

REAL ESTATE BUILDERS GUIDE.
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THE NEW INDEX.

To day we will issue the Index to Vol. LX, that is for the period from July to December, 1897. This publication is now indispensable to every one in the real estate business, as with it they possess a complete record to ALL real estate transactions.

The Index refers not only to Conveyances and Mortgages, but to Leases, Auction Sales, and Projected Buildings and the arrangement is such that references are made under a single entry, so that ALL records filed during the six months affecting a given piece of property are visible at a glance. The cost of the Index is \$1.00 and orders for it should at once be sent to the office of publication, 14 and 16 Vesey Street.

HERE has grown up a divergence of opinion on the immediate future of the stock market and, as a consequence, trading has become more active than before, because the selling does not dampen the ardor of the bulls. The news of the disturbances at Havana were used for all they were worth to get prices down, but they turned out not to be worth very much; the public is foolish, but not so foolish as to be carried away by the insane inferences of the sensational press and reports spread by speculators for a fall. The genuine movement, and the foundation on which to base calculations, investment buying, is still quite satisfactory. Not only is the daily absorption of bonds unusually large, but there are distinct inquiry and demand for stocks that have demonstrated investment qualities by paying dividends for some years. It is under this inquiry and demand that New York Central, Lake Shore, Great Northern and others are moving up with the prospect that they will sell here on similar bases to what the British railroad shares sell on in their home market. Refunding schemes are, of course, helping this advance, but its chief reason is found in the fact that the public is convinced of the permanency of the improvement in business, and the consequent continued prosperity of the railroads. This view is confirmed by the recent advance in the price of structural iron, and other facts showing bettered demand for staples. While such is the condition of our trade and commerce any undesirable outcome of the Cuban situation could affect the market only temporarily. With no such evil to be feared, shorting will be a poor operation, so long as there is room for the market to broaden in. The bull movement has obviously not attained its full growth and, under the conditions of the time, growth can only be checked by more serious trouble than any that can be foreseen now.

ONE of our foreign exchanges calls attention to the fact that there were no Cabinet changes in France during last year, and that, although nearly two years old, the Meline ministry is still standing and stronger than ever. This is remarkable, considering how the parliamentary forces are cut up into small parties and how easily coalitions against previous ministries were formed. It can only be accounted for by the belief that France is perfectly satisfied with the protectionist policy of M. Meline and his coadjutors. Another remarkable fact, which may create no end of discussion, is that the population of France is increasing. In 1896 there was an excess of 93,700 in births over deaths; the gain to population "on balance," as a commercial correspondent words it, was 111,513. Whether this fact has any relation to the political one previously mentioned we leave to the economists, physiologists and sociologists to decide among them. A review of the British iron and steel trade in 1897 takes account of the competition from the United States, which jumped from 100,000 tons in 1896 to 500,000 tons last year, but finds satisfaction in the activity that existed in those lines in

Britain in spite of everything. Prices last year declined continuously, the London "Economist's" index figure for December 31st being 1891 as compared with 1946 a year before. It is significant of the part that Berlin is playing in the finances of the world, that nearly all the shares of the great banks there advanced last year. The empire, too, records a growth in trade and manufactures. Austria-Hungary continues to be financially and commercially tied up, so to say, by the anti-Semitic agitation in Vienna, and the deadlock of the two divisions of the empire on the fiscal agreement and also, it ought not to be forgotten, by the crops' failures and the floods of last year. The Argentine wheat crop seems to have escaped the locusts after all; satisfactory progress is being made with the harvest and the grain in some provinces is reported to be of superior quality. It will be interesting to learn whether the last-mentioned fact is due to the seed taken from this country. Indian finances continue to attract attention and are, as has been pointed out before, of particular interest to the United States' silver interest. There are some who profess to find, most illogically however, satisfaction in the reported intention of the India Council to receive gold in London, for rupees to be issued in India. This is taken to mean that the Council will thereby accumulate the material with which to put India on a gold basis. This raises two questions: One, as this proposition is called out by a stringency putting discounts up to about double the ordinary rates, is this stringency, with its high rates for money to be kept up until the Council has gold enough to carry out its plan; and, two, if that is so, how will commercial and industrial India benefit by it? A more reasonable conclusion would be that, under the present currency regulations, the necessary supply of rupees can only be obtained with gold, but that exports of gold to India are not looked upon with favor by the Old Lady of Threadneedle street, hence the expedient of keeping such gold as the emergency gives the Council on balance in London until it is distributed to meet the Council's obligations. A reform of the currency in a time of commercial distress is an impossibility.

LOOKING after the rapid transit problem is something like being at sea in a sailing ship. The observer turns in at night everything becalmed, and awakes in the morning to find himself bowling along with a spanking breeze. Only a week ago rapid transit had become again merely a lifeless possibility, and now here we are, due to the cheering promises of Mr. Gould, apparently at the end of our long and wearisome expectations. In a double sense the problem has been electrically solved, and the whole affair wears so ridiculously easy an aspect that the wonder is we have been so many years at work laboriously considering plans. Why did not the Manhattan come earlier to the relief of the city? That wicked Mr. Sage is probably to blame. It is malicious to say, as some people do, that the elevated roads could never offer the city anything so long as a really adequate system of transit, such as the underground plan proposed, was under consideration; and that, now that the latter is supposed to be out of the way the Manhattan may talk of electrical power, extensions to the ferries and so forth, but that these pieces of patchwork, excellent as they are, do not and never can give New York the decent facilities it needs. Angry and prophetic citizens are writing to the papers to say that the underground plan may be shelved, but it cannot be buried. Sooner or later it must be carried out. Undoubtedly many things point that way, and one is the prospect that New York will some day be civilized, and then decent people will refuse to be packed standing in cars, puffing their breath into one another's faces. In the meantime, as nobody is sensitive about these delicate matters, let us take whatever improvements we can get. We trust Mr. Gould, now that he has raised our hopes, will not disappoint us.

WRITING to the "New York Law Journal" a correspondent, for whom that journal vouches as having had a large and varied experience in conducting sales of real estate as referee, doubts whether Supreme Court Rule No. 14, published in these columns last week, will not have the opposite effect from the one intended and deter people from bidding for property at foreclosure sale. He thinks the diagram required to accompany the official notice of sale, and the particulars as to encumbrances, etc., must be absolutely correct; or, in spite of the saving clause, that an unintentional error shall not invalidate the sale, the courts on application must set the sale aside. However it may strike the legal mind, the idea that a knowledge of the real state of the facts concerning a particular piece of property, will deter people from bidding on it, will strike the practical real estate man as quite novel. Of course, if the encumbrances are more than the property is worth, the mortgagees will be left to protect themselves as they best can, but

whenever such is the case abstract justice requires that it should be known in the interest of the bidders. But the complaint has been made, and so generally as to have little doubt that it was justified, that for want of proper descriptions substantial equities have been wiped out by foreclosure sale, and it was to remove this cause of complaint that the new rule was promulgated. To the lay mind it seems calculated to be successful. Generally it may be taken for granted that a rule which provides the public with a basis for intelligent bidding will in the end work better than one which leaves them involved in perplexity and doubt, and that foreclosed properties have a better chance on their merits under the former than under the latter. It may be taken for granted, too, that knowing the troubles that may arise from errors of description or statements of indebtedness, the lawyers who prepare the notices of sale will exercise the greatest care, and that the saving clause will only be called into play in the exceptional rather than in the ruling case.

REAL ESTATE AND BUILDING IN 1897.

IN the elaborate tables of conveyances, mortgages and buildings, published elsewhere in this issue, can be found a comprehensive exposition of the volumes of business in all these departments during last year compared with and illustrated by similar figures for recent previous years. These tables contain many features of interest to our readers, to the most significant of which we propose to draw attention.

There were, for example, 916 more conveyances recorded in 1897 than in 1896, and 948 more than in 1895. There was also a growth in the practice of withholding the consideration for passing title. The number passed for "nominal" considerations was 638 more than in the previous year, and 814 more than in the one before that. This feature of the table is not an encouraging one, nor the inference it creates likely to benefit New York realty. In turning to the considerations given we do not find that 1897 shows up very well, and this fact may explain the one upon which we have just commented. Last year 6916 parcels were conveyed for \$111,232,874; in 1896, 6638 passed for \$132,522,092; and, in 1895, 7258 for \$151,968,784. These figures give an average per conveyance of about \$20,000 for the two years last mentioned and of only about \$16,000 for 1897. Looking at these figures, it is not remarkable that the increase, based on appreciation shown by the tax valuations just announced, and published in another column, should have met with adverse criticism. It may be remarked that the 23d and 24th wards do not contribute to this poor showing. The separate figures for those wards, which are also included in the totals given above, are more satisfactory in so far as they are indicative of value. In that section 2442 parcels sold last year for \$10,937,273, compared with 2295 parcels, sold in 1896, for about the same amount, \$10,733,782, giving averages of \$4,478 and \$4,685 respectively.

In 1897 there was an increase in the number of mortgages of 1146, with a decline in the amount advanced of about \$2,500,000 compared with the previous year. The advances at higher rates absorbed about three-fourths of the increase in the number. The amount advanced at 5 per cent. was in the neighborhood of \$5,800,000 less, and while there was an increase of 452 in the number of low rate loans, the total so advanced was not much more than it was in the previous year. The advances by loaning institutions increased by 238 in number, but decreased, in amount—after deducting a corporate mortgage of \$4,500,000 to secure bonds—by nearly \$13,500,000. Before drawing conclusions from the last-mentioned statement it is well to remember that these institutions increased their mortgage loans quite largely in 1896. The year preceding that they amounted to only \$88,432,468, and this amount included a mortgage for \$15,000,000, given to secure bonds, which, if deducted, leaves \$73,432,468, or a little less than the total for 1897, \$74,729,044, with no such mortgage included. The number of mortgages for that year, too, was slightly less than last year's. It should also be borne in mind that commercial and speculative activities are creating ways for employing money that were not available for some time until last year.

In structural development 1897 improved on 1896, and in some respect on most recent years. There were last year plans filed for 3,516 buildings estimated to cost \$83,668,840, or an average of \$23,796. This record was beaten only by 1895, and by that year, at all substantially, only in the number of buildings for which plans were placed in the Department of Buildings. This increase involved only a very slight increase in the estimated cost, and consequently leaves 1897 the advantage in average cost. Last year, therefore, we built more expensively than before, the average cost per building for four years being: 1897, \$23,796; 1896, \$22,829; 1895, \$21,912; 1894, \$19,452. It will be seen from these figures that there was a gradual increase year by year in

the cost, but this in no way checked structural developments.

The figures for Brooklyn make a little break in the story of stagnation and decline that followed the activity of the early '90's. The conveyances last year were more in number than in the year immediately preceding, but the reported considerations tell no flattering tale of valuations. There were more mortgages placed by a small difference, and what changes there were in rates were in favor of borrowers. There was also an increase in the amount of building work that passed through the Department, and a moderate increase in the average cost per building.

