Pring, Frederick; Riker, Adrian; Roth, Lazar; Ryan, D J; Schenemann, Frida; Hunterdon st; Schmiedel, Albin; Schretz, W H; Schuetz, C J; Smith, E A; Smith, M J; Smith, W K; Sparks, Sarah; Speer, A K; Stevenson, Thomas; Stoneall, M L; Stretch, E S; Taylor, Susan; Umsteadter, F H; Verdon, Elizabeth; Waite, H R; Wessler, Henrietta; Whittington, E A; Wilde, Joseph; Williams, Catherine; Wilson, Julia; Wright, Ellen; Wright, Solomon; Yako, Alpine; Zimmermann, C P.

CHATTEL MORTGAGES.

SALOON AND RESTAURANT FIXTURES.

Table of chattel mortgages, saloons, and restaurant fixtures in Essex County, listing names, addresses, and values. Includes entries for Bader, J W; Bossert, Frank; Cook, Emilie; Dean, Phillip; Filkin, John; Papp, Andrew; Peck, Rosie; Schlosser, Conrad; Stonaker, E H; Taffee, George.

HOUSEHOLD FURNITURE.

Table of household furniture in Essex County, listing names and values. Includes entries for Anderson, H E; Corwin, R L; Daniels, Henry G; Davett, J T; Duggan, John; Fornarotto, Wagner; Higgins, C H; Knust, John; Miller, H S; Scharf, Louis; Tellone, Angelo.

MISCELLANEOUS.

Table of miscellaneous items in Essex County, listing names and values. Includes entries for Drew, E H; Hermann, Theobald; Koller, Mary; Koehler, L A; Menser, L J; J K O-born Mfg Co; Sina, Alexander; Strauch, C J; The Widmer Time Recorder Co; Walton, C N; Zizzi, Nichols.

JUDGMENTS.

Table of judgments in Essex County, listing names and values. Includes entries for Briscoe, Peter; Consolidated Traction Co; Fischman, Joseph; Kolb, Emil; Lynch, Daniel; Marsh, Charles; Meikel, John; N Y & N J Telephone Co; The Automatic Electric Specialty Co.

HUDSON COUNTY.

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

CONVEYANCES.

OCTOBER 16 TO 22—INCLUSIVE.

Table of conveyances in Hudson County, listing names, addresses, and values. Includes entries for Allen, Robt and M M Forrest; Bellard, Daisy; Bentley, Peter; Same - J Langan; Same - Helene Kremer; Same - J D Condict; Same - Dorothea Paulsen; Same - W Henighan; Botti, Luigi; Brady, F J; Buckley, M F; Maggie E Krieg; Butler, Bridget; Cadmus, Geo; Camp, H N; Capen, A M; Carsey, W A; Close, Teresa; Colton, Cath E; Horn - J Kydd; Cossitt Land and Impt Co; Unpiff, John; Kravis, Maria; Delehey, Chas; Dill, Theo; Dopslaff, Gustav; Dopslaff, West; Eberhard, F N; Fitch, W Y; Ford, Geo; Fuller, D B; Gerhardt, Michl; Gibbons, Annie; Godfrey, Amelia; Groeschel, Edwin; Halpin, Charlotte; Hanna, Will; Hart, G W; Hatfield, Gilbert; Hatfield, O P; Hoboken Land and Impt Co; Same - J Singer; Same - C Sinn; Hopf, Karl E; Johnson, Hildur; Jones, Edwin; Jordan, T D; Keller, J W; Kerrigan, Peter; Keuffel, W J D; Keuffel, T M; Kirwen, J A; Louche, W H; MacDonald, Robt; Masterson, Thos; McEwen, Thos, Jr; McLaughlin, Dennis; Means, Jno; Moran, Chas; Morgan, Ebenezer; Nelson, Lucy; Neumann, Hermann; O'Brien, J D; O'Brien, J D and Hannah.

Oxley, John—Maria Kearney.....12,000
Pierce, C A—W A Lawrence, Kearney.....4,000
Prior, Thos and wife and G W Chambers by Sheriff—Greenville B and L Assoc, Bayonne.....500
Raberg, C H by exrs—G Pickin and wife.....2,500
Redmond, T F and Ellen by Collector of Revenue—J Smith, Hoboken.....527
Rogers, W H—C K Long.....350
Roth, George by Sheriff—S Glaser, Union.....145
Salter, Daniel—A Reif and wife, Bayonne.....600
Schneider, Margaretha by Sheriff—The Columbia B and L Assoc, Hoboken.....2,000
Selfridge, Jno—Nathalia Tonn, Union.....2,000
Sharpe, Barbara, by collector—J Leseman et al, Union.....13
Stanton, E R—Mayor and Council of Hoboken, Hoboken.....1,000
Stimpson, H C—T T Grossmith.....4,000
Stortz, Valentine—J H Woodhouse.....nom
Stryker, Mary F and Hester Ridgeway—J Hoff, Union.....1,650
Taylor, Henry by exr—W Gibson, Bayonne.....25,000
The Central New Jersey Land Impt Co—G Hoff, Bayonne.....435
Same—B Gorlin, Bayonne.....1,200
The State of New Jersey by Riparian Comm'r—The East Jersey Water Co, Kearney.....1,134
Van Houten, E J S—Martha B Stevens, Hoboken.....5,500
Vantza, Vassil and Gusi Vassel by Sheriff - Greenville B and L Assoc, Bayonne.....500
Van Wagenen, J V B and wife—F Hilsenbeck.....900
Vogeney, Henrietta and husband—Dora Witt-penn.....nom
Washington Village Land Assoc and F J Mer-sheimer by City Collector—C W Herman.....357
Wells, C A—E S Wells.....2,690
Whyte, W C—Helen C Ware.....300
Williams, Mary S and husband—T F Morgan, trustee of E Morgan.....nom
Witteke, Kath and B H J L et al by Sheriff—(Greenville B and L Assoc.....1,500
Wolf, J C—F Kaschinsky.....2,175

MORTGAGES.

Bauer, Michael—C Belz, 2 years.....800
Botkin, Abraham—B Gorlin, Bayonne, installs 170
Bretter, Isabella H—Caroline M Stout, Kearney, 1 year.....1,250
Buchi, Robert—E Russ, West Hoboken, 3 years.....500
Same—Cora Plate extrx, West Hoboken, 3 years.....2,000
Same—same, 3 years.....2,000
Calderara, Philip—D Costa, West Hoboken, 1 year.....500
Damelia, Nicola—M J Weicher, Hoboken, 5 years.....1,200
Distler, Hans—A Mosberger, Guttenberg, 3 years.....600
Eliason, J—W B Williams trustee, Kearney, 2 years.....1,000
Elkin, Margaret R—New Jersey Title Guarantee and Trust Co, 1 year.....30,000
Fisher, Marie—The Trustees of Stevens Institute of Technology, Hoboken, 3 years.....1,000
Flach, Charles—New Jersey Title Guarantee and Trust Co, installs.....2,200
Froelich, O O B—A Klipstein & Co, 3 years.....5,000
Frueh, Florence—Q Tis and wife, West Hoboken, 5 years.....2,400
Garbe, Margaretha—C H Church, Bayonne, 3 years.....1,300
Gordon, H J—C F Rich, Weehawken, 2 years.....2,500
Gorlin, Benj—Central New Jersey Land and Impt Co, Bayonne, 1 year.....575
Same—C Goldberg, Bayonne, 1 year.....325
Graham, R P—The New Jersey Title Guarantee and Trust Co, installs.....3,000
Hart, B F—J R Hart, Hoboken, 5 years.....1,200
Heiney, W A and Morris—S Neuberger, 3 years.....3,000

Hoff, Gastav—W C Farr, Bayonne, 3 years.....650
Hoffman, Herman—C Meisel, 3 years.....2,000
Hofft, John—New Jersey Title Guarantee and Trust Co, installs.....1,000
Huber, J C—P Huber, Bayonne, 5 years.....650
Ince, Mary S—Hoboken B and L Assoc, Bayonne, installs.....2,600
Jackson, Wisconsin—Monticello B and L Assoc, installs.....2,800
Jerolamon, Garret—The New Jersey Title Guar-antee and Trust Co, Bayonne, 1 year.....900
Kearney, Maria—T J Stewart, 3 years.....6,000
Kelly, Matthew—Mary S Howell, 3 years.....500
King, J W—Washington B and L Assoc, installs.....1,700
Kirwin, J A—J A Gordon, 1 year.....1,700
Kreig, Mary E—Annie Knight, 3 years.....4,220
Kurzins, Theodore—E Kurzins and wife, Gutten-berg, 3 years.....200
Kydd, James—Catharine Colton, 2 years.....3,500
Leiser, John—C N Martin, installs.....180
Logan, Mary C—Kearney B and L Assoc, Kear-ney, installs.....1,100
Maellen, Johanna—Commercial Invest B and L Assoc, installs.....800
McEntyre, G B—W F Spierling, 3 years.....500
McLaughlin, F A—Central B and L Assoc of New Jersey, installs.....6,400
McLean, Stephen—Emma Bentley extrx, 2 years.....22
Melling, Madaline and Peter—E Boulanger and wife, North Bergen, 5 years.....1,000
Monk, George and William Gillies—H Lahey, West Hoboken, 3 years.....1,800
Moran, J P—Provident Inst for Savings, Bay-onne, 2 years.....3,000
Neumann, Meta—Industrial Mutual B and L Assoc, installs.....6,600
Neuscheler, Jacob—Town of Union B and L As-soc, North Rergen, installs.....800
Norton, S W—Berbeck Invest Savings and Loan Assoc of America, Kearney, installs.....3,000
O'Connor, Adelaide—Minnie Lincks, 1 year.....100
Ogilvie, George—The New Jersey Title Guar-antee and Trust Co, installs.....4,500
Reed, G T—Effic C Winant, 2 years.....500
Renner, S E—Hudson Trust and Savings Inst, Weehawken, 3 years.....2,500
Same—same, Weehawken, 3 years.....2,500
Same—Exrs H N Camp, Weehawken, 1 year.....2,000
Same—same, Weehawken, 1 year.....2,000
Richerich, George—Anne P Budlong, 3 years.....600
Rissel, Carl—Hannah Sullivan, Hoboken, 3 years.....1,000
Roome, H C—New Jersey Title Guarantee and Trust Co, 1 year.....12,000
Salter, A P—Ann D B Ruddison extrx, Bayonne, 3 years.....500
Schroeder, William—W Dierkson, 6 years.....500
Schuyler, C V A—J A Stumpf, Harrison, 1 year.....4,000
Seglin, David—Manhattan Mutual Co-operative and Savings and Loan Assoc, Bayonne, instal-is.....4,600
Semler, Elizabeth—F Steyshall et al, 3 years.....100
Singer, John—C Nagel, West Hoboken, 3 years.....3,000
Same—E Russ, West Hoboken, 3 years.....1,000
Slack, Mary—J Means, 3 years.....1,000
Smedberg, Alfred—J Stumpf, Kearney, 1 year.....1,600
Steinal, Jacob and Frances—Exr C Moran, 3 years.....150
Sullivan, Bridget—The Provident Institution for Savings in Jersey City, 1 year.....1,500
Town, Rudolph—Town of Union B and L Assoc, North Bergen, installs.....1,400
Varasca, Michael—M J Weichert, Hoboken, 5 years.....1,200
Same—N Damelio, Hoboken, 5 years.....1,200
Waller, William—David Stevenson Brewing Co, 1 year.....1,200

CHATTEL MORTGAGES.
SALOON AND RESTAURANT FIXTURES.
Brehm, Jno, Bayonne—F & M Schaefer.....493
Buge, Ferdinand, West Hoboken—Hills Union B Co.....605
Damato, Michael and Nicholas Varetta—Bava-rian Star B Co.....650
Dedriek, Will, Union—Wm Peter.....700
Dunker, J F, Jr, Hoboken—Hills Union B Co.....415
Kennedy, W J—Paterson Consol B Co.....635
McNulty, P J—Howard & C.....750
Meehan, Hugh—Lembeck & B.....941
Metlichka, Albert, Bayonne—Monroe & E.....461
Schoene, George, Hoboken—F & M Schaefer.....500
Stoever, Geo, Hoboken—Bernheimer & S, pool table.....125
Vondalinda, Walter and David Turnine, Hobo-ken—Hills Union B Co.....600
Walters, J J—Paterson Consol B Co.....460

HOUSEHOLD FURNITURE.
Bauman, Hy, West Hoboken—H L Mackey.....55
Bissel, A B—H L Mackey.....44
Brown, T J—H L Mackey, piano.....55
Bruckner, Mary J, Hoboken—C L Carhart.....100
Bupsch, Fredk, West Hoboken—S Baumann.....50
Dillon, T H—F Speinbecker.....100
Donnelly, Eliz—S Bauman.....50
Gough, Katie, Hoboken—S Bauman.....41
Hamilton, J J, Union—S Bauman.....89
McHugh, Mary, Union—Amos H Van Horn.....174
Meyers, Caroline, Kearney—J Moriarty.....250
Sponer, Carl, Hoboken—C Muller.....100
Stratton, F A, Kearney—Katie Sidwell.....700
Wolf, Max—H S Gordon, piano.....200