IT will be a disgrace to the Press of the country if there isn't a war somewhere very soon. The "scare" won't work much longer even with "jingo" readers, unless there is some blood-letting. We fear that the disinclination of people to fight must in time create misgivings in the Editorial Mind as to the value of civilization. The Cretan trouble has subsided without any bellicose manifestations except those that appeared in the newspapers, and now apparently the European powers are throwing away a splendid opportunity for a first-rate rumpus in China. Our own miserable government insists upon dealing decently with the Spaniard, and even the half-caste Indians of the west—the pampered wards of the nation—show no alacrity in getting on the war-path. What are we coming to! If this pusillanimous spirit is the product of Christianity, Commerce, Education, the sooner mankind reverts to a noble savagery and a frank delight in rapine, murder and lust the better. The course of events, certainly, is very disheartening. Unless a change in public spirit occurs very soon the newspapers will be obliged to confine themselves to the merely individual inhumanities of the criminal classes. Nothing else will remain "fit" for modern journalism to print. Why doesn't the Press commence a ringing arraignment of civilization.

THE ASSESSED VALUATION FOR 1898,

The tax lists, showing the assessed valuation of real and personal property in the Boroughs of Manhattan and the Bronx, were opened to the public for examination and correction on Monday, and will remain open until May 1. In the intervening time any person claiming to be aggrieved by the assessed valuation of real or personal property may make application to have the grievance corrected—in the Borough of Manhattan, at the main office of the Department of Taxes and Assessments, No. 280 Broadway, and in the Borough of the Bronx, at the Municipal Building, 177th street and 3d avenue. Application must be made by the person assessed between 10 a. m. and 2 p. m., except on Saturdays, when the office hours are from 10 a. m. to 12 m. The unrevised assessment rolls show an increased valuation on real estate of \$73,312,689. The annual increase after revision of the rolls since 1888 has been as follows, the exceptionally large accretion noted in 1896 being due to the inclusion in the assessment list of the territory east of the Bronx, annexed the year before:

1897.....	\$55,677,648	1893.....	\$57,677,790	1890.....	\$66,711,716
1896.....	85,480,488	1892.....	42,406,937	1889.....	28,759,412
1895.....	32,970,920	1891.....	65,957,813	1888.....	48,327,030
1894.....	50,475,342				

These sums represent net increase as shown by the revised tax lists of the several years. The increase of \$73,312,689, shown by the unrevised lists for 1898, will, according to the estimate of the new commissioners, be reduced after the hearings upon applications by from three to five millions. The net increase in the assessed valuation of real estate for 1898 will, therefore, according to the new commissioners, be about \$70,000,000, as against an average annual increase of \$53,400,000 during the past ten years. Of the total increase in the valuation for 1898, nearly one-half, namely, \$38,992,128, is credited to appreciation, and the rest, \$89,260,880, to improvements. Property valued last year at \$4,940,319 has been struck from the assessment rolls, having been converted to uses which exempt it from taxation, such as parks, new streets and parsonages. The new commissioners have issued an extremely interesting map, which is reproduced herewith, showing the distribution of the increment of valuation throughout the several tax district of the old city, and indicating the amounts attributable in each district to appreciation and to improvements. These districts, or sections, are bounded as follows:

Section 1. Battery, Hudson and East rivers to south side of Watts and Grand streets.

Section 2. North side of Watts and Grand streets to south side of 14th street, between the two rivers.

Section 3. North side of 14th street, and south side of 40th street, and the Hudson and East rivers.

Section 4. West side of 6th avenue to Hudson River, between north side of 40th street and south side of 96th street.

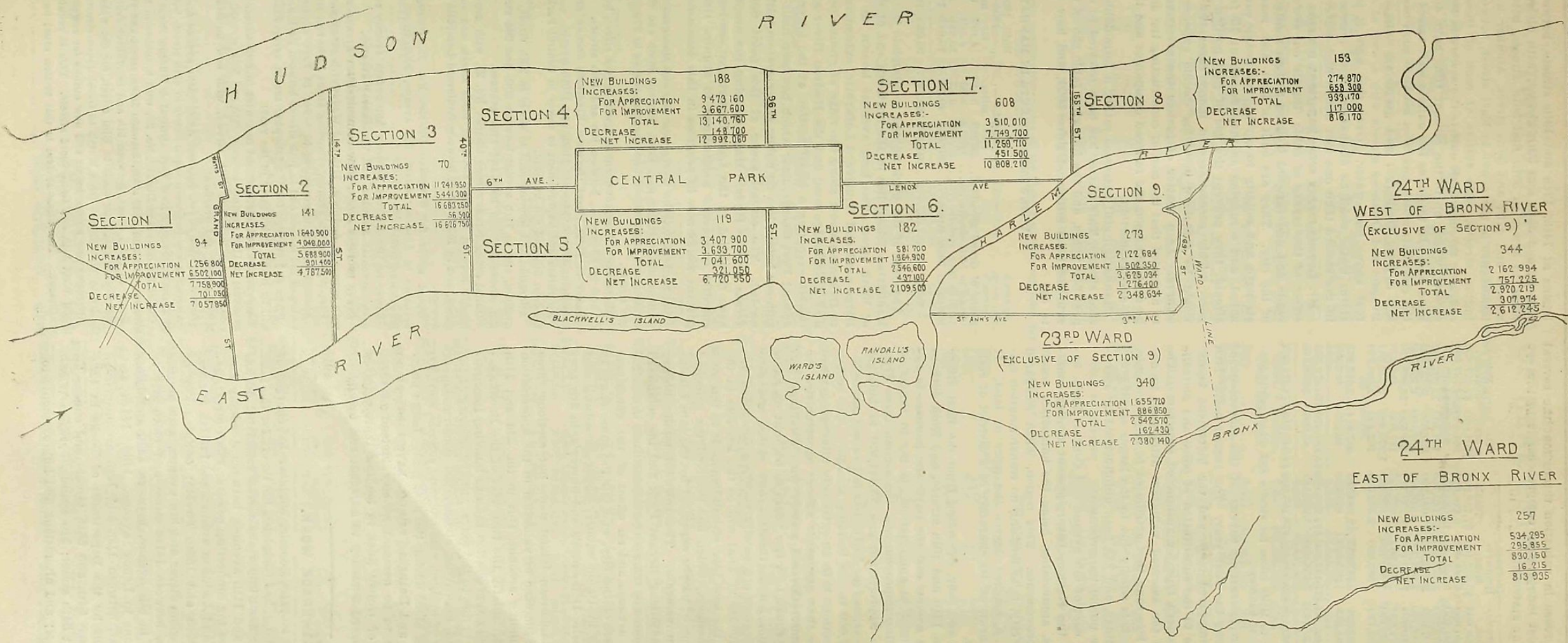
Section 5. East side of 6th avenue to East River, between north side of 40th street and south side of 96th street.

Section 6. South side of 96th street, east side of Lenox avenue, East River and Harlem River.

Section 7. South side of 96th street, west side of Lenox avenue, the Harlem River, 155th street and the Hudson River.

Section 8. North side of 155th street, Hudson River, Harlem Ship Canal.

Section 9. Harlem River, St. Ann's or 3d avenue, Arcularius place, Jerome avenue and Boscobel avenue to Washington Bridge.



MAP OF TAX SECTIONS IN MANHATTAN AND THE BRONX, WITH STATISTICS FOR 1898.

The comparative increase in valuation throughout the several districts is perhaps most immediately comprehensible to the eye in the form of a tabular statement.

	New build-ings.	Apprecia-tion.	Increase. Improve-ment.	Total.	*De-crease.	Net in-crease.
Section 1.	94	\$1,256,800	\$6,502,100	\$7,758,900	\$701,050	\$7,057,850
" 2.	141	1,640,900	4,048,000	5,688,900	901,400	4,787,500
" 3.	70	11,241,950	5,441,300	16,683,250	56,500	16,626,750
" 4.	188	9,473,160	3,667,600	13,140,760	148,700	12,992,060
" 5.	119	3,407,900	3,633,700	7,041,600	321,050	6,720,550
" 6.	182	581,700	1,964,900	2,546,600	437,100	2,109,500
" 7.	608	3,510,010	7,749,700	11,259,710	451,500	10,808,210
" 8.	153	274,870	658,300	933,170	117,000	816,170
" 9.	273	2,122,684	1,502,350	3,625,034	1,276,400	2,348,634
23d Ward.	340	1,655,720	886,850	2,542,570	162,430	2,380,140
24th Ward:						
W. of Bronx.	344	2,162,994	757,225	2,920,219	307,974	2,612,245
E. of Bronx.	257	534,295	295,855	830,150	16,215	813,935
Totals.	2,769	\$37,862,983	\$37,107,880	\$74,970,863	\$4,897,319	\$70,073,544
Corporations ..		1,129,145	2,153,000	3,282,145	43,000	3,239,145
Grand total.	2,769	\$38,992,128	\$39,260,880	\$78,253,008	\$4,940,319	\$73,312,689

*Decrease is mainly due to lands taken for streets and other public purposes, and to the removal of buildings.

This table affords an interesting survey of the movement of real estate values during the past year. The region below 14th street contains no unimproved land, and the increment in assessed valuation is due to the substitution of office and mercantile buildings of the modern type for antiquated structures. The amount of increase in the assessed valuation attributed to appreciation is therefore less than that attributed to improvements. The appreciation, in fact, is wholly due to the larger earning capacity of the new buildings, and has been uninfluenced by speculative considerations or public improvements.

Sections five and six, east of 6th avenue and Central Park, between 40th street and the Harlem River, present similar conditions as regards values, appreciation being the immediate result of actual building improvements. This region, when compared with other parts of the city, is undergoing no transformation calculated to enhance in a marked degree the price of land. It shows no tendency to throw off its character of a district of residences and small shops.

But in sections three and four, extending from the East River to the Hudson, between 14th and 40th streets, and from 40th to 96th street, west of 6th avenue and the park, the increase in assessed valuation attributed to appreciation is far in excess of that attributed to building improvements. In section three \$11,241,950 are credited to appreciation and \$5,441,300 to building improvements, and in section four \$9,473,160 fall to the appreciation account and \$3,667,600 to the building account. The region included in these two sections is in an extremely interesting stage of transition, and better than any other affords opportunities for speculation in large sums. Covered mainly with dwellings and retail stores it seems destined in a few years to be built up anew with offices, apartments, hotels, theatres and clubs, and professional real estate operators are quietly securing control of desirable sites by the purchase of what will be the key-lots in the large plots required for the new type of buildings. It is this section of the island, furthermore, which has received the principal benefit of the great sums of money expended by the late administration on street improvements. The splendid public library building to be erected adjoining Bryant Park and the completed and promised improvements in transportation facilities in leading thoroughfares are both a cause and an effect of the conditions which prevail in this part of the city, and tell the same story as the new office buildings in Union square, upper Broadway and 5th avenue, or the Astoria, Delmonico's and Sherry's, in 5th avenue.

Of the sections on Manhattan Island none but sections three and four show a larger increase of valuation in the appreciation account than in the building account. But in the 23d and 24th Wards each section, particularly the two west of the Bronx, attribute a larger increase to appreciation than to building improvement. This appreciation is due to the extraordinary activity of the city in the opening and improving streets, the construction of sewers, and the building of bridges, viaducts, and schools, \$500,000 being spent in asphaltting alone during the past year. Large properties, like the Kuntze and Bathgate estates, have been cut up into lots, causing them to be assessed as city instead of farm land, and the opening of trolley lines in leading thoroughfares has given a marked upward tendency to adjacent real estate.

SEWERAGE WORK.

The annual report of Horace Loomis, engineer in charge of sewers on Manhattan Island, has completed his report for the year 1897. It states that the most important works completed during the year were: Naegle and 11th avenues, between Academy and 190th streets, with curves for connecting sewers; 185th street, between Kingsbridge road and Audubon avenue, and in 11th avenue, both sides, between 185th and 186th streets; outlet sewer in 145th street, between Harlem River and 8th avenue, with branch in 7th avenue, east side, between 141st street and 145th street; and alteration to sewer in 8th avenue, between 143d and 145th streets, and to connections in Lenox avenue, 143d, 144th and 145th streets; 54th street, between 11th and 12th avenues, connecting with sewers built by the Department of Docks in 12th avenue, east side, between 54th and 55th streets and curves in 11th and 12th avenues at 54th street; 5th avenue, between Waverley place and 31st street; and alterations and improvements to

basins at 14th, 17th and 19th streets, between 31st and 34th streets, and 35th and 39th streets, with alteration and improvement to sewer in 35th and 36th streets, between 39th and 42d streets and 47th and 50th street. Another work of considerable importance is the sewer in East street, between Grand and River-ington streets, with outlets at each of these streets, and discharging through these outlets the sewers in Broome and Delancey streets, which up to the present time have emptied at the bulk-head line. In this case the outlets were raised considerably above the elevation which has been usual in such cases, in order to permit a freer discharge; and overflows were constructed at both Broome and Delancey streets with a weir at an elevation of one foot above high-water. Over this weir it is intended that all storm water shall be discharged, thus preventing a greater rise in the sewers than one foot above high-water mark.

Mr. Loomis makes some important remarks in reference to the effect of the laying of cable tracks on sewerage work. Cable roads and underground trolleys seriously affect the public works of the city. They are built of iron and masonry of sufficient strength and solidity to carry very heavy cars at high rates of speed, and occupying as they do, about 15 feet in width of the streets, they prevent the use of that portion for any other purpose. This necessitates in many cases two sewers where one would be sufficient, involving double expense to the property owners. As a matter of justice the assessment laws should be so amended that the cost of constructing the double system should be assessed upon the railroad companies and the property owners in due proportion.

Manhattan still possesses rather a formidable mileage of unsewered streets. This matter has been referred to several times in the past few years, and the following table shows to what extent this evil has been mitigated since 1894, and how much there is still to do:

UNSEWERED STREETS IN MANHATTAN.

	—1894.—		Built, 1894 to —1898.—		Unsewered, Jan. 1, 1898.	
	ft.	miles.	ft.	miles.	ft.	miles.
South of Grand street.	28,580	5.41	4,167	0.79	24,413	4.62
Grand to 14th streets.	17,213	3.26	4,510	.86	12,703	2.40
14th to 59th streets.	36,180	6.85	10,611	1.98	25,569	4.87
North of 59th street.	261,984	49.62	76,642	14.52	185,342	35.10
Total.	343,957	65.14	95,930	18.15	248,027	46.99

The bulk of the work needed to complete the entire sewerage of Manhattan Island lies in the northern end of it and mostly north of 155th street. The long avenues known as Fort Washington Ridge road and Boulevard Lafayette, extending from 158th street to Dykeman street along the ridge of ground between 11th avenue and Kingsbridge road and the Hudson River are entirely without sewers excepting a small portion at the lower end. The section around Fort George, near which has been built a large number of summer hotels, has no public sewer system, although one is much needed. The outfall sewer at this point must be constructed across private lands. Maps showing the property required have been furnished to the Law Department, and no doubt they will speedily commence proceedings to acquire title. The most important works now in progress in this department are:

South street, between Gouverneur slip and Montgomery street, and in Gouverneur slip, east and west sides, between South and Water streets, with alteration and improvement to connecting sewers in Front, Water and Gouverneur streets.

Alteration and improvement to sewer in 10th street, between Avenues A and C, and in Avenue A, between 9th and 10th streets.

Sewer in 116th street, between Riverside avenue and Boulevard, and in Claremont avenue, between 116th and 119th streets.

Alteration and improvement to sewer in Central Park South (59th street), between 5th and 6th avenues.

Alteration and improvement to sewer in 20th street, between 9th and 11th avenues, and in 11th avenue between 20th and 23d streets, and in 21st and 22d streets between 10th and 11th avenues.

Outlet sewer for Sewerage District No. 29, with sewers in Boulevard Lafayette between summit south of 165th street, and summit north of 181st street, and in 165th street between Boulevard Lafayette and Fort Washington avenue.

Outlet sewer for Sewerage District No. 27, through 201st street with branches in Academy street, 9th avenue, 202d street, Post avenue and in Hawthorne street.

Sewer in 180th street between Amsterdam avenue and Kingsbridge road, with curves at Audubon and Wadsworth avenues.

Sewer in 178th street, between Amsterdam avenue and Kingsbridge road with curves at Audubon, 11th and Wadsworth avenues.

Fort Washington avenue, extending about 1,240 feet from Kingsbridge road.

Alteration and improvement to sewer in Park avenue, east side, between 70th and 72d streets and in 70th streets between Park and Lexington avenues.

Plans and surveys for the following are in various stages of progress, and will be ready to let early in the year:

Alterations and improvement to sewers in 26th street, between 8th and 13th avenues; in 11th avenue, between 26th and 30th streets; in 13th avenue, east side, between 26th and 27th streets, with new outlets under pier No. 56, North River, and overflow.

Sewer in 75th street, between Amsterdam avenue and Boulevard.

Alteration and improvement to sewer in 45th street, between Vanderbilt and 3d avenues, through New York Central & Hudson River Railroad Co.'s yard.

Outlet for Sewerage District No. 28, with branches in Fort George and 10th avenues, east and west sides, between 190th street and 11th avenue.

Sewer in 146th street, between 8th and Bradhurst avenues.

Rebuilding receiving basin in Elm street, for the widening of streets from Centre to Worth, and from Worth to Great Jones streets.

Alteration and improvement and new outlets for sewers in West street, between West 11th and Gansevoort streets. This is required by the dock improvement. The whole system in this section must be re-arranged and rebuilt.

BUILDINGS CLASSIFIED BY DISTRICTS FOR THE YEAR 1897.

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

Table with columns for District, Total No. buildings projected, Estimated cost, Flats and tenements (No., Cost), Private dwellings (No., Cost), Office buildings, hotels, stores, churches, etc. (No., Cost), and Miscellaneous buildings, stables, shops, etc. (No., Cost). Rows include South of 14th street, Between 14th and 59th streets, 59th and 125th streets, etc., and summary rows for Total 1897 and average costs per building for 1896, 1895, 1894, and 1893.

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

†Includes Hospital of St. Luke, to cost \$1,000,000.

BUILDINGS CLASSIFIED BY MONTHS.

Table with columns for Month, Total No. buildings, Estimated cost, Flats and tenements (No., Cost), Private dwellings (No., Cost), Office buildings, hotels, stores, churches, etc. (No., Cost), and Miscellaneous buildings, stables, shops, etc. (No., Cost). Rows are organized by quarter: 1897—First quarter, Second quarter, Third quarter, Fourth quarter, and Total for year.

Table with columns for Month, Total No. buildings, Estimated cost, Flats and tenements (No., Cost), Private dwellings (No., Cost), Office buildings, hotels, stores, churches, etc. (No., Cost), and Miscellaneous buildings, stables, shops, etc. (No., Cost). Rows are organized by quarter: 1896—First quarter, Second quarter, Third quarter, Fourth quarter, and Total for year.

BUILDINGS PROJECTED FOR FIVE YEARS, EACH DISTRICT GIVEN SEPARATELY AND CLASSIFIED.

Table with columns for District, Flats and tenements (No., Cost), Private dwellings (No., Cost), Hotels, stores, churches, office buildings, &c. (No., Cost), and Miscellaneous buildings, stables, shops, &c. (No., Cost). Rows are organized by district: South of Fourteenth Street, One Hundred and Tenth and One Hundred and Twenty-fifth Streets, Between Fifth and Eighth Avenues, North of One Hundred Twenty-fifth Street, Twenty-third and Twenty-fourth Wards, and Fifty-ninth and One Hundred and Twenty-fifth Sts., East of Fifth Ave.

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

TOTAL NUMBER OF BUILDINGS PROJECTED DURING THE PAST FIFTEEN YEARS.

Table with columns: Year, No. of plans filed, No. of buildings projected, Estimated cost, Average cost per building. Rows from 1883 to 1897.

THE BIG BUILDING OPERATIONS OF 1897.

The following is the list of the most important plans filed at the New York Building Department during the past year; that is, buildings which have been estimated to cost \$100,000 or over:

SOUTH OF FOURTEENTH STREET.

Table listing building operations south of Fourteenth Street, including location, character of building, owner, and cost. Includes entries like Blecker st, Nos 65 to 69, 12-story store and lofts; Canal st, s e cor West Broadway, 6-story brick store; etc.

Table listing building operations between Fifty-Ninth and One Hundred and Twenty-Fifth Streets, East of Fifth Avenue. Includes location and character of building, owner, and cost. Includes entries like 34th st, No 9 W, 18-story hotel; 35th st, Nos 14 and 16 W, 12-story hotel; etc.

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

Table listing building operations between Fifty-Ninth and One Hundred and Twenty-Fifth Streets, East of Fifth Avenue. Includes location and character of building, owner, and cost. Includes entries like 59th st, n s, 80 e Av A, 7-story brick building; 60th st, s s, 80 e Av A, 1-story boiler house; etc.

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

Table listing building operations between Fifty-Ninth and One Hundred and Twenty-Fifth Streets, West of Central Park West and Eighth Avenue. Includes location and character of building, owner, and cost. Includes entries like 68th st, n s, 275 w Amsterdam av, three 6-story tenements; City and Suburban Homes Co.; etc.