MISCELLANEOUS.
Anderson, G W—Anglo-American Cycle Fittings Co, bicycle business.....123
Bretzfled, Morris, Hoboken—Herring Safe Works, safe.....100
Colista, Guiseppo—A Schwaab, barber fixtures.....155
Drennan, T J—H Lillie Mackey, furniture and horse, wagon and harness.....55
Eckhardt, Julia and L A, Kearney—Barbara Koch, horse, wagon and harness.....100
Fick, Edwd—Herring Safe Works, safe.....80
Henningsen, Hy—Herring Safe Works, safe.....80
Kopaloof, M—Herring Safe Works, safe.....60
Kugler, W A—H T Stage, horse, wagon and har-ness.....65
Meehan, Hugh—National Cash Reg Co, register.....200
Morano, Jas, Hoboken—J Manza, stand and con-tents.....50
Muller, Matt, Union—J B Miller, wagon.....65
Raaser, Friedk, Harrison—National Cash Reg Co, cash register.....200
Routh, R E—Herring Safe Works, safe.....90
Wilson, Jas—O J Barrett, furniture, horse, wagon and harness.....316
Woods, J H—R E Woods, confectionery store and restaurant.....400

JUDGMENTS.
Becker, Christian—Middleport Mfg Co.....225
Becker, Christian and J M Gardner—Middleport Mfg Co.....304
Conboy, Mary—W E Budlong.....143
Feinstein, Max—J E Gudgeon.....864
Klem, Balthayer—A Canfield et al.....31
Nathan, Sarah—G Coles.....132
Pattberg, Hilarius—W C Heppenheimer recr-v.....2,915
Sheridan, J E—W E Budlong.....52

ASSIGNMENT FOR BENEFIT OF CREDITORS.
Morris, Philip to E Perlberg, gents' furnishing business, assets and liabilities not mentioned.....nom

REVIEW AND RECORD.

BROOKLYN, OCTOBER 26, 1895.

Gossip—Brooklyn.

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

CONVEYANCES.

	1894.	1895.
	Oct. 19 to 25, inc.	Oct. 18 to 24, inc.
Total number.....	286	261
Amount involved.....	\$561,720	\$943,546
Number nominal.....	126	140

MORTGAGES.

	1894.	1895.
	Oct. 18 to 24, inc.	Oct. 18 to 24, inc.
Total number.....	261	235
Amount involved.....	\$744,554	\$771,716
Number over 5 per cent.....	139	115
Amount involved.....	\$270,057	\$277,916
Number at 5 per cent or less.....	122	120
Amount involved.....	\$474,497	\$493,800

PROJECTED BUILDINGS.

	1894.	1895.
	Oct. 20 to 26, inc.	Oct. 18 to 24, inc.
Number of buildings.....	104	80
Estimated cost.....	\$454,610	\$288,640

John F. James & Son have sold the Nichols property on the south-west corner of Pierrepont and Hicks streets, to Albro J Newton for \$33,700.

Thomas Rosecrans has sold the two-story and basement brk dwell-ing, 18x100, No. 241 8th street, for Mrs. Metha Stelling, on private terms.

Corwith Bros. have sold the three-story and basement frame dwelling, 16.8x40x100, No. 587 Lorimer street, for Caroline M. Rus-sell to Florence Raynor on private terms; also a plot 20x100, on the west side of Diamond street, 175 feet south of Nassau avenue, for the estate of Horace F. Dougherty to David Quinlan, for \$1,250.

Hiram Merritt, of New York City, has sold Nos. 141, 143 and 145 Union street for the estate of A. Brown on private terms.

Jones & Littell have sold a lot, 25x100, on the south side of Calyer street, 50 feet west of Jewel street, for J. B. Messrole to Martha Cosbey for \$500.

Builders—Brooklyn.

R. 2101.—Henry Vollweiler has plans for a four-story brick factory, 47.4x88.2, to be erected on the north side of Fulton street, 105 feet west of Howard avenue. The lower portion will be used as a shoe factory, and the upper portion of the building as a silk factory. The owners are Strobeck & Kummerle, of No. 1015 Gates avenue. The building when complete will cost about \$20,000.

R. 2100.—The Brooklyn Heights Railroad Company has had plans drawn by Engineer Starrett for a new car depot for its Greenpoint division. The building, which is to be located on Manhattan avenue, between Box and Clay streets, will be a two-story brick and iron fire-proof structure, 200x400 feet in area, and will contain accom-modations for the employees. The approximate cost will be about \$100,000.

R. 2074.—Chief Engineer A. G. Menocal, of the Brooklyn Navy Yard, is preparing plans for a one-story steel shipwrights' shed, 50x145, to cost about \$15,000.

Prospect pl, No 457, n s, 225 e Grand av, 17x128.6, value \$6,700, of which \$4,000 is mort. Chas F Holm to Delia Schreyer. Contract to exchange above for Atlantic av, No 442, 18x90, valued at \$6,600, of which \$4,000 is mort.

Raymond st, w s, 118.10 n Myrtle av, 24.11 x100. Benjamin Andrews to Bridget Hayes. 3,100

Rodney st, s e s, 175.6 n e Bedford av, 20x106, h & l. Wm B Anderson, New York, to Clarence L Burger, New York. Mt. \$1,575. nom

Sackett st, s w s, 172 s e Nevins st, 20x100. Foreclos. Wm J Buttling to John Rockford. 800

Sackett st, No 576, s s, 215.4 w 3d av, 21.4 x100. Mary McDonald widow to Sigmund Gottlieb, New York. 1,000

Seigel st, n s, 360 w Leonard st, 17x—x42x100. Foreclos. Wm J Buttling to Isidor Alkus. Sub to any encroachment. 1,000

Somers st, n s, 218 w Rockaway av, 77.2x100. Release mort. Ida Sinderbrand to Henry Weil. nom

Somers st, n s, 217.9 w Rockaway av, 77.2x100. Sanford B Stifter to Joseph Fischer. nom

Same property. Joseph Fischer to Henry Weil. nom

Somers st, n s, 166.4 w Rockaway av, 25.9x100, h & l. Emma Brubacher to Henry Weil. Mt. \$4,500. 50

Stockton st, n s, 162 e Nostrand av, 18x87.9, h & l. Sarah F Mead to Bernard F Cotton. 2,500

Stanhope st, s e s, 150 n e Knickerbocker av, 25x100, h & l. Christine wife of William Berlinger to George Janson and Amalie his wife. nom

Stanhope st, s s, 23.10 w Myrtle av, 23.10x106.4x23.10x105.10. Susan F Bowen to Nellie P wife of Edwd A Willoughby. Correction deed. Mt. \$1,700. nom

Same property. Caroline E Prentiss extrx William Coit and trustee under said will for Wm J Edwards to Susan F Bowen, Correction deed. Mt. \$1,700. nom

Same property. Nellie P wife of Edwd A Willoughby to Lina wife of Elegius Schurr. Mt. \$1,700. 2,600

Troutman st, s e s, 275 n e Knickerbocker av, 25x100, h & l. Mary A wife of Jacob G Schermack to Eliese Shuck, New York. Mt. \$3,500. nom

Same property. Frank Spaeth to Jacob G Schermack. Correction deed. B & S. nom

Van Buren st, n s, 178 e Sumner av, 19.6x100, h & l. Alfred Settle to Harriet Settle his wife. gift

Varet st, s s, 125 e Morrell st, 25x100, h & l. Foreclos. Wm J Buttling to Nathan Peyser. Mt. \$12,500. 1,500

Varet st, n s, 125 e Morrell st, 50x80, hs & ls. Rachel Simon to Johanna Horowitz. Mt. \$9,400. nom

Same property. Johanna Horowitz to Antoinette Schwartz. Mt. \$9,400. nom

Watkins st, e s, 175 n Blake av, 25x100, h & l. Julius Friedman to Elise Dananacher. 126

Watkins st, w s, 250 s Sackett st, now Eastern Parkway, 25x100, h & l. Mathilda Bayer to George Hiller. Mt. \$2,000. exch

Watkins st, w s, 100 s Glenmore av, 25x100. Isaac Zemach, New York, to Max Cohn, New York. nom

Woodbine st, s s, 100 w Ridgewood av, 20x100. William and George Janson to Christine Berlinger. nom

Willow st, e s, 168.11 n Pierrepont st, 25x100.11. Mary H Chittenden to Simeon B Chittenden. Mt. \$6,000. exch

Wyona st, e s, 225 n Fulton st, 25x100, h & l. John W Braisted to Louise McCarthy. nom

2d st, s s, 123 w 8th av, 21x95, h & l. Rosa Schoen to Chas F Burrill and Kath D his wife. Mt. \$9,000. nom

2d pl, n s, 292 e Henry st, 23.4x133.5x23.5x133.5, h & l. Hyman D Applebaum to Emilie Oesterreicher. Mt. \$7,200, tax 1894. nom

2d pl, n s, 125 w Court st, runs n 93.10 x w 28 x 6.2 x w 49 x s 100 to 2d pl, x e 75. Frank Mullowney to Elias Iverson. Mt. \$35,000. nom

4th st, s s, 471.10 w 7th av, 20x100, h & l. Adelaide M wife of and Wm S Middleton to J Fredk Sprain. Mt. \$8,000. exch

4th st, s s, 271.10 w 7th av, 20x100. J Fredk Sprain to Arthur R Parsons. 1/2 part. Sub to mort \$8,000 and tax 1895. nom

South 4th st, s s, 46 e Wythe av, 20x100. Alex S Gourlay a devisee of Allison Gourlay to Geo C Gourlay. C a G. All title. Sub to all liens. 100

North 6th st, s s, bet Berry st and Bedford av, lot 8 block 53 assessm't map 14th Ward. John C McGuire, Registrar of Arrears, to Catherine Kenna. 887

North 6th st, s s, bet same, lot 9 block 53 assessm't map 14th Ward. Same to same. 887

North 6th st, s s, bet same, lot 6 block 53 assessm't map 14th Ward. Same to same. 887

North 6th st, s s, bet same, lot 7 block 53 assessm't map 14th Ward. Same to same. 887

Bay 14th st, w s, 100 s Benson av, 50x108.4. Thomas Rutherford to Lewis F Wood. 1,400

16th st, s s, 80 e 6th av, 16.8x80. Assignment of dower right in above and in all real estate of which John A Johnson died seized. Sarah A W Johnson widow to Wm A Robinson. in consid of services

17th st, n e s, 350 n w 8th av, 28x90.2. George Bindhart to Julia Kern. Correction deed. gift

East 26th st, w s, 150 n Voorhies av, 240x105. 1,500

East 25th st, e s, at s w line of land of J H O'Rourke and M J Dady, 200x105x—x—, Voorhies av, n s, 60 w East 27th st, 40x100. Fanny McKane to Laura McKane. nom

Bay 32d st, n w s, 260 s w 86th st, 60x96.8. James P Butman to Benj F Pendleton. 750

East 37th st, w s, 177.6 n Av E, 40x100. Irene H Mason to Germania Real Estate and Impt Co. nom

38th st, n s, 150 e 4th av, 25x100.2. Edwd G O'Brien to John S O'Brien. B & S. All title. nom

Same property. James V O'Brien to Mary A O'Brien. B & S. All title. nom

42d st, n s, 522.6 w 4th av, 18.6x100.2. Release mort. E S Calvert to George Wessel. nom

45th st, n s, 150 w 8th av, 40x100.2. Annie McKenna, New York, to said Annie McKenna and ano exrs Thomas H McKenna. nom

49th st, s w s, 300 n w 14th av, 40x100.2. Hiram P Bates to Eliza Jonas, New York. Mt. \$2,500. 3,800

51st st, s s, 100 e 5th av, 80x100, h & l. Horatio S Stewart to John A Wade. nom

51st st, s s, 100 e 5th av, 80x100, hs & ls. Release mort. Emma wife of Wm L Webb to John A Wade. nom

51st st, s s, 100 e 5th av, 20x100. Release mort. E S Calvert to John A Wade. nom

51st st, s s, 120 e 5th av, 20x100, h & l. John A Wade to Edwin Rankin. Mt. \$2,700. 4,000

51st st, s s, 160 e 5th av, 20x100, h & l. John A Wade to Horatio S Stewart. Mt. \$3,300. nom

51st st, s s, 100 e 5th av, 20x100, h & l. Same to same. Mt. \$2,500. nom

51st st, s s, 220 w 3d av, 20x100.2, h & l. Eugenie H Cureau individ and admrx Leonie H Roger, Francine E Mainz and Isabella L Moore heirs Leonie H Rogers to Wm T Hall. Mt. \$3,300. 4,500

55th st, w s, 140 n w 6th av, 40x100.2. Edwd B Nimmo to Rachel E Sherwin. 1,750

56th st, n e s, 320 n w 8th av, 60x100.2. Wm P Knowles to Emma L Morse. Mt. \$300. 500