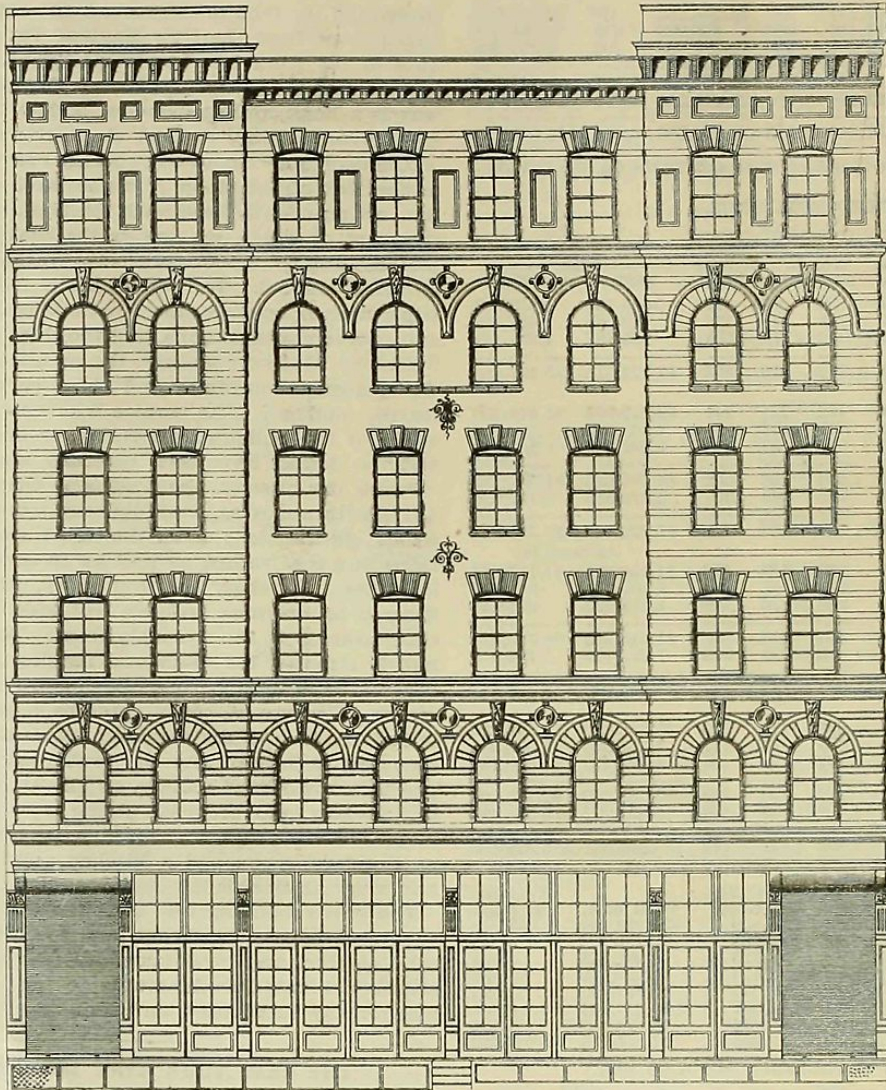
BETWEEN FOURTEENTH AND FIFTY-NINTH STREETS.

Table listing building operations between Fourteenth and Fifty-Ninth Streets. Includes location and character of building, owner, and cost. Includes entries like 19th st, Nos 43 and 45 E, 8-story store; 20th st, s s, 300 w 1st av, two 5-story schools; etc.

Mr. Gabay's New Mercantile Building on Franklin Street.

So much attention has been given of late to the "uptown movement," as it is called, that many people have lost sight of the remarkable recent development of that section of the city lying south of 14th street. As a matter of fact, the improvements which have been made during the last two or three years in and contiguous to lower Broadway, have exceeded those of any section of similar area during the same time. The year just passed has shown further progress in this respect, and proves conclusively to even the doubter that the centre of New York's business life, other than the shops, will be located in the future, as it has always been in the past, on the southern end of the island. These down-town structures have been of a kind that has made New York famous in the building line. Not only have they been conceived on a colossal scale, but they have been constructed at a cost which far exceeds any sum put out for a similar purpose

The new building is six stories in height, and is of modern iron frame construction. The lighting throughout is done by electricity, although the building is piped for gas, and there is an electric freight elevator. Although the building can be made to accommodate a number of occupants, it is especially adapted to the use of one tenant, and more particularly, one conducting a business which it is necessary to store heavy goods. The new building is one of the strongest and most substantially-built in this locality. It is constructed to carry 450 pounds' weight per foot on the first floor, and 430 pounds per square foot on the floors above. Thus no matter of what character the business conducted within it may be, the building is fully capable of withstanding any strain to which it may be subjected. Across the whole front of the building is a strong platform, capable of bearing an immense weight. The heights of the various floors are as follows: Cellar, 10 ft.;



THE GABAY BUILDING.

Nos. 143, 145 and 147 Franklin Street.

before. Their size, cost and solidity of construction insures them a long life, and it is exceedingly doubtful whether any New Yorkers of the rising generation will live to see them superseded. Among the structures which are approaching completion is the Gabay Building, at Nos. 143, 145 and 147 Franklin street, between West Broadway and Hudson street. It has a frontage of 69 feet, the width increasing to 75 feet in the rear. The Franklin street station of the elevated railroad renders it easy of access, while it lies in the very centre of the wholesale grocery, liquor, produce, wool and wall paper district. This district is one of the most important in the business portion of the city from a mercantile point of view, as the interests which have just been briefly mentioned from an extremely important factor in the business world. Moreover, these interests have been located in this section for a number of years, and as many magnificent structures have of late years been put up to house them, it will probably be their home for years to come.

first floor, 14 ft. 6 ins.; second floor, 10 ft. 2 ins.; third floor, 10 ft. 6 ins.; fourth floor, 10 ft. 6 ins.; fifth floor, 10 ft. 2 ins.; sixth floor, 9 ft. 10 ins. The cellar is 10 ft. in height. The exact dimensions of the building are : 69 ft. front, 75 ft. in the rear by 100 ft. on the east side, and 71 ft. on the west side. Mr. Gabay began his building operations about 18 years ago, and has built successfully a number of houses and apartments. A few of them are three apartment houses in the 100-ft. square on the northwest corner of 77th street and Columbus avenue; two houses on the northwest corner of 105th street and 3d avenue; four houses on the northwest corner of 74th street and 1st avenue; one house in 79th street, between 2d and 3d avenues; one house in 84th street, between Park avenue and Madison avenue, and four houses in 80th street, between Park and Madison avenues.

The owner and builder, Mr. Henry G. Gabay, is a well-known plumber at No. 892 3d avenue, of this city. He became established there in 1877 with Mr. McAuliffe, under the firm name of McAuliffe & Gabay, succeeding the firm of Butcher & Butler, with whom they had both been associated for a number of years prior to that time.

MORTGAGE LOANS BY INSTITUTIONS FOR 1897.

NEARLY NINETY MILLIONS LOANED DURING THE YEAR ON NEW YORK AND BROOKLYN REALTY.

The following table of mortgage loans by banks, insurance and trust companies, compiled from the lists of mortgages published in issues of the Record and Guide from Jan. 9, 1897, to Jan. 1, 1898, inclusive, will be found extremely interesting, embracing, as it does, the loans for both New York and Brooklyn. The loans by forty institutions are given, together with the several rates of interest secured, which range from 4 to 6 per cent., according to the security and character of the loan.

A total of \$86,692,631 was advanced on 5,215 mortgages. It will be observed that 3,138 mortgages, or more than half the total, for nearly \$40,000,000 were made at 5%, over \$23,000,000 was loaned at 4½% and nearly \$10,000,000 at 4%. At 6% over \$10,600,000 was advanced, or close to one-eighth of the total. No account is taken of mortgages secured by assignment, which would materially increase the figures, only such are given as appeared in the new mortgages.

Mortgages given to trust companies to secure bond issues, such as the N. Y. Central & Hudson R. R. Co.'s mortgage for \$100,000,000; the Ivins syndicate second mortgage for \$1,250,000, to the United States Mortgage and Trust Co., and about a dozen others of like character are not included.

Where mortgages were made to run at different rates of interest an average was struck and given in the summary.

The Equitable Life made the largest single loan of the year, namely, \$2,250,000, on the Ivins syndicate building, now being

Ten big loans by the Mutual Life aggregated \$2,130,000, and covered a great variety of property, including a brewery, society building, church, apartment houses, costly private dwelling, old houses in the 7th Ward and vacant lots on Manhattan Island and in the Borough of the Bronx. The largest single loan by the Mutual was \$500,000, to the Buena Vista Realty Company on Mott avenue and 138th street lots; \$400,000 on the "Royalton," West 43d and 44th streets; \$325,000 on Amsterdam, on Amsterdam avenue, corner of 128th street, and \$165,000 to Builder Schnugg, on the "Avalone," corner of 7th avenue and 111th street, recently traded to R. Guggenheimer, President of the Board of Councilmen.

The New York Life gave a decided preference to big loans on mercantile buildings, nine of their mortgages amounting to \$2,505,000 out of a total of \$3,713,000 loaned by the company during the year, and six of them called for payment in gold. Operator John T. Williams borrowed \$640,000 on the southwest corner of Broadway and White street; \$550,000 went to Jacob Hirsh on the Borgfeldt Building, occupying the easterly front on Wooster street, between 3d and 4th streets, over five lots, both at 4½%; \$550,000 on Weil & Mayer's new building, Nos 585 and 587 Broadway; \$160,000 on No. 714 Broadway; \$125,000 on the northwest corner Boulevard and 65th street. The New York Life took back six mortgages for \$290,000 on Central Park West, 91st and 92d streets, lots traded to Sonn Bros. for "Parepa Hall," on 3d avenue.

The Seamans' Bank for Savings took four mortgages, aggregating \$815,000.

Table with columns: Institution Name, Rate, Amount. Rows include Title Guar. & Trust Co., Equitable Life, Mutual Life, New York Life, etc., with a final Total row.

erected on Park row. Other big loans by the Equitable were \$400,000 on the Temple Beth El, 5th avenue and 76th street, at 4½%; \$390,000 to the Potter estate, at 4½%, on the southeast corner of Broadway and Pearl street, 100x150, and \$400,000, at 4½%, to the Brooklyn Warehouse & Storage Company, on the warehouse at Schermerhorn and Livingston streets, Brooklyn. All payable in gold, except the latter. These four mortgages aggregate \$3,340,000, more than half of the \$6,432,675 loaned by the Equitable on 121 mortgages.

The second largest loan of the year was also made by the Equitable Life. It covers the new site for the University Club, embracing seven lots on the northwest corner of 5th avenue and 54th street. The loan was for \$1,200,000, at 4½%, and although made in October, it was not recorded until December 31, and does not figure in the table, because it did not appear in the issues of the Record and Guide covered.

The Bank for Savings made the third largest loan in the way of a mortgage for \$1,100,000, at 4 and 4½%, on the Empire Building, at Broadway, Rector and Church streets. Other big loans by the same bank include \$800,000, at 4%, on 4th avenue, southwest corner 19th street, to Central Real Estate Association; \$300,000 on the new factory of the Western Electric Company, Bethune and Bank streets, and \$250,000 on the Delmonico property, South William and Beaver streets, the two latter at 4½%, making a total of \$2,450,000 on four mortgages out of 31 for \$3,140,750.

The Metropolitan Life loaned \$2,110,000, at 5%, on nine mortgages, including such loans as \$375,000 on the "Wellesley," corner of West End avenue and 81st street, now owned by Boehm & Coon; \$290,000 on the Blenheim and Biltmore, West 58th street; \$100,000 on new apartment house, corner West End avenue and 97th street; two loans of \$310,000 each to Boehm & Coon, on mercantile buildings, 532-34 and 832-34 Broadway, respectively; \$250,000 to Architect Albert Wagner, on business buildings on East 12th and 13th streets; \$200,000 on similar building, at 43-9 Bleecker street, recently traded by Harry Chaffee, and \$150,000 to John Kehoe, on corner of West and Vestry streets.

The largest was for \$440,000, on Nos. 9 to 15 Murray street, a new office building now being erected.

The Title Guarantee and Trust Company made seventeen loans, aggregating \$3,697,750, in a total of \$21,063,163 loaned on 2,273 mortgages. One thousand six hundred and thirty-three of the latter, for \$10,859,822, were at 5%; 135 for \$3,666,000, at 4%, and 206 for \$4,098,500, at 4½%. The largest loan on New York realty by the Title Company was \$400,000, at 4%, on the mercantile building at Nos. 636 and 638 Broadway, just below Bleecker and extending to Crosby. This mortgage was subsequently sold to the Equitable Life. The Title Company loaned \$330,000, at 5%, on the Gill Building, now erecting, at Nos. 9 to 13 Maiden lane; \$300,000, at 4%, on Lord & Taylor's old store, corner of Broadway and Grand street, replacing a mortgage of \$400,000, at 4½%, which the sellers took in January, 1897, when they sold the corner for \$515,000. Another loan by the Title Company was for \$300,000, at 5%, to the Cass Realty Co. on the new bachelor apartment house the "Pierpont," Nos. 43 to 47 West 32d street. In the way of mortgages on private houses, \$150,000 was advanced, at 4½%, on the southeast corner of Madison avenue and 72d street. Builder Jas. A. Frame was accommodated with \$224,000, at 5%, on his West 90th and 91st street houses, and Builders Stewart & Smith with \$127,000, at 6%, on a row of houses now being erected on West 107th street. In Brooklyn the Title Company loaned \$500,000, at 5%, to the Brooklyn Improvement Company, on Prospect Park lots, and subsequently reduced the loan to \$476,250 and divided same into twelve mortgages. The company also made loans of \$300,000 and \$200,000, both at 4%, on Fulton street and Gallatin place business property and \$225,000, at 4½%, on the corner of Livingston and Nevins streets, extending to Flatbush avenue.

The United States Trust Company made its largest loans on business and residential properties. The Cushman estate secured \$385,000, at 4%, on a blanket mortgage covering the new Cushman Building, corner Broadway and Maiden lane, the new Chelsea apartment houses, corner of 9th avenue and 21st street, and

other property. E. H. Van Ingen secured \$300,000, at 4½% on a Fifth avenue mansion, near 72d street. Ludwig Baumann borrowed \$200,000, at 4½%, on his new West 36th street store, and Sol. Ranger \$200,000, at 4½%, on the southeast corner of 3d avenue and 125th street. Another big loan by the United States Trust Company was \$150,000, at 4½%, on the Belmont house, southwest corner of 72d street and Madison avenue, when it was sold to W. B. Cutting at \$275,000.

The United States Mortgage and Trust Company advanced \$700,000, at 5%, on the new mercantile buildings now being finished on Broadway, adjoining the Havemeyer Building, on the northeast corner of Prince street.

Three loans by the Washington Life, at 5%, aggregated within \$150,000 of the total of \$1,096,000 loaned by the company. One for \$475,000 covered the old site of the Church of the Divine Paternity, southwest corner of 5th avenue and 45th street, 100.5x100. Another for \$220,000 covered the premises No. 856 5th avenue and No. 2 East 67th street, and a third for \$250,000 covered lots on 11th and 12th avenue, 53d and 54th streets, recently condemned as a small park site. The latter was a purchase money mortgage.

The Citizens' Savings Bank loaned \$909,000, at 6%, and \$138,500, at 5%. The 6% loans included \$280,000 on new flats covering the east side of Manhattan avenue, between 113th and 114th streets, and \$125,000 on two flats covering the westerly front on Amsterdam avenue, between 164th and 165th streets.

All the mortgages taken by the German Savings Bank, a total of over \$2,500,000, were at 6% interest. One mortgage of \$265,000 covers the new apartment houses, northeast corner West End avenue and 79th street, 102.2x125. Others for \$160,000 and \$105,000 respectively cover new flats, corner of Manhattan avenue and 114th street, and Columbus avenue and 105th street. Although written for 6% we are informed that agreements by the bank officers make the rate lower.

Four of the 101 mortgages taken by the Lawyers' Mortgage Insurance Company footed up \$650,000, or about one-third of the total of \$1,980,900 loaned. One for \$250,000, at 4½%, covered part of the Church of Divine Paternity's old site on Fifth avenue. Others for \$125,000 each covered Nos. 274 and 276 Church street, owned by John T. Williams, and 227 William and 22 and 24 North William, owned by the German Herold. One mortgage for \$150,000, at 4% was made on the store building northeast corner of Waverly place and 4th street, 50x108.

The Manhattan Life loans aggregated only \$1,180,000, five of which, for \$850,000, covering the Harlem Opera House, \$250,000; the "Cameron," on St. Nicholas avenue, \$185,000; a new flat, southeast corner Madison avenue and 88th street, \$130,000; a business block, northwest corner Waverly place and Greene street, \$160,000, and lots and water front at 1st avenue and 101st street, \$125,000.

OUR ALBANY LETTER.

Albany, Jan. 13.—A large number of bills were presented to the Legislature this week, but only a few of them relating to New York City and those not of much importance. But a good many amendments to the charter it is apparent will be presented.

Senator Wray presented a bill (Introductory No. 90) to provide for the ventilation of school houses and other public buildings, which was passed by the Senate last year but failed to pass the Assembly owing to lack of time. It is a general bill, declaring that every public building of a city, or village shall be properly ventilated, have water closets and be free from noxious smells. It says that "no wooden flue or air duct for ventilating or heating purposes shall be placed in a public building, and no pipe for conveying hot air or steam shall be placed nearer to any woodwork than one inch, unless such pipe shall be properly protected by suitable guards or casing of incombustible material."

Senator Brush introduced a bill (Introductory No. 53) appropriating \$50,000 to build a monument in New York Harbor "in memory of the martyrs who perished on the prison ships in that harbor during the War of the Revolution."

Senator Guy presented a bill (Introductory No. 76) incorporating "The New York Realty Bond, Exchange and Trust Company." The incorporators are David Bennett King, Henry Winans Jessups, Frederick Southack, Alwyn Ball, Jr., and Nathaniel A. Lowry. The company is authorized to have one million dollars capital, and to purchase, hold, deal with and sell real estate, bonds and mortgages, negotiate and secure loans on real estate, stocks and bonds of mortgage companies or real estate companies and every kind of stocks, bonds, debentures or other instruments secured by real estate values, including municipal bonds issued by towns or other municipal corporations in New York State. A similar bill was introduced last year.

Senator Munzinger presented a bill (Introductory No. 78) and Assemblyman Phillips (Introductory No. 97) making it unlawful for any corporation carrying on or incorporated to carry on the business of examining titles to real property and chattels real, guaranteeing or insuring bonds and mortgages and the owners of real property and chattels real, and others interested therein against loss by reason of defective titles thereto, to guarantee or insure against loss by reason of defective title or to guarantee or insure the payment of bonds and mortgages for any sum or amount greater in the aggregate than 150 per cent. of the actual paid in cash capital and surplus, if any, of said corporation.

Assemblyman Trainor presented an amendment to the Constitu-

tion authorizing the people to vote on the question of dividing the State into two states.

Assemblyman Haight introduced a bill (Introductory No. 63) lowering the legal rate of interest to 5 per cent.

Assemblyman Wallace presented a bill (Introductory No. 164) providing that, where a municipal corporation diverts the water of a fresh water stream outside the limits of an incorporated city which was navigable for vessels of twenty tons burden, it shall be the duty of the corporation to keep the creek deepened to a depth of at least 3 feet at low water mark.

Assemblyman Mitchell presented a bill (Introductory No. 86) providing that the Commissioners of Estimate and Assessment shall not be limited as to the area of assessment as to the widening, opening and grading of Ogden avenue, from Jerome avenue to Aqueduct avenue, "except in so far as certain property is exempted by Chapter 618 of the Laws of 1896, but shall assess to the extent of 25 per centum of the total awards, costs and expenses of acquisition."

Assemblyman Laimbeer presented a bill (Introductory No. 79) providing for the addition of two physicians to the membership of the Board of Health of New York.

Assemblyman Finn presented a bill (Introductory No. 59) providing that at least one member of the State Tax Commission shall be a resident of the County of New York.

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News in Brief.

The Third Avenue Railroad Company has, it is announced, absorbed the Union Railway system.

The chief offices of the Board of Public Improvements are to be in the New York Life Building, No. 346 Broadway.

Mayor Van Wyck has vetoed the resolution of the Municipal Assembly giving the present Hall of Records to the National History Museum.

Quarters for the Sheriff have been provided in the Stewart Building, consisting of eight rooms on the second floor on the Broadway side.

The Washington Heights Progressive Association has requested the Municipal Assembly to light the avenues, boulevards and parks above 125th street with electricity.

A general proposition that another bridge between Manhattan and Brooklyn should be built was made in the Board of Public Improvements on Wednesday and adopted. So far as this proposition was supported by ideas they tend to the conclusion that an all-railroad bridge is desired.

The request of E. W. Bloomingdale that the petition forwarded to the old Board of Street Opening some time ago in favor of the widening of 59th street, between 3d and 5th avenues be returned to him was denied by the Board of Public Improvement on Wednesday, as the petition forms a part of the records of the board.

The Metropolitan Street Railway Company has formally notified the Rapid Transit Commission that they will not be bidders for the underground franchise. This is said to be the outcome of an agreement among the transit companies of Manhattan, the Bronx and Brooklyn to act in friendly co-operation. This agreement, it is also said, includes some extensions of the elevated railroads, in Manhattan at least, and their operation by electricity.

The Court of Appeals has dismissed the appeal in the matter of acquiring title for the new Hall of Records in New York City. The appeal was from a decision of the Supreme Court Special Term affirmed by the Appellate Division of the First Department, denying a writ of peremptory mandamus against the city to show cause why Michael Coleman and S. Stanwood Menkin should not be removed as Commissioners to select a site for the new building. The appeal was made by Henry F. Miller, J. P. Kernochan, and other property-holders. The grounds on which this appeal was based have already been stated in these columns.

The new Sinking Fund Commission held its first meeting yesterday. Several heads of departments presented requests for permission to rent offices in various buildings. Commissioner Kearney wanted quarters in the United States Life Building; Commissioner Shea in the Stewart Building and Commissioner Keating in the building No. 265 Broadway. Mayor Van Wyck objected to scattering the city departments. After some discussion, a resolution was passed appointing Randolph Guggenheimer President of the Council; Comptroller Coler and Alderman Muh a committee, with instructions to find quarters for all the departments under one roof, if possible.

The following notice has been sent out to property owners along the Boulevard, the Kingsbridge road, West 230th street, Riverdale avenue, and West 145th street, where it is now proposed to build electric roads, asking their consent to the project:

The Metropolitan Street Railway Company and the Forty-second Street, Manhattanville and St. Nicholas Avenue Railway Company have agreed to unite in applications to the Municipal Assembly for twenty-five-year leases

with renewals permitted by law, to construct, maintain and operate a system of railroads for the accommodation of the residents of the upper part of the city, consisting of a double-track road operated by the underground system of electricity, substantially the same as that now in use on Fourth and Madison avenues, on the Boulevard or Eleventh avenue, from 125th street to 175th street; on 145th street, from the Boulevard to the Harlem River; on the Kingsbridge road or Broadway, from 162d street to 230th street, and on West 230th street and Riverdale avenue, to the city line.