59th st, n s, 280 w 4th av, 20x100.2. David Chellman to Robert Dickson. All title. Q C. nom

60th st, s s, 100 e 4th av, 100x100. Henry C Hopkins exr and trustee Henry A Kent to William Beet. nom

63d st, n s, 280 w 14th av, 20x100. Catharine wife of Edward Fleming to Paul Limbach. B & S and C a G. 200

66th st, w s, 100 n 5th av, 25x100. }
67th st, e s, 100 n 5th av, 25x100.2. }

Andreas G Forsbeck to Hilda C Norelius. nom

74th st, s s, 100 w 11th av, 60x100. Frank W Angel to Blythebourne Water Co. C a G. nom

Same property. Conveys water plant, wells, pump and franchises only. Same to same. nom

82d st, s w s, 220 se 23d av, 60x100. Fannie M Laffer to Alfd A Whitman. 1,000

88th st, n cor Shore road, 361.3 to bulkhead line, x102.10x368.3 to Shore road, x 101.5; also land under water adj. Louis H Schenck to County of Kings. 12,679

East 88th st, e s, 100 s Skidmore av, runs s 190 x e — x n 160 x w 114.4, lots 152-160 N Schenck, Jr, map. 12,679

Denton av, s s, 140 e East 90th st, runs e 60 x s — x w in irreg course x n —, lots 817-819 same map. 1,000

Sea View av, s w cor East 93d st, runs w 100 x s 100 x e 130.8 x n 104.7, lots 1217-1221 same map. 12,679

East 93d st, s w s, 200 n w Denton av, 120x100, lots 1231-1236 same map. Joanna Schenck sole devisee will Stephen R Schenck to The County of Kings. 13,000

Av D, n s, 60 w East 37th st, 40x90. Germania Real Estate and Impt Co to Joseph Wunderlich. 600

Av W, n w cor East 72d st, 100x100. Nicholas Straub to Margt F Young. 750

Albany av, w s, 105.7 n Butler st, runs w 100 to centre Old Cedar st, x n along same to point 122.3 n Butler st, x e 100 to av, x s 16.8. Walter S Hammett, Philadelphia, Pa, to Louis Bossert. Mt. \$3,500. 1,300

Arlington av, s e cor Ashford st, 40x100, hs & ls. Fred L Hart to Herman C Wolterreck. Mt. \$5,730 and paving assessm't. 9,000

Bath av, s cor Bay 22d st, 100x108.3x100.1x110. Ernest H Finley to Martin Lawler and Anna M Galloway, tenants in common. Mt. \$2,000. 4,250

Blake av, s w cor Powell st, 75x100, hs & ls. Evan Glashitzky to Teachers' Building and Loan Assoc, New York. Mt. \$11,950. nom

Buffalo av, e s, 77.9 s Park pl, 25x100, h & l. Melvin Brown to Catherine wife of Peter White. 25

Bushwick av, n cor Myrtle av, 27.1x100.9x

— to Myrtle av, x89.10, all title in court-yard only. City of Brooklyn to Jere T Story. Q C. nom

Bushwick av, n e s, 82.6 n w Troutman st, 27.6x120.8x25x95.8, all title to court-yard only. City of Brookiyn to Peter H Konig. Q C. nom

Bushwick av, e s, 27.6 s Melrose st, 27.6x70.8x25x82.2. Harry McLoughlin, New York, to Clara McLoughlin. 1,500

Bushwick av or Boulevard, w s, 75 n Montrose av, 24.6x100. Johanna Schneider to Laura G Brady, New York. Q C. Mt. \$7,500. nom

Central av, s e cor Ralph st, 40x80, hs & ls. Peter Fisher, Jr, to John Schaefer. Mt. \$3,200. nom

Christopher av, w s, 100 s Sutter av, 25x100. Foreclos. Wm J Buttling to Herman Finkelstein, New York. Mt. \$2,297. 300

Clinton av, w s, 201 n Gates av, 65.1x200 to Vanderbilt av, x65.1x200. Mark Hoyt, New York, to Henry C M Ingraham. 50,000

Clinton av, w s, 143.10 s Park av, 49x115. Sarah J Duvall to Robt J Duvall. Mt. \$5,000. nom

De Kalb av, n s, 175 e Sumner av, 50x100. John Bohnet to Martin Ibert. Mt. \$12,000. 23,000

De Kalb av, s s, 127.1 w Clinton av, 16.6x79.3x16.10x75.11. Edwy B Ketcham to Mary C Ketcham. Mt. \$6,500. nom

Elm av, n s, parcel 75 map of United Freemans Land Assoc No 3, South Greenfield, 100x100. Chestnut av, s s, parcel 58 same map, 100x100, with 1/2 of land lying in Chestnut av, Liberty st and Elm av, adj above. Wm R, Eliz M, Eva and Rosa Robinson widow and heirs Wm Robinson to Justin Klingenberg. nom

Evergreen av, n e s, 50 s e Van Voorhis st, 25x100, hs & ls. Caroline Bland to Emil Kieser. Mt. \$4,000. nom

Evergreen av, s w s, 25 n w Schaeffer st, 25x100, error. Clara Leggett to Joseph F Ellery. Mt. \$5,000. nom

Flatbush av, w s, adj J H Van Brunt on s 167 to land Manhattan Beach R R Co, x 128.5 to road to Flatlands Village, x86.2x135.3, being 34-100 acre. Release mort. Ida Antonides and ano exrs John Antonides to Margt C Calhoun. nom

Flatbush av, n e s, 221.1 s e Sterling pl, runs n e 114.5 x s e 54.2 x s e 25 x s w 30 x s e 25 x s w 8.7 to Plaza st, x s w 144.5 to Flatbush av, x n w 110. Release dower. Sarah M Gibb wife of John to Riding and Driving Club, Brooklyn. nom

Flatbush av, n e s, 196.10 n w East 29th st, runs n w 80 x n e 100 x n w 40 x e 93.2 to st, x s 100 x w 35.3 x n w — x s w 100 to av at beginning. Germania Real Estate and Impt Co to Henry Schuler. 3,300

Flushing av, n s, 75 w Humboldt st, 25x128.5x25.4x124.6. Henry Batterman to Bourcard Haas. nom

Flushing av, s s, 65 e Nostrand av, 35x100. Foreclos. Wm J Buttling to Brooklyn Trust Co. 3,000

Franklin av, w s, 67.6 n Park av, 22.6x86. John Fitzsimons to Susan A Fitzsimons. gift

Gates av, n s, 300 w Sumner av, 2x100. Cornelius A McGuire to Henry J Wackerman and Margh N his wife. Mt. \$1,000. nom

Gates av, n s, 139 w Stuyvesant av, 19.6x100, h & l. Joseph A Thompson, Jersey City, to Ernestus Gulick. Mt. \$6,700. exch

Gates av, n s, 155 e Tompkins av, 40x100. Ann E Prosser to Wm W Mott. Mt. \$16,000 and tax 1894. nom

Gates av, n s, 175 e Patchen av, runs n 100 x e 25 x s 60 x e 0.2 x s 40 to av, x w 25.2, h & l. Ada B Farnsworth to Geo W Heatley. Mt. \$4,500. nom

Same property. Geo W Heatley to Mary L Heatley. Mt. \$5,000. nom

Gates av, n s, 318 e Sumner av, 36.3x100. Quincy st, s s, 428 e Sumner av, 17x120. Greene av, s s, 266 e Patchen av, 20x100. Stuyvesant av, w s, 40 n Macon st, 20x82. 9th st, s s, 38 w 7th av, 18x72.6. 4th st, s s, 274.4 w 6th av, 17.9x100. Halsey st, n s, 233.4 w Reid av, 16.4x100. Partition. Mari and Patk F Mullyedy to Margaret Mullyedy. Q C. nom

Gates av, n s, 275 e Sumner av, 21.6x100. Quincy st, s s, 410.7 e Sumner av, 17.5x120. Halsey st, s s, 283.4 w Reid av, 16.8x100. Halsey st, n s, 200 w Reid av, 16.8x100. Greene av, s s, 126 e Patchen av, 32x100. Stuyvesant av, n w cor Macon st, 20x82. 4th st, s s, 167.8 w 6th av, 17.9x100. Partition. Patk F and Margaret Mullyedy to Maria Mullyedy. Q C. nom

Glenmore av, n s, 50 w Snediker av, 25x100. Gilbert Elliott to Osmer B Gregory. All title. Mt. \$2,250. nom

Glenmore av, s e cor Chestnut st, 20x100. German-American Improvement Co to Kate wife of Herman Williams. 1,050

Grant av, e s, 140 s Adams av, 25x100. George and Henry Fleer to Geo U Forbell, Jr. nom

Greene av, s e cor Adelphi st, 20x100. Wm H Tuthill, Mattawan, N J, to Harriet C Richardson. Mt. \$6,500. nom

Greene av, s s, 172.10 w Central av, 16x100. Caroline and John Bittorf to Maria Isenmann. nom

Hamburg av, n e s, 50 n w Ralph st, 25x100, h & l. Otto Singer and William

Mogk to Gustav Scheid and Maria A his wife. *Mt.* \$3,500. nom
 Jefferson av, so much of old av as lies s of centre line bet Decatur and McDonough sts and w of a line 180 e of Sumner av. Franklyn Kelly to Kate C Baker. *Q. C.* 100
 Jefferson av, s s, 208.4 w Ralph av, 16.8x100. Annie wife of Albert W Gunn to Susie R Tompkins. *Mt.* \$2,000. nom
 Jefferson av, s w cor Patchen av, 23x75. Christopher C Firth to Otto Singel. *Mt.* \$2,000. nom
 Jefferson av, n w s, 160.1 s w Central av, 20x100, h & l. Ernest E Willett to Franklin E Miller. *Mt.* \$2,500. 4,700
 Jefferson av, s s, 100 e Sumner av, 18x100. Wilfred Burr to John Black. nom
 Jefferson av, s s, 100 e Sumner av. Agreement as to encroaching party wall. Joseph P Puels with Wilfred Burr. nom
 Lafayette av, s cor Grove av, runs s e along Lafayette av 292 x s w 310 x n w along Ocean av 175 x n e and n w along Grove av 242.2. Charles Buse, New York, to Edwd W Lowe. 1,200
 Lafayette av, s w cor Sumner av, 25x100, h & l. Reuben P Thompson, Red Bank, N J, to Bernard Hahn. *Mt.* \$18,000. nom
 Same property. Bernard Hahn to Christine A Thompson, Red Bank, N J. *Mt.* \$18,000. nom
 Lewis av, w s, 40 s Van Buren st, 20x100, n & l. Abby A H Williams to Florence I Coombs. *Mt.* \$3,000. nom
 Lexington av, n s, 100 w Stuyvesant av, 100x100. Robt W Haif to Geo C Cranford. *Mt.* \$6,300, taxes, &c. nom
 Liberty av, s w cor Van Siclen av, 20x100, h & l. Theresa Sommers to Geo A Sommers. nom
 Liberty av, n s, 100 e Milford st, 50x100. Joseph C Butler to Christian Morio. 1,350
 Lincoln av, e s, 165 s Atlantic av, 25x100. Foreclos. Wm J Buttlng to Anna M Treckmann. 1,500
 Lincoln av, s s, 140 s Atlantic av, 25x100. Foreclos. Same to Anna M Mangels. 1,500
 Marcy av, w s, 17 n Vernon av, runs w 82 x n 33 x w 18 x s 50 to Vernon av, x e 100 to Marcy av, x n 17, hs & ls. Henry Roth to John Hennigin. *Mt.* \$4,000. nom
 Meeker av, n w s, 120 s w Varick st, 5x100. Chas L Sicardi to Sarah M E Hall. B & S. nom
 Nostrand av, e s, 220 n Av F, 20x100. Germania Real Estate and Impt Co to Irene H Mason. 400
 Ocean av, n e s, 50 s e lot E map No 3 United Freeman's Land Assoc, 25x100. Mary O'Donnell widow. Johanna Vaughan wife of and Morris M, Mary E O'Donnell and Hanora Brennan to Jeremiah O'Donnell. 100
 Ocean av, n e s, 75 s e lot E on same map, 25x100. Mary O'Donnell widow. Johanna Vaughan, Mary E and Jeremiah O'Donnell and Hanora Brennan to Maurice M Vaughan. 100
 Pennsylvania av, e s, 100 n Liberty av, 25x100. Louisa D P Hibbard, Yonkers, to Theresa Meyer. *Mt.* \$3,500. 2,000
 Prospect av, n s, 225 e 10th av, 25x90. Wm E Cornwall to Mary A Clough. exch
 Putnam av, n s, 151 e Stuyvesant av, 18.7x100. Augustus S Bedell to Geo E Reed. *Mt.* \$5,500. 9,500
 Ralph av, e s, 20 s Jefferson av, 40x72. }
 Ralph av, e s, 140 s Jefferson av, 60x72. }
 Jefferson av, s s, 72 e Ralph av, 28x100. }
 Mary O Baker to G L Baker. *Mt.* \$45,790. nom
 Remsen av, centre line, at n s Av L, runs w to ditch bank, adj J Terhune, x n along same to land of Stillwell, x e to centre Remsen av, x s—. Reserves for Jere and Martha Skidmore awards for street openings. Rosa and Julia Levy to Henry C Bauer. nom
 Riverdale av, n s, 37.6 w Osborn st, 19x100, h & l. Solomon Rubin to Philip Krause, Lackawanna, Pa. 2,450
 Rochester av, s w cor Douglass st, runs s 255.7 to Degraw st, x w 30.7 x n w to Douglass st, x e 83.3, excepting part taken for Douglass st widening. Wm P Knowles to Emma L Morse. 1/2 part. 775
 Rockaway av, s w s, 170 s e Flatlands av, 50x100. Herman Lohmann to Richard Lewis. 700
 Rockaway av, s w s, 220 s e Flatlands av, 60.1x100x59.4x110. Canarsie. Herman Lohmann to Chas H J Weinhold. 800
 Rockaway av, e s, 150 s Av G, 31x24.5 to East 98th st x30.9x24.5, Flatlands. John H Ireland to Peter I Looseyn. 625
 Rockaway av, n e s, adj land Peter C Baisley, runs n e 1,092.6 x s e to land Mr Lockup, x s w 1,257.1 (exclusive width of R R) to Rockaway av, x n w 417.6. James Savage, Flatlands, to Joseph R Kunzer. 2-5 parts. 5,000
 Same property. Same to Michael Braun. 3-5 parts. 7,500
 Same property. Hermann Lohmann, Flatlands, to James Savage. Correction deed. nom
 Stewart av, s s, 33 w Denyse st, runs w 247.3 to River or Shore road, x s 48 x s 57.3 x s still along said road, x 66.10 x e 289.6 x n 29.3 x w 39.11 x w 98.9.
 Stewart av, s s, 319 w Denyse st and being at intersection with w s River or Shore road, x e 38 x s 160.10 x s still along Shore road 62.9 to high water line New York Bay, x n 239.7 x e 24.9 x e 42.5.

Stewart av, s s, at high water line New York Bay and which point is 388 w Denyse st, runs s w 811.10 x s along pier line 234 x e 772.3 to high water line, x n 239.7.
 The A Ruehl Hotel Co to County of Kings. 80,000
 Stone av, w s, 120.3 s Herkimer st, 20.3x98.6 h & l. Samuel Ginsberg to John and Simon Levin. nom
 Stone av, e s, 100 n Blake av, 25x100. Herbert C Smith to Annie Steinberg. 600
 Stuyvesant av, No 310, w s, 80 n Halsey st, 20x100. Elizabeth J Rushe to Mildred E wife of Don C Seitz. *Mt.* \$5,500. 8,000
 Stuyvesant av, n e cor Quincy st, 20x88, h & l. John Mitchell and Charles Herr to Geo W Kloppenburg. *Mt.* \$4,000. 8,000
 Thatford av, e s, 50 s Sutter av, 25x100. Foreclos. Wm J Buttlng to Carrie Engs et al exis, &c, Saml F Engs. 2,000
 Thatford av, w s, 200 n Riverdale av, 25x100. Sale under foreclos by advertisement. Jacob Cole auctioneer certifies to purchase of above property by Mary W Buck for 800
 Vanderbilt av, s e cor Park pl, 156x100. Release from restriction as to building line. City of Brooklyn to Wm H Reynolds. nom
 Vanderbilt av, e s, from Park pl to Butler st. Release from restriction as to building line. Wm H Reynolds to Board of Education, Brooklyn. nom
 Vanderbilt av, n w cor Park pl, 167x100. Charlotte E Hanscom to Peter W Rouss. *Mt.* \$25,000. nom
 Washington av, e s, 88 n Pacific st, 22x67x20x58.1. James McCormick to Mary E McCormick. All title. gift
 Wyckoff av, s w s, 50 s e Linden st, 25x77.3x25x76.11. Henry and John Von Glahn to Mrs William Berner. *Mt.* \$3,500. nom
 Wyckoff av, w cor Bleecker st, 20x100x20x100.4. Release mort. Otto E Reimer to Sidney Edwards. nom
 Wyckoff av, s w s, 40 s e Himrod st, 60x97.10x60x100.6. Bertha Storch to Jacob Blank. nom
 Wythe av, s w s, 20 s e Clymer st, 20x60, h & l. Henry Lachmund to Rosie Lachmund his wife. All title, val consid and 100
 1st av, s cor 66th st, runs s e 700 to 2d av, x s w 190 to Wakeman pl, x 700 to 1st av, x 190.
 1st av, n w s, at centre line 66th st, runs s w 245 x n w 200 x n w on curve to Wakeman pl, x w to Narrows av, x — to Latting pl, x s w crossing bulkhead line to point under water in n e s 67th st if extended, x s w under water to s w s 67th st if extended, x — to Senator st if extended into bay at point 467.1 n e from n cor Senator st and Narrows av, x s w to point in s w s said Senator st, x s w still under water to s w boundary line of party first part, x n e along pier line to intersection Latting pl, x s e to point 433.6 n w from n w s Narrows av, x n e on curve to s w s Wakeman pl at point 100 n w Narrows av, x n e 30 to centre said Wakeman pl, x s e along same 140 to centre Narrows av, x n e 260 to centre 66th st, x s e 740, reserves right of passage.
 Eliphalet W Bliss to County of Kings. 315,000
 2d av, e s, 45.3 n 86th st, 60x80. Gabriel, Benigno and Miguel Balbin to Frank N Doubleday. 2,500
 3d av, w s, 50.2 s 49th st, 25x100. Fredk W Kassebaum, Schenectady, N Y, to Leopold Peck. *Mt.* \$300. 2,100
 3d av, w s, 42.2 s 16th st, 20.10x97, h & l. Abbie wife of Henry Mosehauer to S W & J A Haviland firm. *Mt.* \$3,500. nom
 5th av, w s, 60 n Union st, 30x69. John D Muller to George Ingram. *Mt.* \$3,000. 6,250
 5th av, w s, 50.2 n 48th st, 25x100. Robert Rosbotham to Lillie and Herman O Binninger. 3,000
 5th av, e s, 75.2 s 52d st, 25x100. }
 52d st, s s, 120 e 5th av, 40x100.2. }
 Winthrop E Collins to Alice M Clark. nom
 6th av, w s, 40 n St Johns pl, 20x90, h & l. Henry Offermann to Anna C Offermann. gift
 6th av, s e cor 1st st, 100x90. Foreclos. Wm J Buttlng to Rachel A Van Kirk. *Mt.* \$26,437. 10,000
 6th av, w s, 52 s 13th st, 16x90, h & l. Grant F Adams to Grant F and Sarah C Adams. Sub to life escat of Dorothy Stryker. nom
 Same property. John C Rose, of Roseton, N Y, to Grant F Adams. 3,300
 6th av, n e cor 59th st, 25.2x100. Elizabeth M Burke widow to John V Joyce. *Mt.* \$647. 1,000
 6th av, n cor 19th st, 20x75. Foreclos. Wm J Buttlng to Herman H Inteman. 4,900
 9th av, easterly cor 68th st, 40x75. William Knoth to Otto Cornell. 600
 10th av, e s, 60 n 71st st, 20x100. Fred C Cocheu to The Bay Ridge Park Impt Co. nom
 12th av, s e cor 42d st, 75x100. Josephine A Linton to Joseph L Halstead. *Mt.* \$800. nom
 Canarsie road, s w cor Davises lane, 195.5 x 149.9x95.7x150.5, h & l. Canarsie. George Edling to Anny Edling. nom
 Coney Island Creek, at intersection division lines land J L Voorhies, J E Stillwell

and S S Stryker, runs n e 930 x n w 485 x n w 130 to meadows, x n w 410 x s e 30 x n w 460 x s e 90 x s w 480 x s 100 x s e and w following windings of ditch 980 to Coney Island Creek, x e 240, contains 87-10 acres. John L Voorhies and Jane E wife of George Stillwell to Joseph A Walsh and Thomas E O'Brien. nom
 Coney Island Creek, s e cor Prospect Park & Coney Island R R, runs 258.7 to upland of party second part, x s e 65.2 x n 157.5 to creek, x 83.9 and 31.5 and 16.11 all along creek to beginning.
 Coney Island Creek, s w cor Prospect Park & Coney Island R R, runs s 284.6 x n w 198.9 on curve, x 198.4 to creek, x 64.11 and 52.10 all along creek to beginning.
 Prospect Park & Coney Island R R, w s, at n line of grantee's property, runs n w 192 on curve x n 177 to upland of grantee, x s e 95.3, with all title in creek.
 Hope M Voorhies, Cornelius Van Sicklen, James H and Courtland V S Cropsey, James R Stillwell, H Nicholas, Annie M and Margt H Cropsey, Roberta I, Walters, Helen W Tripp and Court J Van Sicklen heirs Court Van Sicklen to Abraham Van Sicklen. 50
 New York & Coney Island R R, n s, 115.6 e West 15th st, 25x72.9. Albert D Buschman to Frederick Below. 400
 Shore road, w s, 334.11 s land W W Bennett, 40x120.10. Elizabeth A Thorn to The County of Kings. 3,000
 Village road next n of Neck road, s s, 175.6 e Gravesend av, 98.4x75.6x97.7x75.6. Johanna Moynihan widow to Leonora M O'Connor. 200
 Lots 1-11 includ map of property formerly of N L Martin Bennett et al, Bay Ridge; also land under waters of New York Bay, begins where line dividing lands of grantor herein and N L Martin Bennett and intersects high-water mark and which point is 507.2 w of w s Narrows av, runs w 1.017.9 to pier line, x n 247.6 x e 832.4 x s — x w —. Francis O Matthiessen, Bay Shore, L I, to County of Kings. 37,302
 Lot 28 block 9 Adamsville map. 5-10 parts.
 Lot 276 map B of East New York lots.
 Lot 44 J W Van Siclen map.
 Lot 172 Williamson Homestead.
 Nelson L Robinson and Geo N Ostrander to Phoebe M Van Beuren. *Q. C.* 150
 Lots 1602-1606 inclusive, map N Schenck's heirs, Flatlands. Wm J Daily to Joseph Goetz. 2,000
 Lot begins on line bet Brooklyn City R R Co and Geo S Gelstons at point 361.6 s w Denyse st, runs s w 26.6 to high water line New York Bay, x n w 9.6 x n e 24.9. Release mort. Nina A De la Tourneille formerly Meinell to Geo S Gelston. nom
 Lot 512 block 14 and 652 and 653 block 17 map 730 val building lots, Bath Junction. Chas C Bickman to Wilhelmina James, nom
 Lot 132 map land trustees Reformed Dutch Church, Flatbush. Erskine H Lott to George Reis. 200
 Lots 647, 648 and 654-652 all includ map land Asa W Parker, Bath Beach. Release judgment. Thomas O'Hara to Kate O'Hara. 500
 Lots 20-24 inclusive, map N L M Bennett et al, Bay Ridge; also land under water New York Bay adj. David S Beasley to County of Kings. 32,390
 Parcel of meadow on Hells Gate Creek and Pudney Gut Creek in Jamaica or Flatlands Bay, 4 acres. Town of Flatlands to John H Bogart. 1893. 40
 Same property, error. John H Bogart to Annie M wife of John S Schenck. B & S. 40
 Plot begins at s e point of Long Pol meadow, runs n w 1,400 x s w 125 x s e 1,400 x n e 125, contains 4 acres. Town of Flatlands to Charles Soffeld. 1882. 40
 All title in west 1/2 of old road in front of lots 63 and 65 Saml Anderson property. Robt L Woods to County of Kings. *Q. C.* 100
 Indefinite 30-foot st, parcel begins on division line bet Saml Anderson and Saml Harris at point 203.6 n of an angle in Harris' land and where it intersects Saml Andersons line, 56x85. Phebe H Sayre to County of Kings. 1,050

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.

OCTOBER 18, 19, 21, 22, 23, 24.

Andariese. Chas H to Harriet S Stahmer, Hewes st, n w s, 100 n e Harrison av, 20x65x20x66. Oct. 12, due Nov 1, 1900, 5% \$2,500

Axelsson, Francis G and Josephine to Daniel K De Beixedon, Smith st, No 327, e s, 19.8 s President st, 19.7x75.6x19.7x76.4. Oct 16, 1 year, 5 %.

Same to same Fulton st, s s, 82.2 w New York av, runs s 80 x w 6.10 x s 20 x w 26.4 x n 100 to st, x e 33.2. Oct 19, 1 year, 5 %.

\$8,500. Oct 22, due Oct 23, 1898, 5 %.