The road on the Boulevard, from 125th street to 160th street, to be operated by both companies, each company owning its own conduit and slot, but both using the same track rails. The road on the Boulevard, above 160th street, and on 145th street, to be owned and operated exclusively by the Metropolitan Company, and the road on the Kingsbridge road, or Broadway and 230th street and Riverdale avenue, to be owned and operated exclusively by the Forty-second Street Company. The companies believe that this arrangement will be for the convenience and benefit of the people of this part of the city as well as for their own advantage.

The Building Trades

Building Material Market.

BRICK

The Haverstraw tows are running without any interruption. The arrivals of Hudson River during the week have amounted to about 40 barges. Thirteen barges were left over from last week, making the total offerings over 50 barges. The demand has been excellent, and the market remains steady at \$6.25@6.50, the lower grades pushing the higher ones in price. Pale brick have come in to the extent of 4 cargoes. The demand for them is good, and the tone of the market firm. Prices were \$3.75@4.00. There is an easy tone to the market for New Jerseys. There have been few arrivals and prices are at \$5.75@6.25.

LIME.

Jointa lime remains steady at \$1.00. Supplies are put forward as rapidly as called for, but there is no pressure to sell, so that value is well maintained. In the absence of supplies, St. John lime is quoted nominally at 70 cts. Four cargoes of Rockland lime have been received during the week, but they were sold out before they arrived. The market was very firm at 75@80 cts. for the common, and 85@90 cts. for finishing. Prices will reach a higher point within the next month. Conditions were favorable this week for an even stronger market, but sellers took advantage of them only in a moderate degree.

LUMBER.

The feature of the Western market is the anticipations for the spring trade. If the conditions three months from now approach what the expectations of lumbermen lead us to look for, the prospects for a highly successful year are very bright. The reasons given for this expected increase of business are chiefly, the return of general business prosperity and the outlook for a large extension of building operations. There are good grounds for this feeling, although they might be based more substantially on present conditions than on future ones. Business during the first month of the year has been fully up to that of a year ago, and in some cases, even better. During the latter part of the year an increase in prices has taken place in many woods, although some exceptions exist to prove the rule. The market for Eastern spruce, for instance, is very dull and summer prices prevail. Hardwoods about hold their own, although the demand for them is very good, and promises to continue so. The "Northwestern Lumberman" attributes this failure of the price to advance in sympathy with the demand, to the fact that manufacturers of products requiring the use of hardwoods are unable to get full prices for their goods. This naturally cuts down the prices which the manufacturers are able to pay for their material, and the loss falls on the lumberman. During the fall, trade was prolonged to an unusual extent, but this was due in a great extent to the exceptionally fine weather. However, the year opens with a general feeling of confidence, something which was not felt to any such extent at the same time last year, and this, if it extends far enough into the building trades and among the manufacturers, will be a large factor in determining the business of the new year.

LATH.

The arrivals of Eastern spruce lath during the week have been slightly in excess of those for the previous week. Two cargoes of respectively 1,200,000 and 800,000, have been received, amounting all told to some 2,000,000 lath. These figures were slightly higher than was expected, and during the first part of the week prices weakened a trifle, at \$1.75, but recovered later, and closed firm at \$1.85. Only one cargo is reported to be on the way at the present time, and an advance is looked for.

NAVAL STORES.

The prices for spirits of turpentine have been steadily advancing all the week, continuing the movement that has gone on for several weeks, with a slight check last week. The rally of the present week has, however, more than made up for the drop of last week. The market closed strong at 34¼ cts. for regulars, and 34¾ for machines. Some holders asked a shade more. Call has been very moderate. Tar has been slow, and the market rather weak. Values have shown a still further decline to \$1.65@1.75 for regulars, with oil barrels slightly weaker. At present outlook the market may go down still further. Pitch has ruled steady at \$1.80@1.80, with little activity.

NAILS.

The price of wire has advanced during the week 5 cts. per pound, and although the quotations show no advance, the market for wire nails is a little stiffer in consequence. The demand remains the same and prices are at \$1.45 for carload lots f. o. b., \$1.60 for carload lots on dock, and \$1.65 for small lots from store. Cut nails continue to have a moderate call at the figures last quoted: \$1.25 for carload lots f. o. b. mill, and \$1.35 for small lots from store. Since the incorporation of the American Steel and Wire Co. steps have been taken to place the company on a working basis as soon as possible.

GLASS.

A meeting of the window-glass jobbers was held in Pittsburg on Tuesday. The discounts are 85 per cent. for the American and 80 and 20 per cent. for the French. The stocks at present are badly broken and have been selling at their former prices. Glass from the new blow will scarcely be in the market before a couple of weeks. The market for plate glass has shown a seasonable dullness, although prices remain unchanged. The Standard Plate Glass Co., of Butler, Pa., has gone into the hands of a receiver. This may have some effect upon the market, although it is as yet uncertain.

OILS.

As was suggested last week as likely to be the case, the depression in the price of flaxseed was only temporary, and the price has recovered and gone back to \$1.22. Linseed oil, which has been stationary for a week or two, is likely to meet this new quotation for the raw material should it hold. Quotations are 42 cts. for 5-bbl. lots or more, and 43 cts. for less than 5-bbl. lots, with the customary additions of 2 cts. a gallon to these prices for boiled and refined. There is a seasonable demand although there appears to be no disposition to buy in anticipation of an advance.

PAINTS.

The paint market has been without feature, and only a moderate amount of business has been transacted. White lead has had but little call at 5½@6 cts. and there has been a very light demand for red lead at the same figures. The prices as last announced by the National Lead Co. are as follows: In lots of less than 500 lbs., 6 cts. net; in lots of 500 bbls. and over, 5½ cts. Dry white lead, in barrels, ½-ct. per lb. less than the price in kegs. Red lead and litharge in barrels and half-barrels, ¼-ct. per lb. less than the price in kegs. White lead in 12½-lb. pails (packed in 100-lb. cases), 1 ct. per lb. over price in kegs. White lead assorted in 1-lb., 2-lb., 3-lb. and 5-lb. cans (packed in 100-lb. cases), 1½ cts. per lb. over price in kegs. Terms.—On lots of 500-lbs. and over, 60 days, 2 per cent. discount for cash, if paid in 15 days from date of invoice, f. o. b. at New York. Quantities.—To make either of the above-required quantities any assortment of packages of either or all of the above articles may be counted. The above prices and terms supersede all previous prices and terms offered by this company.

Building News.

MERCANTILE.

12th street, Nos. 386 to 392 West, 10-story fireproof storage warehouse on plot 88x160; Baker & Williams (see Francis S. Phraner), No. 512 Washington street, owners.

Boulevard, near 66th street, 3-story brick and stone velodrome (sketches), with frontage of 200 feet; cost, \$250,000; owner, a stock company, of which J. W. Mudgett, No. 111 Broadway, and Samuel Aaronson, are the promoters; Child & De Goll, No. 62 New street, architects.

66th street, No. 112 East, lot 25x100.5. William C. Whitney, No. 32 Nassau street, has purchased this lot as a site for a stable.

Broadway, southwest corner of Dey street. Sketches have been drawn for a 16-story office building, to be erected at this location for the Mercantile National Bank, on premises; Frederick B. Schenck, president, says, however, that there is no intention of building at present.

William street, No. 71, 3-story stone, iron and terra cotta office building, 24.11x62; cost, \$30,000; the Dudley Co., No. 47 Cedar street, owner; Madgeburg Insurance Co., No. 47 Cedar street, lessee; Clinton & Russell, No. 32 Nassau street, architects; Stokes and Howell, No. 47 Cedar street, associate architects. For this operation, reported at the time of the organization of the Dudley Co., sketches have now been drawn, although the details of the improvement have not been determined.

APARTMENTS, FLATS AND TENEMENTS.

112th street, north side, 100 feet west of 5th avenue, three 5-story brick and stone flats; cost, \$75,000; Julius Fleischman, No. 2 East 116th street, owner; Chas. Stegmayer, No. 306 East 82d street, architect.

77th street, northwest corner of Park avenue, 5-story brick and stone flat with store, 25.11x97.8; cost, \$30,000; Isaac T. Meyer, No. 111 Broadway, owner and builder; Geo. F. Pelham, No. 503 5th avenue, architect.

9th street, No. 717 East, 5-story brick, stone and terra cotta store and tenement, 25x88; cost, \$25,000; Irving Bachrach, No. 375 Grand street, owner and builder; Geo. F. Pelham, No. 503 5th avenue, architect.

Jefferson street, north side, 109 feet east of Clinton avenue, two 3-story frame flats, 20x56; cost, \$6,500 each; Eugene M. Bowman, No. 2088 Honeywell avenue, owner and builder; W. C. Dickerson, 149th street and 3d avenue, architect.

Vyse estate (24th Ward), two 3-story frame flats and stores (sketches), 25x60 and 25x42 respectively; cost, \$6,500 each; Peter L. Hart, owner; Lawrence & Ringrose, 150th street and 3d avenue, architects.

Hamilton place, west side, 142d to 143d streets, and four lots adjoining on 143d street. The buyer of this site is Chas. F. Rogers, No. 1791 Broadway, the architect, who will improve his purchase.

Central Park West, southwest corner of 99th street, lot 25x100; Rachel Axelrod, No. 181 Christopher avenue, Brooklyn, who has bought this site will improve her purchase.

99th street, south side, 100 feet west of Central Park West, lot 25x100.11; Rachel Axelrod, No. 181 Christopher avenue, Brooklyn, will improve this site.

113th street, south side, 100 feet east of 7th avenue, three unfinished brick flats, two 20.3x85 and one 34.6x85; purchased by William P. Austin; will be completed by the buyer.

2d avenue, southwest corner of 8th street, five 6-story brick flats on plot 92x120; August A. Ruff, No. 52 West 120th street, owner and builder. Kurtzer & Rohl, No. 1 3d avenue, will probably draw the plans for this operation.

127th street, northeast corner of 8th avenue, row of 5-story flats and stores, plot 99.11x100; Alex McDowell, No. 388 Manhattan avenue, owner and builder.

83d street, south side, 100 feet east of West End avenue, 7-story brick and stone apartment house, 55x100; Dongan & Taylor, Syndicate Building, No. 35 Nassau street, owners; architect, probably, C. P. H. Gilbert, No. 18 Broadway.

116th street, south side, 110 feet west of Madison avenue, two 5-story brick and stone flats on plot 50x100; H. Fordinsky, No. 319 Broadway, owner and builder.

150th street, north side, 100 feet west of Courtlandt avenue, brick flat on lot 25x100; Robertson & Grant, No. 312 West 25th street, owners and builders; architect, probably, W. C. Dickerson, 149th street and 3d avenue.

Amsterdam avenue, southeast corner of 79th street, two 7-story apartments, on plot 100x100; J. L. Osborne, owner; Henry Andersen, No. 1180 Broadway, architect.

112th street, north side, 100 feet east of 7th avenue, two unfinished 5-story brick and stone flats, 40x100, bought by John Keon; will be completed by the purchaser.

112th street, north side, 140 feet east of 7th avenue. Joseph Cirrito, No. 20 West 65th street, who purchased one of the three unfinished 5-story flats at this location, started by Fred. O. Johannsen and recently sold under foreclosure, will complete the building.

65th street, southwest corner of Central Park West, plot 100x125. Remegio La Forte, No. 1270 Broadway, who has just bought this site, will improve his purchase, probably by the erection of apartments.