Ingraham, Henry C M to Mark Hoyt, New York. Clinton av, w s, 201 n Gates av, 65.1x200 to Vanderbilt av. P M. Oct 9, 5 years, 4 1/2 % 40,000

Israel, Abraham L to John G Price. Eldert st, s e s, 182 s w Central av, 18x100. Oct 18, 3 years. 400

Inteman, Herman H to Henry D Bultman. 6th av, north cor 19th st, 20x75. P M. Oct 23, 3 years. 5 % 3,250

Same to William Koster. Same property. 2d mort. Oct 23, 1 year. 1,788

Jacoby, Julius to Dime Savings Bank, Williamsburg. Nostrand av, w s, 125 s Flushing av, 25x100. Oct 22, 1 year, 5 % 6,000

Janson, George and Amalie his wife to Christine Berlinger. Stanhope st, s e s, 150 n e Knickerbocker av, 25x100. Oct 19, 3 years, 5 % 3,000

Keim, Anna E mortgagor with Mary Lambert. Extension of mort. Oct 17. nom

Kloppenburger, Sarah wife of and Geo W to Geo F Lotterle. Evergreen av, n e s, 83.8 n w Grove st, 18.4x84.5x18x80.10. Oct 21, 3 years, 5 % 2,000

Kohlhepp, Maria D to Mary J Balz as extrx Philip L Balz, Jr. Marion st, n s, 350 e Patchen av, 25x100. Oct 15, due July 1, 1898. 5 % 2,100

Krackowizer, Richd F to Germania Savings Bank, Kings County. Court st, w s, 63.4 s Hamilton av, 20x100, Oct 19, 1 year, 5 % gold, 5,000

Kunzweiler, Anna M to Germania Real Estate and Impt Co. Canarsie av, s e cor East 35th st, 100x36.9x100x39.3. Oct 17, 3 years. 225

Kenna, Thomas P to Williamsburgh Savings Bank. North 6th st, s s, 20 e Berry st, 20x50. Oct 22, 1 year, 5 % 1,750

Koch, Edwd F and Regina his wife to Fanny A Mathews. Av N, s e cor East 92d st, runs s 165.7 x e 205 to Canarsie road, x n along same 90 to Av N, x w 175.9, error. Oct 19, 5 years. 2,300

Kaepfel, Charles to Title Guarantee and Trust Co. Spencer court, w s, 21 n Kosciusko st, 19.9x100. Oct 22, 3 years, 5 % 4,500

Same to same. Spencer court, n w cor Kosciusko st, 21x100. Oct 22, 3 years, 5 % 9,500

Kelly, Margaret to East New York Savings Bank. Linwood st, s e cor Belmont av, 25x100. Oct 22, 1 year. 4,000

Same to same. Linwood st, e s, 25 s Belmont av, 4 lots, each 18.9x100. 4 morts, each \$1,800. Oct 22, 1 year. 7,200

Krause, Philip and Mary his wife, Lackawaxen, Pa, to Solomon Rubin. Riverdale av, n s, 37.6 w Osborn st, 19x100. Oct 17, 3 years. 850

Kiesel, Chas J to James Bolton, Stanton, N J. Market st, n w cor Weldon st, 25x100. Oct 23, due April 23, 1896. 500

Kieser, Emil and Annie his wife to Francis T Johnson, Hollis, L I. Evergreen av. P M. Oct 23, 2 years, 5 % 500

Kloppenburger, Geo W to John Mitchell and Charles Herr. Stuyvesant av, n e cor Quincy st. P M. Oct 17, 3 months. 1,000

Kordes, Catherine to John W Sutton. Howard av, w s, 43.9 n Marion st, 3 lots, each 18.9x75. 3 morts, each \$1,200. Oct 24, 3 years, 5 % 3,600

Same to same. Marion st, n s, 75 w Howard av, 18.6x100. Oct 24, 3 years, 5 % 1,200

Same to same. Howard av, w s, 24.6 n Marion st, runs w 38 x n 0.6 x w 37 x n 18.9 x e 75 to av, x s 19.3. Oct 24, 3 years, 5 % 1,000

Loosey, Peter I. Flatlands, L I, to John H Ireland. Rockaway av, e s, 150 s Av G. P M. Sept 1, 2 years. 275

Lafemina, Diego and Carolina his wife to Vincenzo Baraniello. Navy st, e s, 70.10 s Tillary st, 21.6x76x15x79. Oct 14, 6 years. 500

Laurence, Nellie E to Mary F Moorhouse. Court st, s e s, 56 n e Sackett st, 21x97 in two courses, x21x97.6 in two courses. Oct 21, due Nov 1, 1896. 500

Lennox, Chas S S to G Lawrence Perkins. Willow st, s e s, 392.3 n e Pierrepont st, 35.5x100x35.1x100. Oct 10, 5 years, 5 % gold, 10,000

Lindbloom, Charles to Sylvester Armstrong. Hendrix st, e s, 175 n Blake av, 25x100. July 26, 1 year. (Discharged) 1,050

Linton, Josephine A to Stephen C Halstead. Clarkson st, s s, 685 e Flatbush av, 40x200. Oct 18, due Nov 1, 1898, 5 % 600

Luning, Christina to Beadleston & Woerz. Bergen st, No 1869. Lease. Oct 16, demand. 331

Marshall, Robt T to Chas M and Frederic B Pratt. St Felix st, e s, 120 s Lafayette av, 15x85. Oct 18, installs. 2,000

Ments, Frederick to Beadleston & Woerz. Bedford av, No 1167. Lease. Oct 15, demand, 4 % 5,500

Ments, Franceska to Beadleston & Woerz. St Nicholas av, w s, 60 s Greene av, 20x90. Oct 15, demand. 5,500

Meyer, Fanny to Henry and Maria Minck as extrs will Theodore Minck. Kosciusko st, n s, 223.6 w Reid av, 19.2x100. Oct 18, 3 years, 5 % 1,500

Meyer, Theresa to Louisa D P Hibbard. Yonkers, N Y. Pennsylvania av, e s P M. Oct 8, 5 years, 5 % 1,500

Muller, William and Sarah his wife to Albert H W Van Siclen. Sutter av, s e cor Hendrix st, 50x100. Oct 17, 3 years. 200

Meitze, Fredk J and Emil to Margaret

Schauf, Floyd st. Oct 21, 3 years, 5 % 3,000

See Conveys-

Muldowney, Frank to C W Wilson trustee for Yellow Pine Co, Brooklyn Lumber Co, Jacob May, W and T B Conklin, Geo M Reilly, Henry Beig, Nicholas Ryan, Frank D Creamer, Thomas Dixon, Sayre & Fisher, Elias Iversen, Danl E Farrell and Mrs Murray. 2d pl, n s, 125 w Court st, runs n 93.10 x w 26 x n 6.2 x w 49 x s 100 to 2d pl, x e 75. Mt. \$34,000. Oct 8, due Feb 10, 1896. 5,000

Myers, Edwd M and Ella M his wife to New York Building Loan Banking Co. Hendrix st, e s, 175 n Blake av, 25x100. Oct 1, installs. 3,600

McCaill, Wm E and Libbie his wife to Thomas Victory. Bergen st, s s, 370 e Vanderbilt av, 25x131. Oct 17, 3 years, 5 % 2,500

McCoy, Jennie S wife of and Wm J and Margaret J wife of and Frank Wilson to The Brooklyn Savings Bank. Degraw st, n s, 80 e Smith st, 19.8x50.4. Oct 5, 1 year, 5 % (Corrects error as to amount in issue of Oct 12, 1895.) 2,500

McKane, William, Theodore, Robt H, Geo W, James and Martha to Douglass Conkling trustee will Geo G Weekes. Anthony st now East 23d st, w s, 408 n Emmons av, 35x127. Oct 11, 2 years. 1,400

McKennee, T Corning to Augusta P Price. 58th st, n s, 480 e 4th av, 20x100.2. Secures material and labor. Sub to mort \$12,500. Oct 17. 300

McMahon, James F to Hamilton Co-operative Building and Loan Assoc. 4th pl. P M. Oct 16, installs. 2,500

McNally, Patrick to Esther R Barton. Oakland st, e s, 95 n Norman av, 25x100. Oct 17, 5 years, 5 % 1,000

McCormick, James to H Margaret Dunn. North Portland av, w s, 202.10 n Park av, 19.9x85. Oct 18, due Oct 14, 1900. 5 % 800

Martin, Mary E to Chas H Smith. Concord st. P M. Sept 18, due Aug 1, 1898, without int. 75

MacDonald, Esther S to Fanny P Robertson. Cumberland st, w s, 396.10 n Atlantic av, 20x100. July 15, 3 years, 5 % 300

McGivern, Mary A to Charlotte G Harward, Bath, Me. 6th av, n w s, 23.5 s w St Marks pl, runs s w 20 x n w 105.5 x n e 19.9 x s e 36.10 x n e 0.6 x s e 48.1 x s w 0.6 x s e 20.6. Oct 24, due Nov 1, 1898. 5 % 7,500

McMullen, Margaret to Theo E and Geo W Green exrs William Green. Lorimer st, s w cor Richardson st, 25x100. Oct 23, due Feb 17, 1898. 200

Miller, Franklin E and Carrie his wife to Theodore Leuthauser, Newark, N J. Jefferson av. P M. Oct 22, 2 years. 1,000

Oppermann, Conrad and Annie his wife to Title Guarantee and Trust Co. Hudson av, e s, 75.5 n Lafayette st, 25x100.5. Oct 21, 3 years, 5 % 1,500

O'Hara, Kate wife of and Thomas to Sarah F and Fanny S Mead and ano exrs John J Studwell. Lots 647 and 648 map Asa W Parker's property, Bath Beach, and all title in Bay 11th st and Bennetts lane. Oct 18, due Nov 18, 1898. 2,200

Same to same. Lots 656 and 657 same map and all title in Bay 11th st and Bennetts lane. Oct 18, due Nov 18, 1898. 2,100

Same to same. Lots 654 and 655 same map and all title in Bay 11th st and Bennetts lane. Oct 18, due Nov 18, 1898. 2,100

Same to same. Lots 658 and 659 same map. Oct 18, due Nov 18, 1898. 2,000

Same to same. Lots 660, 661 and 662 same map. Oct 18, due Nov 18, 1898. 2,100

O'Reilly, Isabella to Maggie Galligan, Cal-nough Cavan, Ireland. 11th av, e cor 66th st, 80x100. Oct 1, due Oct 3, 1896. 5 % 8,500

O'Brien, John S, Mary A and Elizabeth C to Henry Kettelhodt. 38th st, n s, 150 e 4th av, 25x100.2. Oct 21, 5 years. 800

Peterson, Chas G to The Title Guarantee and Trust Co. 1st st, s w s, 122.10 n w 8th av, runs n w 20.6 x s w 58.3 x s e 0.6 x s w to point 100 s w 1st st, x s e 20 x n e 100 to beginning. Oct 23, 3 years, 5 % 8,500

Patterson, Elida wife of Victor to Martense B Story trustee Isaac Orr dec'd. 58th st, n s, 300 w 3d av, 100x100.2. Oct 19, demand. 14,000

Peters, Elizabeth, New York, to Maggie Kuhn. Willoughby av, n w cor Sumner av, 76x100. Oct 17, 2 years. 2,000

Pietschmann, John A J to Margaret C Bears. 57th st, n s, 180 w 4th av, 20x102.2. Oct 17, 3 years, 5 % 3,500

Same to same. 57th st, n s, 200 w 4th av, 20x100.2. Oct 17, 3 years, 5 % 3,500

Potts, John to Otto E Reimer. Dean st, s s, 100 e Rockaway av, 25x107.2. Oct 16, 1 year. 500

Pollard, Margt E, Cath E and Wilhelmina by John J Roche special guard to Title Guarantee and Trust Co. Woodhull st, n w cor Hicks st, 20x100. Oct 21, 3 years, 5 % 6,000

Pate, William to Nellie H and Alice L Pate. Warren st, s s, 162.6 w Court st, 22x99.10. Oct 22, due Nov 1, 1898. 5 % 4,700

Reller, Minnie to Peter Doelger. 44th st, s s, 432 e 3d av, 40x100.2. Oct 22, 3 years, 5 % 300

Reilly, Kate to Emily Rueger. Glenmore av, n e cor Montauk av, 80x90; Montauk

av, e s, 90 n Glenmore av, 20x100. Oct 19, 3 months, 5 % 1,500

Reilly, Andrew and Mary his wife to Mutual Benefit Loan and Building Co. Flushing av, No 8. Oct 17, installs. 200

Remsen, Harriet L wife of George H to Ludwig Levy. Ainslie st, n s, 50 e Leonard st, 25x95.2x25.3x91. Oct 17, 3 years, 5 % 600

Remsen, Joanna to Anna M Bennett and Wm H Allgeo exrs, &c, Cornelius Bennett. Hunterly road, southerly cor Church av, runs s e 288.1 to centre line East 59th st, x s w 100 x n w 326.8 to road, x n e 110.9. Oct 18, 3 years, 5 % 5,500

Reed, Geo E to Augustus S Bedell. Putnam av. P M. Oct 22, 3 years. 1,800

Sanguinnetto, Sarah to James McKane. Parcel No 17 map water grants, Gravesend Bay, 101.7x4.064x100x4.081.7; also part of lot 4 map of G & S Stryker and heirs of T Stryker, Gravesend Bay, 100x300. Oct 19, 10 years. 1,600