171st street, east of 3d avenue, four 3-story frame flats, 19x65; total cost, \$20,000; Geo. Hoffman, No. 529 Broadway, architect.

Manhattan avenue, southeast corner of 107th street, 5-story brick flat, 25x95.11; Mrs. Rose McQuade, owner; Harry T. Howell, No. 748 East 138th street, architect.

34th street, north side, 175 feet west of 7th avenue, plot 100x100. Egan & Hallecy, builders, No. 284 Columbus avenue, who have bought this site, will improve their purchase by the erection of two 7-story apartment houses. Neville & Bagge, No. 217 West 125th street, have been their architects in previous operations.

St. Anns avenue, east side, 150 feet south of Westchester avenue, 4-story brick and stone apartment, 25x71; cost, \$17,000; John Noulett, No. 1232 Tinton avenue, owner; Edward Wenz, No. 1491 3d avenue, architect.

Park avenue, west side, 50 feet north of 116th street, four 5-story brick and stone flats, 25x75; cost, \$80,000; S. W. B. Smith, No. 323 Lenox avenue, owner and builder; Neville & Bagge, No. 217 West 125th street, architects.

109th street, northeast corner of Boulevard, two 5-story brick and stone flats, 35x81 and 29x25, respectively; cost, \$50,000; John Hickey, No. 83 East 110th street, owner and builder; Neville & Bagge, No. 217 West 125th street, architects.

5th avenue, northeast corner of 101st street, four 5-story brick flats on plot 100.11x100; William G. Webber, owner; G. F. Pelham, No. 503 5th avenue, architect.

Madison street, northwest corner of Scammel, two 6-story tenements on plot 45.7x97; John Kehoe, No. 304 East 18th street, owner and builder.

Pike street, No. 68, 6-story tenement, 25.5x62; Abraham Silverson, No. 235 Henry street, owner and builder.

Water street, Nos. 510 to 514, 6-story tenement on plot 60x61.4; Nathan Hutkoff, No. 111 Wooster street, owner; architect not selected. Operation to begin in April.

West End avenue, east side, 69th to 70th street, ten 5-story brick and stone apartments, corner buildings 25x77.2, inside buildings, on avenue, 25x67, buildings on streets, 18x85; total cost, \$180,000; Terence Farley's Sons, No. 253 Columbus avenue, owners and builders; Thom & Wilson, No. 111 5th avenue, architects.

125th street, north side, 225 feet west of Amsterdam avenue, three 5-story brick and stone flats with stores, 25x84.11; total cost, \$90,000; George Jenkins, No. 55 Lenox avenue, owner and builder; Ward Cunningham, same address, architect.

DWELLINGS.

96th street, near Central Park West, two 4-story and basement brick and stone dwellings, 20x100; H. B. Turner, owner; Hill & Turner, No. 44 Broadway, architects.

MUNICIPAL.

Main street (Westchester), 2-story frame engine house, 35x76; cost, \$9,000; N. Y. City Fire Department, No. 157 East 67th street, owner; P. W. L. Strom, No. 44 Broad street, architect. Plans before commissioners for approval.

MISCELLANEOUS.

26th street, southwest corner of Lexington avenue. At the headquarters of the Young Men's Christian Association, No. 40 East 23d street, it was said that no plans were being drawn for

a new building on the 26th street site, just purchased, and that no immediate improvement was contemplated.

9th avenue, 20th and 21st streets. Charles C. Haight, No. 111 Broadway, is preparing plans for a building to be known as Hoffman Hall, for the General Theological Seminary.

ALTERATIONS.

4th avenue, No. 54, fire repairs to 7-story store and loft building; cost, \$12,000; Daniel Buckley, 9th street and 3d avenue, owner; Franklin Baylies, No. 51 Bible House, architect.

19th street, No. 229 East, fire repairs; Rutherford Stuyvesant estate, No. 16 Exchange place, owner; J. Edgar Leaycraft, No. 1517 Broadway, agent.

Gold street, southeast corner of Beekman, fire repairs to 6-story brick mercantile building; cost, probably about \$50,000; A. D. Farmer & Son, on premises, owners. It is thought that the insurance will be adjusted by the end of next week.

Duane street, Nos. 72 and 74, fire repairs; Josiah Belden estate, owner; Chas. J. Belden, No. 7 West 51st street, agent. The insurance will probably be adjusted next week.

Liberty street, No. 130, alterations and addition; cost, \$5,000; Havemeyer & Meyer, on premises, owners; Meeker & Lewis, also of No. 130 Liberty street, architects.

ESTIMATES RECEIVABLE.

For erecting cottages 4, 5 and 6 of group "D," at Central Islip, N. Y., for Manhattan State Hospital, until 4.30 p. m. on Thursday, the 20th day of January, by Henry E. Howland, Esq., President of Board of Managers, No. 1 Madison avenue. Drawings and specifications may be consulted at the office of the Board of Managers, No. 1 Madison avenue, New York City, and at the office of I. G. Perry, architect, in the Capitol, at Albany, N. Y.

By the trustees of School District No. 7, Bloomfield, Essex Co., N. J., for the erection of an eight-room brick building, with arrangements for two kindergarten rooms and an assembly room, the building to be capable of enlargement to twelve or sixteen rooms. For particulars see our advertising columns.

By the Board of Education, No. 585 Broadway, until January 24, at 3.30 p. m., for improving grounds of Public School No. 96. Plans and specifications may be seen at No. 419 Broome street, top floor.

By the Department of Docks and Ferries, Pier A, foot of Battery place, North River, until January 21, at 1.45 p. m., for extending the pier at the foot of West 129th street, North River.

CONTRACTS AWARDED.

P. J. Walsh, No. 503 5th avenue, was the lowest bidder, at \$298,434, for the new school No. 168, to be erected on 104th and 105th streets, between 1st and 2d avenues. The other bids were as follows: Murphy Bros., \$298,700; Harry McNally, \$301,000; Luke A. Burke, \$301,900; John J. Hopper, \$304,700; Thomas Dwyer, \$307,977; Patrick Gallagher, \$310,999; J. H. Deeves & Bro., \$311,000; C. A. Cowen, \$317,984; Quincy & Crawford, \$323,797; Thomas Cockerill & Son, \$324,000, and Mapes-Reeve Construction Co., \$330,000.

Blake & Williams, No. 362 West Broadway, were the lowest bidders, at \$23,548, for the heating, ventilating and electric light plant for School No. 42, at Hester, Ludlow and Orchard streets.

Hugh Getty, No. 274 9th avenue, has been awarded the general contract for the new Fourth Reformed Presbyterian Church Building, to be erected in 122d street, near St. Nicholas avenue, after plans by James W. Cole, No. 403 West 51st st.

BROOKLYN.

Cropsey avenue and 19th avenue, 2-story frame hotel, 60x105; cost, \$20,000; Geo. Shields, Cropsey avenue, Bath Beach, owner; Anson Squires, Bath Beach, L. I., architect.

The Club House of the Gravesend Yacht Club, Bath Beach, L. I., which was recently destroyed by fire, will be rebuilt, probably a new location will be selected.

Dyker Heights, 2-story frame dwelling, 20x38; cost, \$3,500; Walter L. Johnson, 11th avenue and 82d street, owner; C. Schubert, Bath Beach, L. I., architect.

Stockholm street, north side, 175 feet east of Hamburg avenue, 2-story brick shop and dwelling, 25x52, with 1-story extension, 25x32; cost, \$5,000; Wm. Keitel, No. 58 Garden street, owner; Th. Engelhardt, No. 905 Broadway, architect.

South Brooklyn, 2½-story frame dwelling, 25x36; cost, \$2,500; J. Little, Parkville, Brooklyn, owner; S. A. Dennis, No. 150 Nassau street, New York City, architect.

Flatbush, 2½-story frame dwelling (sketches), 30x50; cost, \$10,000; Raymond & Hornbostel, No. 63 William street, New York City, architect.

Gates and Reid avenues. James Trainor intends to remodel the interior of the hotel at this location after plans drawn by Alfred H. Taylor, No. 18 West 34th street, New York City.

Cumberland street, No. 430. W. E. Bloodgood, No. 64 Cedar street, New York City, has prepared sketches for the alteration of the residence at the above location into flats and stores, but states that the owner, Mr. David W. Lewis, is now more inclined to put up an entirely new building.

METROPOLITAN DISTRICT.

Bensonhurst, L. I.—22d avenue, 2½-story and basement brick and frame double residence, 22x45; cost, \$3,000; W. H. Abbott, 19 Broadway, New York City, architect.

Hempstead, L. I.—Fulton street, addition to 2½-story frame dwelling, 35x50; cost, \$12,000; Sidney D. Ripley, 120 Broadway, New York City, owner; Charles A. Gifford, 31 Union Square, New York City, architect.

Pelham.—Two and a-half-story frame dwelling; I. F. Zolikoff, 4 Irving place, New York City; owner, F. Charles Merry, 42 East 23d street, architect.

Staten Island.—W. H. Mesereau, 39 Broadway, New York City, has prepared sketches for a 2½-story frame dwelling, to be erected on Staten Island; details later.

West New Brighton, S. I.—Frame Opera House (slow combustion), 60x125; cost, \$25,000; Staten Island Opera House Co.; E. G. Gollner, 150 Nassau street, New York City, architect.

NEW YORK STATE.

De Witt (near Syracuse).—Two 1-story brick round houses for locomotives, each to contain stalls for fifteen engines; N. Y. Central & Hudson R. R., 42d street, New York City, owner; Walter Katte, engineer, Grand Central Station, New York, architect.

NEW JERSEY.

Arcola.—Two and a-half-story frame dwelling, 70x50 and stable; Mr. Smith, care architect, owner; W. A. Lambert, 99 Nassau street, New York City, architect.

Bayonne.—Avenue A, west side, between West 24th and West 25th streets, two 2-story frame dwellings; cost, \$5,000; Harris Kaplincky, owner; Armand Schule, architect, West 41st street, east of Avenue C, 2-story and attic frame dwelling; cost, \$2,500; William C. Ryan, owner; private plans.

Bernardsville.—"Bankers' Mountain," 2½-story frame dwelling; cost, \$6,000; George Salsbury, care architect, owner; W. S. Post, 33 East 17th street, New York City, architect.

Deal.—F. H. Woolworth, 280 Broadway, New York City, contemplates erecting a residence here, but states that he has not selected an architect and is not certain of building.

East Orange.—Clinton street, 2½-story frame double dwelling, 42x34; Mrs. Losey, care architect, owner; J. J. Marsh, architect.

Englewood.—Frame residence, 2½ stories; cost, \$10,000; F. M. Olyphant, 21 Cortlandt street, New York City, owner; Lamb & Rich (plans only), 35 Nassau street, New York City, architects.

Guttenberg.—Hudson avenue, near Boulevard, alteration and repairs to 2-story brick apartment house; cost, \$3,000; Louis Emerich, town of Union, N. J., owner; A. Beyer, Hoboken, N. J., architect.

Hasbrouck Heights.—Twenty-five 2½-story frame houses; Thos. Walling, No. 144 Newell street, Brooklyn, owner and builder.

Hoboken.—Newark street, Nos. 361-363, repairs and alterations to 4-story stores, etc., 25x50; cost, \$5,000; Elizabeth Rodgers, owner; James Mackintosh, executor for estate; private plans.