Shackleton, Wm A to The Millinery Building and Loan Assoc. Herkimer st, s e cor Rockaway av, 17.6x80. Oct 11, installs. 3,250

Shepherd, Caleb W to Title Guarantee and Trust Co. Macon st, n s, 335 w Marcy av, 20x100. Oct 22, 3 years, 5 % 5,000

Sherwin, Rachel E wife of and William to Catharine A Tyler. 55th st, s w s, 140 n w 6th av, 40x100.2. P M. Oct 21, due Nov 1, 1898. 1,000

Sherwin, Rachel E to Mutual Benefit Loan and Building Co. Same property. Sub to mort \$1,000, which said Co assumes. Oct 21, installs. 200

Simrock, Margaretha, New York, to Title Guarantee and Trust Co. Bleecker st, s e s, 225 n e Hamburg av, 25x100. Oct 21, 3 years, 5 % 3,750

Same to Johanna Lehmann. Same property. Sub to mort \$3,750. Oct 21, 3 years, 5 % 450

Same to same. Bleecker st, s e s, 125 n e Hamburg av, 25x100. P M. Oct 21, 3 years, 5 % 450

Schneider, Sebastian and Margaretha his wife to Michael Seitz. Av D, n s, centre line. extends from centre line East 3d to East 4th st, lots 1-17 and 74-80 block 12, all inclusive, map of Ocean Parkway and Park lots. Oct 9, 3 years, 5 % 969

Scholl, Joseph to John C Schenck. De Sales pl, s e s, 299.9 n e Bushwick av Boulevard, 50x100. Oct 22, 1 year. 2,150

Schuenemann, William to Title Guarantee and Trust Co. Butler st, n s, 326.8 e Rogers av, 16.8x127.9. Oct 23, 3 years, 5 % 1,500

Snedeker, Elbert to John Morten. Greene av, n s, 45 e Grand av, 15x100; Greene av, n s, 135 e Grand av, 15x100. Sept 6, 2 years. 2,000

Schaffner, Chas E, New York, to New York Real Estate Guarantee Co. 7th av, s e s, extends from 1st to 2d st, 200x97.10. Sept 30, 1 year, 5 % 20,000

Schurr, Lina wife of Elegius to Charles Loh. Stanhope st, s s, 23.10 w Myrtle av, 23.10x106.4x23.10x105.10. Oct 18, 3 years, 5 % 900

Seitz, Mildred E to Elizabeth J Rushe. Stuyvesant av, w s, 80 n Halsey st, 20x100. P M. Oct 17, 1 year. 1,000

Simons, Geo H to Chas W Cooper. Bushwick av, n e s, 33.4 n w Palmetto st, 16.8 x80. Oct 21, due Dec 1, 1898, 5 % 250

Smith, Arrinda W wife of Frank V, Roslyn, L I, to Jacob W Lockwood. South 9th st, n s, 125 w Roebing st, 25x106x25.1x103.11. Oct 18, 1 year. 1,500

Staylor, Frederic, Norwich, Conn, and Emily G Griswold, New York, heirs Ellen Staylor to Title Guarantee and Trust Co. Bay 19th st, n w cor Bath av, 57x78.9. Oct 16, due Oct 19, 1898, 5 % 4,200

Steinberg, Annie to Herbert C Smith. Stone av, e s, 100 n Blake av, 25x100. P M. Oct 2, installs. 230

Stoohoff, Christian D to Title Guarantee and Trust Co. Hancock st, s s, 140 e Stuyvesant av, 20x100. Oct 17, 3 years, 5 % 2,250

Same to same. Hancock st, s s, 100 e Stuyvesant av, 20x100. Oct 17, 3 years, 5 % 2,250

Swany, Arthur A, Morris Park, L I, to Charles Lindbloom. Hendrix st, e s, 175 n Blake av, 25x100. Oct 9, installs. 750

Szpeeno, Joseph and Katie his wife to Adolph Kiendl. Lot 330 block 11 map estate Jacob D Snediker, 26th Ward. Oct 17, 3 years. 500

Schaefer, John to Peter Fisher, Jr, and Ellen his wife. Central av, cor Ralph st. P M. Oct 23, 3 years, 5 % 1,100

Schmidt, Wilhelm F mortgagor with Theodor Lorenkowitz. Extension mort. Oct 21. nom

Schwaeble, Agnes to August Weber. Hinsdale st, e s, 125 n Sutter av, 25x100. Oct 19, installs. 175

Tompkins, Susie R, New York, to Annie wife of Albert W Gunn. Jefferson av. P M. Oct 15, installs, 5 % 1,950

Tellefson, Thomas to Mary Johnson. Dwight st. P M. Oct 17, 5 years, 5 % 500

Terry, David to Willis H Young. Decatur st, n s, 90.4 w Ralph av, 18x100. Oct 1, 6 months, 5 % 500

Terrett, Horatio N, Woodside, L I, to Emma Reiner. South 4th st, s s, 62.6 e 5th st, 21x69. Sept 23, 1 year, 5 % 1,250

Thomas, Edwd B to Louise Bostwick, New York. Remsen st, n s, 254 e Hicks st, 25x100. Oct 17, 1 year 3,000
 Tuck, Wm H to Harry Held. Warwick st, No 210, e s, 100 n Liberty av, 25x90. Oct 17, 4 years. 800
 Trombetta, Alexander to Sarah F Mead. Douglass st, n s, 140 w Franklin av, 20x131. Oct 18, due Nov 1, 1898. 7,500
 von Welden, Alfred, New York, to James D Lynch. 81st st, n e s, 240 s e 21st av, 60x100. Oct 8, due Oct 21. 3,000
 Waish, Joseph A and Thos E O'Brien to John L Voorhies and Jane E wife of Geo Stillwell. Coney Island Creek. P M. Oct 21, 2 years. 5%. 2,500
 Wellbrock, Henry to Henry F Rosenbrock. Sumner av, s w cor Monroe st, 23x90. Oct 22, due July 1, 1900, 5%. 5,000
 Wilson, Josephine B, Canarsie, L I, to Peter W Von Ahnen. Lots 921-934 includ map heirs N Schenck, Jr, Canarsie. Oct 21, due Oct 1, 1898. 500
 Wade, John A to Peter M Watt, Providence, R I, and Mary E Watt, Brooklyn, exrs James Watt. 51st st. P M. Oct 19, 3 years. 5%. 2,500
 Wade, John A to Lottie N Palmer. 51st st, s s, 160 e 5th av, 20x100. Oct 18, 1 year. 600
 Same to E S Calvert. 51st st, s s, 120 e 5th av, 3 lots, each 20x100. 3 morts, each \$2,700. Oct 21, due May 1, 1896. 8,100
 White, Sarah A wife of and George to Charles Frey. Clarkson st, s s, 875 e Main st, Flatbush, 50x200. Oct 19, 2 years. 5%. 500
 Wise, William to Title Guarantee and Trust Co. Fulton st, e s, 28 n land St Ann's Church, runs e to land N Y and Brooklyn Bridge, x n 20.2 x w to st, x s 20.8. Oct 18, 3 years. 5%. 7,000
 Whitney, Cordelia C wife of and Albert B to Mutual Life Ins Co, New York. Court st, s e cor Dean st, 50.4x92.3x50x98.9. Oct 21, 1 year. 5%. 18,000
 Woltreck, Herman C to Fred L Hart. Arlington av, s e cor Ashford st. P M. Sub to morts \$5,750. Sept 30, installs. 2,750
 Wood, Louis F and Rachel F, his wife to Michl J Dodsworth, Summit, N J. Bay 14th st, w s, 100 s Benson av, 50x108.4. Oct 18, 3 years. 1,500
 Woodward, Wm H to William Schroeder. Pearl st, w s, 75 n Nassau st, 25x80.6. P M. Oct 21, 2 years. 5%. 800
 Same to same. Pearl st, w s, 100 n Nassau st, 16x75, error. Oct 21, 2 years. 5%. 437
 Wunderlich, Joseph to Germania Real Estate and Impt Co. Av D, n s. P M. Oct 22, demand, 5%. 600

MORTGAGES—ASSIGNMENTS.

OCTOBER 18 TO 24—INCLUSIVE.

Byrne, Mary E, New York, to Mary A Cooper, Babylon, L I. 5,000
 Brown, Richd De Mill exr Kate Stanley to Richard De Mill Brown. nom
 Butler, Orlando W and Geo P exrs Charity M Butler to Caroline McHeuch or McHench. 750
 Carley, Wm A to Fredk W Starr. 900
 Cranford, Geo C to Robt W Hafl. nom
 Calhoun, Margt C, New York, to Ida Antonides and ano exrs John Antonides. 1,000
 Chanler, Winthrop A and Lewis S exrs John W Chanler to Anna Wasserman. 6,000
 Cohen, Solomon, New York, to Henry Goldberg, New York. 3,000
 Donnellon, Cornelius to Clarissa N Blum, New York. 13,750
 Driver, Wm J to Mary Fitzgerald. 1,500
 Deraimes, John A exr Margaret L Deraimes to Mary K Ogden, Orange N J. 2,039
 Dodsworth, Michl J, Summit, N J, to Archibald Young. nom
 Finley, Mary E to Long Island Loan and Trust Co. 3,000
 Galligan, Maggie, Calnough, Cavan Co, Ireland, to Walter S Dacey, New York. nom
 Gastmeyer, Chas F to Frederick Ehlers. nom
 Gebhard, Elizabeth wife of and Jacob formerly Hafner to Charles Bernel. 600
 Goundie, Wm T to James Gascoine individ and with ano exrs John G Cozine. nom
 Harding, Emma F to Charlotte C Harding. 600
 Henni, Friederizka to Louis Bossert. 1,600
 Hommel, Chas D to Frederick Hornby. nom
 Hurlburt, Lawrence to David A Fithian. 500
 Hamilton, Alfred to Stephen Martin. 3,011
 Kane, Michael to Patrick Bohan. 982
 Kletty, Lina to Charles Mensher. 100
 Knox, Effe V V wife of Chas H to Edwd J Backenstos. 2,250
 Ledoux, Paul W to Irving Fish, New York. 550
 Ledoux, Paul W to Hamilton Trust Co. 6,000
 Murdock, Uriel A, New York, to Harry W Linsor. 1868. 1,500
 Macdonald, Pauline V to Gertrude R Sackett. 1,000
 McKeefrey, John to Benj H Body. 1,000
 Michaels, Eliza A to Julia Michaels. nom
 Mount, Joseph E, New York, to D McLean Shaw. 1,000
 Meserole, Cath M to Van Buren Clark. 2,712
 Manneschmidt, Margaretha to Louis Bossert. nom
 Manneschmidt, Isaac to same. nom
 Manneschmidt, Jacob to same. 4 assigns. nom

McGregor, Ann to Wm J Driver. 500
 Miles, Matthew M, New York to John H Miles. 1,200
 Muller, Julius to Katie Riehm. 400
 Nieland, Henry, Jr, to Elise Danancher. nom
 Osswald, Andreas to Ferdinand Krooss. 1,200
 Reynolds, Matthias T trustee to George Schuchman, New York. 500
 Schroder, Fredk R to William Wilke. 3,000
 Sloane, Chas W as exr will Eliza M Sloane to Thos O'C Sloane, South Orange, N J. nom
 Skelton, Christopher P to Alanson W Adams. nom
 Smith, Percival C to Chas M Field. nom
 Sprague, Nathan T, Brandon, Vt, to Long Island Bank. 1,200
 Title Guarantee and Trust Co to Robt J Wilkin. 300
 Same to same. 250
 Same to The Methodist Episcopal Hospital. 5,500
 Same to Lewis D Mason. 6,000
 Same to Henry W Bartol, Ellis D Williams et al trustees under will B H Bartol for Emma J and Henry W Bartol, Ellen K Brazier and Sita B Register. 9,000
 Title Guarantee and Trust Co to Victoria A McKenzie, Plainfield, N J. 15,000
 Same to sar e. 20,000
 Same to G. o R Lockwood as trustee estate Roe Lockwood. 5,500
 Same to same. 6,500
 Same to The Church Charity Foundation of Long Island. 6 assigns, each \$1,500. 27,000
 Same to Wm M Ingraham. 1,200
 Title Guarantee and Trust Co to Robt A Ryons. 3,500
 Same to Henry W Bartol et al trustees will B H Bartol for Emma J and Henry W Bartol, Ellen K Brazier and Sita B Register. 6,500
 Same to Minnie F Lambert. 5,000
 Same to Geo W Roderick. 6,500
 Title Guarantee and Trust Co to Margt R McGowan. 3,000
 Same to Peekskill Savings Bank. 2,800
 Same to same. 2,000
 Same to same. 3,500
 Same to same. 2 assigns, each \$2,750. 5,500
 Same to same. 1,600
 Same to same. 4 assigns, each \$2,100. 8,400
 Same to same. 8,500
 Same to Hoagland Laboratory. 2,000
 Same to Frances T Ingraham. 1,500
 Same to Henry W Bartoe et al trustees B H Bartoe for Emma J and Henry W Bartoe or Bartol, Sita B Register and Ellen K Brazier. 12,000
 Wagstaff, Henrietta A E to Mary E McDermott. 1,000
 Waldron, Marie, New York, to Joseph E Mount, New York. 1,000
 Weber, Peter to the estate Leonard Eppig. 2,900
 Wentz, Theodore to James G Wentz. 3,750
 Wilson, John H to Cassine G Wilson. nom
 Wilson, Cassine G as guard Edwd C, John H and Arthur E Wilson and admrx Edwd C Wilson to Cassine G Wilson. 5,000

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.

Oct

17 Assip, John—S H Rothfeld. \$74 62
 17 Atlantic Av R R Co—W A Northridge. 5,393 99
 17 Arens, Theodore E—E Eising. 124 32
 19 Arens, Theodore—A Fisher. 599 22
 19 Aronson, Barnett—C C Huennerhoff. 246 45
 22 Arens, Theodore E—W Endemann. 64 47
 22 Abbott, Warren G—Abbott-Katz Brewing Co. 78 66
 24 Arens, Theo E—A M Meyer. 317 53
 17 Bauer, Louisa—C Cohen. 155 35
 17 Ballard, Henry Y—A M Payne. 249 83
 18 Burkhardt, Nicholas—G Liesegang. 127 15
 18 Burkhardt, Mary A—G Liesegang. 127 15
 19 Benger, Fred—P Barrowman. 227 60
 19 Brueland, Rosmus—National Lead Co. 109 30
 22 Brown, William B—D Ryan. 351 71
 22 Berri, Eugene D—Thos B Rutan. 2,028 72
 24 Brush, Thos H—Durham House Drainage Co, New York. 1,757 38
 23 Bryant, Lucie—J S Loomis. 130 09
 23 Brown, James E—A Alexander. 76 05
 24 Bubbs, Louis—John W Mehl. 97 99
 24 Berri, Eugene D—H W Wheeler. 828 14
 24 Baker, Mary O—Richardson & Boynton Co. 461 12
 24 Berris, Michael—S Liebmann's Sons Brewing Co. 101 05
 19 Cannabello, Margaret—W Davison. 137 99
 21 Coughlin, J Robert—H T Slosson. 165 35
 22 Cowan, John J—The American News Co. 574 06
 22 the same—Hurst & Co. 85 42
 22 the same—A L Burt. 222 17

22 the same—The Merriam Co. 225 7
 22 the same—W C Allison. 99 1
 22 the same—R Tuck, Sons & Co. 95 86
 22 the same—J Pott. 96 25
 22 the same—The Cassell Publishing Co. 92 98
 22 Cleary, James—The People State of N Y. 123 12
 22 Culver, Weeks W—J Moore. 96 84
 22 Carroll, Maurice J—F H Betts. 116 12
 23 Curry, William—L Hurst. (D) 1,588 79
 23 Cummings, Thos J—Manhattan College. 339 23
 24 Crosby, Francis A—R P Wood. 240 07
 18 Dowling, John—W E Hayward. 1,125 01
 18 Dallimore—J M Young. 509 11
 18 Duffly, Philip—F Munch Brewing Co. 54 25
 21 Doody, Daniel—The Yardley Nat Bank. 1,149 76
 21 Duryea, Chas B—D Riglander. 53 95
 19 Darrin, Frank W—G W Venable. 79 00
 22 Ditmar, George—W Endemann. 64 67
 22 Doerffler, David—J Manneschmidt. 31 27
 24 Ditmar, Minnie—A M Meyer. 317 53
 18 Eggert, William—The Bowery Bank. (D) 13,142 89
 18 Eldridge, Geo A—N L Terrel. 132 26
 18 Evans, George W—W Samuel. 238 49
 21 Evans, Mary—The National City Bank. 30 00
 21 Eldridge, David H—O Runge. 166 29
 23 Erdmann, Henry—O Rothmund. 89 50
 24 Everett, Saml H—E A Redfern. 355 58
 18 Foote, A L G W—J T Norton. 557 32
 19 Fishbourne, Robert—P Barrowman. 227 60
 21 Frankel, Herman—J P Smith. 192 43
 21 Fanshaw, William H—the same. 192 43
 21 Frankel, Herman—the same. 143 25
 21 Fanshaw, William H—the same. 143 25
 21 Fagan, Walter J—H T Slosson. 165 35
 21 Fagan, Herbert S—H T Slosson. 165 35
 18 Foote, A L G Williams—J T Norton. 557 32
 19 Fishbourne, Robert—P Borrowman. 227 60
 21 Fanshaw, Wm H } J P Smith. 192 43
 Frankel, Herman }
 the same—the same. 143 25
 21 Fagan, Walter I } H T Slosson. 165 35
 Fagan, Herbert S }
 23 Fanshaw, Wm H } India Wharf Brew-
 Fanshaw, Herman } ing Co. 139 10
 24 Furey, Robert—Martin Worn Mfg Co. 24 25
 24 Foote, A C G W—J T Norton. 2,593 63
 17 Greene, Geo W—Washington Life Ins Co. (D) 2,003 67
 18 Gans, Conrad—Vollkommer & Co. 44 68
 21 Gottschald, Paul H—J Klueg. 52 25
 22 Gronewald, Adam—J Fetner. 11 25
 17 Hafl, Ezra W—The Long Island R R Co. 66 26
 17 Heilman, Sarah—A Reich. 12 18
 17 Harned, George S—A Brumme. 291 53
 17 Harned, Samuel—A Brumme. 109 85
 17 Hennessy, John—A M Stein. 109 85
 18 Hanley, James—The J M Young Importing Co. 113 09
 18 Hanley, Henry E—the same. 113 09
 19 Hiller, George—Obermeyer & Liebmann. 446 44
 19 Hiller, Kreszenz—the same. 446 44
 19 Hiller, George—the same. 154 02
 19 Hiller, Kreszenz—the same. 154 02
 21 Harrigan, John C—A V Gearon. 106 16
 21 Hamann, Sarah A—I Alkus. (D) 3,817 47
 21 Hobby, Benj F—The Yardley Nat Bank. 1,149 76
 21 Hamburger, Julius G—D Riglander. 53 95
 21 Hughes, John—C Torres. 35 56
 22 Hollenrieder, Anna—F M Thieriot. (D) 5,232 23
 22 Hollenrieder, Benoit—the same. (D) 5,232 23
 22 Hanley, James—L Brass. 213 74
 22 Hanley, Henry E—L Brass. 213 74
 22 Hoerlein, Sophie E—S Weiss. 53 80
 22 Hall, Isaac—B Goetz Mfg Co. 312 53
 23 Halpine, Patrick—S S Mundv. 287 15
 23 Hoffman, Geo—Magdalena Hoffman. 57 97
 24 Hendrickson, George—J W Mehl. 131 76
 18 Inmann Bros—J T Norton. 557 32
 22 Irvine, John—People of State of N Y. 1,073 38
 21 Isaacs, John—Geo W Kehoe. 135 52
 24 Isaacsen, Harry—H Stern as pres. 26 80
 24 Inman Bros Construction Co—J T Norton. 2,593 63
 17 Jones, George—P J Brady. 34 85
 18 Kings Co Elevated R R Co—E Flynn. 2,766 30
 18 Kittle, Dow S—F W Douglas. 1,282 05
 19 Kings Co Hygienic Ice Co—Coney Island Fuel Gas and Light Co. 1,476 42
 19 Kreiger, Theodore—C F Matilage. 212 62
 21 Kehoe, George W—J Isaacs. 135 52
 24 Kerstein, Herman—J Schmitt. 34 75
 16 Kent, John F—Thos Garner. 450 08
 24 Kowenhoven, John J—W Hopkins. 1,992 03
 24 Kerstein, Herman—J Schmitt. 34 75
 17 Logan Club—W F Hollwedel. 241 95
 18 Lafreniere, Chas V—Wallabout Bank. 278 60
 19 Lawless, Mary—D M Koehler & Son Co. 88 25
 21 Lutz, George—E L Winthrop. 132 08
 21 Lamoreaux, Clarence A—S Levy. 264 00
 21 Lorenzo, Rocco—R Polesi. 63 10
 22 Lane, James W—M Zweifel. 64 10
 22 Lynam, Peter J—J Hueston. 164 72
 22 Lynch, David T—W Morse. 147 07
 23 Lembik, Louis—C Engs. (D) 437 15

1878—Bedford av, e s, 24 s De Kalb av, underpin south wall; cost, \$110; D Drissler, 1013 Bedford av; b'rs, E Jones & Son, 101 Kosciusko st.

1879—86th st, n e cor 19th av, small tower on top of building, interior alterations; cost, \$500; P F Gladding, 86th st and 18th av; ar't, P F Higgs, 36 Union sq, New York.

1880—Concord st, No 165, add 2-sty and basement frame extension, 25x7; cost, \$500; F E Penfold, on premises; b'rs, J A Kennedy & Son, 175 Frontst.

1881—Rogers av, s e cor Church av, add 1-sty frame extension, 21.8x24; cost, \$1,600; Mrs M Mowlem, 3 Tennis court; ar't, Geo J Craigen, 95 Butler st, 29th Ward; b'r, not selected.

1882—Glenmore av, s s, 50 w Warwick st, add 1-sty frame extension, 12x18; cost, \$350; John Grossmann, 427 Glenmore av; ar't, Chas Infanger, Atlantic and Georgia avs; b'r, Wm Richter, Eastern Parkway and Warwick st.

1883—Washington st, No 272, add 1-sty frame extension, 15x10; cost, \$100; J A McLaughlin, on premises; b'r, D Defelippi, 65 Liberty st.

GENERAL ASSIGNMENTS.

Oct. — Driscoll, Edward (furniture dealer, 102 and 104 Myrtle av) to Herman H Baker; preferences, \$400.

COMING JUDICIAL SALES.

SALES TO BE HELD AT THE REAL ESTATE EXCHANGE, 189 AND 191 MONTAGUE STREET, EXCEPT AS OTHERWISE STATED.

OCTOBER 28.

Flatbush av, No 142, s s, — to Pacific st, 3-sty brk store and dwell'g and No 601 Pacific st, n s, 4-sty brk dwell'g. Covert st, No 75, n s, 311.4 e Bushwick av, 15.11 x100, 2-sty frame (brk filled) dwell'g; assessed value, \$2,000.

OCTOBER 29.

Eastern Parkway, No 2456, s e cor Essex st, 24 10x100, 3-sty frame store and tenem't. Eastern Parkway, No 2462, s s, 24.10 e Essex st, 28 1x100, 2-sty frame store and tenem't.

OCTOBER 30.

Sumpter st, No 231, n s, 125 e Saratoga av, 18x100, 2-sty and basement frame (brk filled) dwell'g; assessed value, \$2,500; by John J A Rogers ref, at County Court House.

OCTOBER 31.

Bleeker st, Nos 325-333, n w s, 230 n e Irving av, 9 x100, five 3-sty frame dwell'gs; assessed value, \$2,100 each. Dean st, s s, 210 e New York av, 25x114.5, 3-sty brk dwell'g; assessed value, \$12,500.

NOVEMBER 1.

Pacific st, No 552, s w cor 4th av, 15x80, 3-sty brk dwell'g; partition; by J L Brumley. Hewes st, No 200, s s, 267.8 e Lee av, 65.8x100, 3-sty brk dwell'g, rest vacant; assessed value, \$3,400 on No 200 and \$1,200 each on vacant lots; by T A Kerrigan, at 45 Broadway.

Greene av, n s, 170 w St Nicholas av, 20x100, vacant; partition; assessed value, \$400. Tillary st, No 144, s s, 75 w Duffield st, 25.3x100, 2-sty frame dwell'g; assessed value, \$1,600.

GIS PENDENS.

OCTOBER 16.

Greene st, s s, 150 w Provost st, 50x100, Geo H Perry agt John Kellner; att'y, G H Perry.

OCTOBER 17.

7th av, s e s, 100 n e 18th st, 17x72, Joseph O'Loughlin agt Rosa Ganley; partition; att'y, Hy M McKean. Somers st, n s, 295 w Rockaway av, 100x116.

OCTOBER 18.

Keap st, s s, 267.4 e Wythe av, 20x100, Douglas P Smeaton agt Harriet L S Vessey; partition; att'y, Harris & C. Macon st, n s, 22 w Ralph av, 18x100 Lucy E Barron agt Benjamin C Raymond; att'y, Eusuis, F & C.

OCTOBER 19.

Powell st, w s, 117.4 s Livonia av, 17.4x100, James Gresham agt William Clough; att'y, S F Higgins. Saratoga av, w s, 67.8 s Dean st, 39.6x100, Norman Freeman agt Dow S Kittle; att'y, Wood, S & E.

OCTOBER 21.

Moffat st, n w s, 380 n e Central av, 20x100, The Williamsburgh Savings Bank agt Michael McGrath; att'y, S M & D E Meeker. Fulton st, s s, 25 w Wyona st, 19.6x75, Ellen G Kimball agt Rebecca Parmer; att'y, M Gearon.

OCTOBER 22.

Keap st, s s, 267.4 e Wythe av, 20x100, Douglas P Smeaton agt Harriet L S Vessey; action to set aside deed; att'y, Gwillim & M. Macon st, n s, 22 w Ralph av, 18x100, Lucy E Barron agt Benju C Raymond; att'y, Eusuis, F & C.

sen, Flatlands, 10,861-1,000 acres, Chas M Field agt Louis H Irwin; att'y, Edwd P Lyon. Sands st, n s, lot 485 map John Jackson, 25x100, Amy S Adams et al admsr Stephen C Sutton agt Delia L McKeever; att'y, Charles Haines.

OCTOBER 23.

Roebling st, w s, 20 s South 1st st, 20x55, Phebe J Lewis agt Eliza Austia; partition; att'y, Wm E Wyckoff. 1st st, n s, 77.9 e Whitwell pl, 24 6x75, Alberto Verastegui agt John Bohnert; att'y, Purdy & S.

OCTOBER 24.

73d st, s s, 310 e 3d av, 60x100, Ernest T M Boenke agt James M Bennett; att'y, F W Pollock. Pearl st, e s, 340.5 s Concord st, 18.9x103.2, Susan A Wilson agt Thomas C Wilson; ejectment; att'y, John B Gleason.

OCTOBER 25.

Greene av, n s, 175 e Grand av, 26x100. Greene av, n s, 227 e Grand av, 26x100. Greene av, n s, 253 e Grand av, 26x100.

CHATTELS.

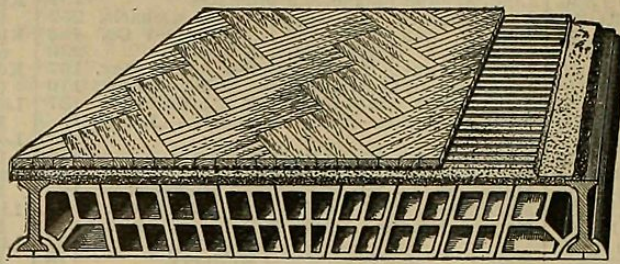
NOTE.—The first name, alphabetically arranged, is that of the Mortgagee, or party who gives the Mortgage. The "R" means Renewal Mortgage.

OCTOBER 17 TO 23—INCLUSIVE.

Table listing saloon and restaurant fixtures with names, addresses, and values. Includes entries for Atkis, W J, Aguglia, R M, Bellmer, L, etc.

WOOD BLOCK FLOORS.

- Wood Block.
- Bituminous Compound.
- Portland Cement.
- Rough Concrete.



Composed of wood blocks, cemented and keyed to concrete foundation, forming a solid and immovable structure, through which no dampness or foul air can penetrate and no disease germs or filth can be secreted.

**Fire-Resisting,
Noiseless, and
Warm to the feet.**

Can be laid in a variety of patterns in different kinds of wood.

Very Handsome in Appearance and Everlasting.

THE STANDARD FLOOR FOR PUBLIC BUILDINGS THROUGHOUT EUROPE.

Also **ROLLING PARTITIONS.**

For dividing buildings. Sound-proof and air-tight. In various woods. Made also with Blackboard Surface. These partitions are a marvelous convenience, easily operated, very durable and do not get out of order.

VENETIAN BLINDS
IN ALL WOODS.

JAMES GODFREY WILSON, Patentee and Manufacturer. 74 West 23d Street, N. Y.

Queens County Records

We regret to say that we are again forced to hold over the records of this county.

EDITOR.

BUILDING MATERIAL MARKET NEW YORK.

The following companies have recently filed papers of incorporation with the Secretary of State at Albany:

Kirtland, Litchfield & Co. of New York.—To mine and manufacture all slate products; capital, \$10,000, and directors, William H. Kirtland and Edward Kirtland, of New York City, and Noah A. Litchfield, of Bangor, Pa.

The Durham House Drainage Company.—To manufacture and erect drainage apparatus in New York City; capital, \$10,000, and directors, Henry W. Durham, Herman Meyer and Stephen S. Newton, of New York City.

The Laycock Lumber Company of Buffalo.—To conduct a wholesale and retail lumber business in the United States and Canada and to manufacture lumber; capital, \$75,000, and directors, O. S. Laycock, W. H. Orr and C. T. Dennis of Buffalo.

The Brandt Manufacturing Company.—To manufacture cabinet work in New York City; capital, \$10,000, and directors, A. W. J. Pohl, Josef Klein and George A. Brandt of New York City.

Dempsey & Smith Company.—To deal in stone and erect buildings in New York City; capital, \$5,000, and directors, W. W. Dempsey and John

A. KLABER,

Importer of and Worker in

**MARBLE, ONYX & GRANITE
STEAM WORKS,**

238 to 244 EAST 57th STREET,
at 2d Ave. Elevated R. R. Station. New York.

JEAN TEILLMANN, Formerly with Klee Bros.
FRANK WENNEMER, Architect.

TEILLMANN & WENNEMER,
MANUFACTURERS OF

ARTIFICIAL MARBLE.

For Churches, Public Buildings, Wainscoting,
Columns, etc. Office, 204 E. 86th St

NEW YORK LADDER CO.

Ladders and Scaffolding.

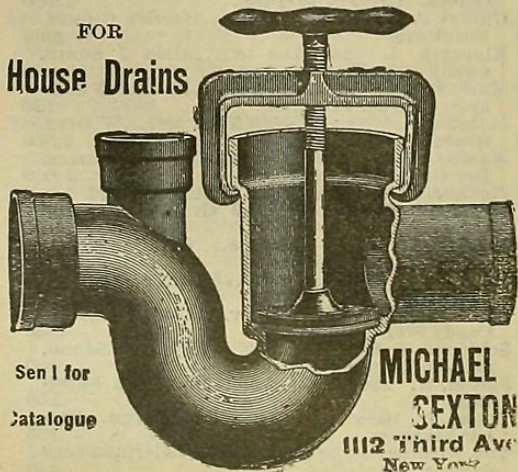
84 and 86 Bank St., Abingdon Square.

C. M. DARLING,
Architectural Photographer,
122 WEST 36TH ST.,
Second door west of Broadway. NEW YORK.

USE THE SEXTON CUT-OFF TRAP

FOR

House Drains



Send for
Catalogue

**MICHAEL
SEXTON**
1112 Third Ave
New York

Smith of New York City, and James A. Wylie of Avondale, N. J.

The Empire Asphalt Company of New York City.—To carry on a general contracting business in New York City; capital, \$50,000, and directors, Frank A. McHugh and James J. Reid of New York City, and George E. Law of Brooklyn.

The Honeoye Falls Wood Working Company; capital \$15,000, and directors, Martin Pierce, A. M. Holden, W. C. Baker and others, of Honeoye Falls

John F. Moore Building Company of New York City; capital, \$500, and directors, J. F. Moore, Martha M. Moore and W. L. Paulcraft of New York City.

BRICKS.—Everything seems to be moving along very nicely on market for Hards. There is no unusual anxiety shown in the demand, or buoyant tendency to values, but a slow, steady gain of tone that permits sellers retaining such advantages as may develop without necessity for special exertion on their part. Those conditions, however, are probably much healthier and more likely to last than a forced advance, and altogether, it looks very much as though the brick market is upon solid ground. This week's receipts have been large, but good weather for out door work, and some tendency to pile stock where facilities were available, have produced a demand quite balancing the supply and kept the market cleaned up, while upon prices the effect has been slightly stimulating. The reports from all operators show about 12½c. above last week, and the range on North Rivers is now placed at \$4.75 @ 5.25, bringing the extremes pretty close together, but that condition is natural in view of the generally uniform quality of the bricks offering. At the close, makers of the best Jerseys are talking about refusing \$4.75 on fresh offerings. Pales are wanted to some extent if showing good quality. It is understood that all the stock on the Hudson River yards at the opening of the present week was frozen and that with one or two important exceptions makers have quit work for the season.

DOORS, SASH AND BLINDS.—Trade cannot be called entirely satisfactory. There is quite a little bunch of work going on upon special orders for odd lots, etc., but demand for standard list goods is slow and unsatisfactory, and sellers find no basis upon which they can reap an advantage. Material, including pine lumber, glass and metal trimmings are all somewhat higher, but no reflection can as yet be obtained in either doors, sash or blinds. The West remains about as bad as ever, and a recent report in the Northwestern *Lumberman* says: "The general tone of the sash, door and blind market is no better than it was a week ago. Demand for stock goods is light all over the country, holding about the same this month that it did for September. The fall trade from the start has been a disappointment, and no activity in business is now looked for before spring. The Western factories are reasonably busy on odd work, but inquiries have begun to drop off, owing to the near approach of cold weather. Prices are still maintained, and although stocks are heavy it is likely that a sufficient reduction of the output will be made during the winter months to make it possible to keep discounts where they are. A meeting of the Manufacturers' Association was held in this city at which the question of curtailment was fully discussed, the conclusion being that there should be a reduction of at least 40 per cent between November 1 and March 1. While it is not yet certain that the curtailment will be as great as desired, yet the certainty that there will be a material reduction of the output inspires confidence in the ability to maintain present discounts."

LATH.—Receivers continue in good humor. They have not had a very great amount of business because the stock was not here to handle, but the absence of important supplies has helped in matter of price and the tone is now apparently strong, with \$1.80 inside and \$1.85 quoted. Demand appears cautious from some few quarters, but in the main is promising and especially from dealers, local and outside, who for various reasons prefer getting in their winter stock at an early date. Reports from the Eastward are strong.

LIME.—Strange as it may appear the market has not only stiffened in tone, but actually made an advance in price. It is certainly a gratification to be able to make such a record for this market,

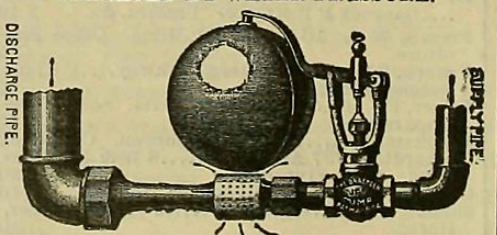
WILLIAM J. FRYER, 19 BROADWAY,

Consulting Architect and Engineer.

Offers his services to owners, architects, builders, lawyers and others in any capacity where a knowledge of building construction, and of the laws relating to buildings may be desired.

CHARGES HIGH. SERVICES GOOD.

THE BRAENDER CELLAR DRAINER OPERATED BY WATER PRESSURE.



**SUREST
BEST
CHEAPEST
NEVER FAILS**

WAY TO KEEP YOUR
CELLARS DRY.

Send for Circular and Testimonials.

PHILIP BRAENDER, 263 West 118th St.

tion can as yet be obtained in either doors, sash or blinds. The West remains about as bad as ever, and a recent report in the Northwestern *Lumberman* says: "The general tone of the sash, door and blind market is no better than it was a week ago. Demand for stock goods is light all over the country, holding about the same this month that it did for September. The fall trade from the start has been a disappointment, and no activity in business is now looked for before spring. The Western factories are reasonably busy on odd work, but inquiries have begun to drop off, owing to the near approach of cold weather. Prices are still maintained, and although stocks are heavy it is likely that a sufficient reduction of the output will be made during the winter months to make it possible to keep discounts where they are. A meeting of the Manufacturers' Association was held in this city at which the question of curtailment was fully discussed, the conclusion being that there should be a reduction of at least 40 per cent between November 1 and March 1. While it is not yet certain that the curtailment will be as great as desired, yet the certainty that there will be a material reduction of the output inspires confidence in the ability to maintain present discounts."

GLASS.—Trade in American window glass has been very fair and shows every indication of making steady gain. The combinations formed by manufacturers and by jobbers and the apparent thorough understanding between the two organizations is convincing to buyers that affairs are upon solid foundation, and while there is no avidity shown in the demand orders come along with increasing freedom. Prices have advanced fractionally on local market, and there has also been a slight gain on imported stock, to which buyers make no objection. Altogether, the situation looks healthy and promising. Plate glass is reported somewhat dull, new orders coming in slowly and no great anxiety being shown to exact delivery of parcels due on contract.

LATH.—Receivers continue in good humor. They have not had a very great amount of business because the stock was not here to handle, but the absence of important supplies has helped in matter of price and the tone is now apparently strong, with \$1.80 inside and \$1.85 quoted. Demand appears cautious from some few quarters, but in the main is promising and especially from dealers, local and outside, who for various reasons prefer getting in their winter stock at an early date. Reports from the Eastward are strong.

LIME.—Strange as it may appear the market has not only stiffened in tone, but actually made an advance in price. It is certainly a gratification to be able to make such a record for this market,

H. B. COHO & CO. Electrical Engineers.

New York Agents for the
**EDDY ELECTRIC CO. ROYAL ELECTRIC CO.
DETROIT MOTOR CO.**

203 BROADWAY. NEW YORK

WHITE BRICK

— AND —

TERRA-COTTA
COMPANY.



92-94 Liberty Street
NEW YORK CITY.