Jersey City.—Germania avenue and Berkeley place, five 2-story frame double dwellings, 20x38; cost, \$9,000; John Foote, owner; Charles F. A. Hall, architect.—Magnolia avenue and Becot street, nine 2-story and attic frame dwellings; alterations to three dwellings; cost, \$40,000; P. A. Caddis, owner; C. F. A. Hall, architect.

—Jersey avenue, from Montgomery to Mercer streets, free library; the Board of Trustees of the Free Library, Dr. L. G. Gordon, President, Jersey City, N. J., has asked the Board of Finance of Jersey City to issue bonds for \$150,000 to build a new library and the board will probably make a decision within two weeks.—Magnolia, near Summit avenue, 2½-story frame dwelling, 22x39; cost, \$4,000; Alexander R. Brown, 508 West 35th street, New York City, owner; C. F. A. Hall, architect.

Long Branch.—Ocean avenue, summer residence; cost, \$25,000; Marks Arnheim, 767 Broadway, New York City, owner; Herts, Tallant & Newton, 481 5th avenue, N. Y. City, architect.

Newark.—Mt. Prospect avenue, stone and brick residence; P. W. Vail, owner; Charles A. Gifford, 31 Union square, New York City, architect.—Rector street, 2½-story brick stable, to contain three box stalls, 42x53; cost, \$6,000; Frederick Frelinghuysen, owner; H. Toler Booram, 32 Nassau street, New York City, architect.—Ten 2½-story frame cottages; total cost, \$30,000; Christian Missionary Alliance, Rev. A. B. Simpson, 692 8th avenue, New York City, owner, W. Leeming, 87 Nassau street, New York City, architect.

Nutley.—Two frame stores and residences, 2½ stories, 25x40; Davis Brothers, owners; W. A. Lambert, 99 Nassau street, New York City, architect.

Orange.—Centre street, two 2½-story frame dwellings; cost, \$4,500 each; John P. Dexheimer, owner; private plans.

South Orange.—Brick and stone residence; W. T. Gooch, 253 Broadway, New York City, owner; Harding & Gooch, 253 Broadway, New York City, architects.

Town of Union.—Jefferson place, No. 535, frame alteration and addition to club house; cost, \$5,000; Katholischer Gesellen Verein, owner; A. Kloster, 214 East 26th street, New York City, architect.

Weehawken (Clifton Park).—Louisa place, 2-story and attic frame dwelling; cost, \$5,500; William Landt, Town of Union, N. J., owner; William Landt, Jr., architect.

West Hoboken.—Steven street, No. 410, 3-story frame apartments, 24.10x60; Martin Jensen, 335 10th avenue, New York City, owner; Joseph Turck, architect.

West Orange.—Addition to residence, 52x36; cost, \$12,000; the entire first floor of the addition to be used as a billiard room; Douglas Robinson, 55 Liberty street, New York City, owner; Trowbridge & Livingston, 287 4th avenue, New York City, architects.

TRADE NOTES.

The co-partnership of Aeschlimann & Pellarin, composed of Henry A. Aeschlimann, Vincent Pellarin, Edward Lecourbe, and J. Jules Brochon, has been dissolved by mutual consent, Henry

A. Aeschlimann and Edward Lecourbe retiring therefrom. A new firm has been composed under the firm name of Pellarin & Co., and consisting of Vincent Pellarin and J. Jules Brochon. Mosaics will be the specialty, with the new firm as it was of the old.

OF INTEREST TO THE BUILDING TRADES.

W. C. Van Doren, architect, 60 Mills street, Morristown, N. J., has opened an office at No. 130 Broadway, New York City.

J. E. Howe, architect, formerly of No. 56 New street, has opened an office at 156 5th avenue, room 1217.

The Examining Board of Plumbers meets every Thursday, at 2 p. m., at No. 220 4th avenue. The chairman of the board is John Yule; the secretary, James M. Morrow; and the treasurer, James P. Knight.

The Board of Buildings has decided that, there being none for the boroughs of Queens and Richmond, the rules and regulations relating to buildings in Manhattan and Brooklyn shall be applied there, in the discretion of the Commissioner for those boroughs, Mr. Daniel Campbell.

Plans and specifications for the steel tower of the new structure, submitted by Chief Engineer L. L. Buck, have been approved by the East River Bridge Commission. Bids will be opened in about three weeks. The engineer estimates that the total cost of the steel towers will be between \$700,000 or \$800,000.

On Saturday a conference was held between Chief Engineer Birdsall, Consulting Engineer Van Buren and Deputy Commissioner Moffett with a view to increasing the water supply of Brooklyn. A report was submitted to the Commissioner of Water Supply to be transmitted to the Board of Public Improvements. It calls for an appropriation of \$2,309,000.

The Tidewater Company has been incorporated, and has its offices at No. 23 West 26th street, the offices of the William Astor estate. John Jacob Astor is the president; Henry B. Ely, a trustee of the estate, is the secretary and treasurer; A. M. Napier is general manager, and Joseph Braunley is superintendent. It is said this company will in future do the building for the Astor estate.

It is reported that a velodrome, similar to the one in Paris, is soon to be erected in New York. Messrs. Child & de Goll, of No. 62 New street, are the architects and a stock company is to be the builder. The cost is estimated at \$250,000. This peculiar building will be entirely devoted to the use of bicyclists. A double spiral track will reach from the ground to the roof inside the building, while storage, bath and locker rooms will occupy the basement. The grade on the track will be about 2 ft. to the hundred, and its total length will be nearly a mile.

A FAREWELL BANQUET.

It having been decided to remove the auditing department of Westinghouse, Church, Kerr & Co., from their New York to their Pittsburg office, it became necessary for Mr. Warren L. Murray, the auditor, and Mr. Gardner W. Kimball, his associate, to remove their residences permanently to the Western city. Mr. Murray has been connected with the company for fifteen years, and Mr. Kimball nearly as long, and during this long service they have won the respect and love of their associates that the latter determined to give them a send-off in the shape of a farewell dinner. This took place in the large private dining room of Mouquin's Fulton Street Restaurant, and was taken advantage of by all of the engineering forces of the company who were within reaching distance of New York. Plates were set for twenty-two with Mr. W. C. Kerr at the head of the table, with the guests of the evening on his right and left, and Mr. O. L. Williams, treasurer, at the other end in the capacity of toastmaster.

The menu, or "Specification," as it was called, which was the joint work of several of the brightest members of the force, would have been the despair of a French chef, and was an enigma in some respects to the engineers themselves, but when the mask of technical terms was removed proved acceptable in every way.

The mental feast was inaugurated by Mr. Kerr, who remarked that this was the first occasion on which the force had been gathered together in this way, and suggested that an annual or even more frequent dinner might be an excellent idea. Late in the evening presentations in token of the high regard in which Messrs. Murray and Kimball were held were made in the name of the members of the force, and thus ended one of the pleasantest affairs in the history of Westinghouse, Church, Kerr & Company.

THE JOINT COMMITTEE ON NEW BUILDING CODE.

As announced last week, a meeting of the delegates appointed by various trade associations to confer on matters relating to building laws was held on Thursday evening in the new quarters of the Builders' League, at No. 76 West 126th street. Mr. William J. Fryer was in the chair, and Mr. Albert E. Davis acted as secretary. The name "Joint Committee on New Building Code" was unanimously adopted, and Mr. Fryer briefly outlined the scope of the committee's work, substantially as it appeared last week in these columns. Every organization which is interested in this work, not only in Manhattan, but in Brooklyn and The Bronx, is to receive a copy of this outline of the objects of the committee. At the suggestion of Mr. Isaac A. Hopper, the three Building Commissioners are also to be asked to lend

their co-operation to the work. Considerable discussion arose over the action to be taken by the committee on the refusal of the New York Chapter of the American Institute of Architects to join in the movement. The Chapter, in its turn, extended an invitation to the committee to join a similar movement organized by themselves. Efforts will be made to reach a harmonious agreement.

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The Real Estate Market

Real Estate Market.

The private sales market keeps up the activity with which the year began. This week fifty-six parcels are reported sold, forty-one without and sixteen with considerations; the latter make a total of \$889,500, which is an improvement on the total reported last week, the number of parcels in the several weeks being considered. The purchase of vacant land is still the feature, with some considerable plots both uptown in Manhattan and in The Bronx changing hands. The lease of the corner of 42d street, Broadway and 7th avenue for a long term, an account of which will be found below, is interesting as showing that the business of dealing in ground rents is slowly growing in this city.

The following are the comparative tables for the New York Conveyances, Mortgages and Projected Buildings for the corresponding weeks of 1898 and 1897:

CONVEYANCES.

	1898. Jan. 7 to 13, inc.	1897. Jan. 8 to 14, inc.
Total number for entire city.....	317	362
Amount involved	\$1,960,278	\$6,611,662
Number nominal	173	147
Number 23d and 24th Wards, omitting new annexed district (Act 1895)....	91	139
Amount involved	\$182,235	\$284,739
Number nominal	47	36
Number 23d and 24th Wards, including new annexed district	116	166
Amount involved	\$206,560	\$326,634
Number nominal	58	42
Total number Cons., Jan. 1 to date....	654	701
Total amount Cons., Jan. 1 to date....	\$3,862,876	\$8,727,606

MORTGAGES.

Total number for entire city.....	337	356
Amount involved	\$1,420,157	\$2,622,617
Number over 5 per cent.....	148	146
Amount involved	\$869,982	\$602,880
Number at 5 per cent	143	185
Amount involved	\$1,545,125	\$1,656,937
Number at less than 5 per cent	46	25
Amount involved	\$1,005,050	\$362,800
Number of above to Banks, Trust and Insurance Companies	50	34
Amount involved	\$638,237	\$694,300
Total amount of Mortg., Jan. 1 to date.	663	723
Total number of Mortg., Jan. 1 to date.	\$6,517,225	\$6,236,531

PROJECTED BUILDINGS.

Number of new Buildings	47	84
Estimated cost	\$1,271,350	\$1,496,950
Total number New Bldgs., Jan. 1 to date	95	113
Total Amt. New Bldgs., Jan. 1 to date..	\$3,265,900	\$1,962,150
Total amount Alterations, Jan. 1 to date	120,025	169,915

The number of parcels announced for sale at auction this week was but twenty-three; twenty, including a ferry franchise, were offered in foreclosure, and of them three were withdrawn and the sales of four were adjourned. The plaintiffs in the several suits were the buyers of eight of the remaining thirteen. None of the sales calls for special mention. It needs no demonstration beyond what has already been said to show that the week was a dull one in the auction market. The sales made will be found in another column. The withdrawals were by Peter F. Meyer, of No. 418 East 112th street, No. 506 West 49th street and No. 219 West 40th street.

The offer of the North Hudson Driving Park Association to sell the Guttenberg race track will be found in our business pages, and should commend itself to capitalists looking for tracts ready for development and improvement.

The Lawyers' Title Insurance Co., of New York, publishes on another page the statement of its financial standing revised as for January 1st, to which we direct the attention of our readers. It shows increased strength and a gratifying growth in the business and influence of this important institution.

Richard V. Harnett & Co. announce the sale, on Tuesday next, 18th inst., of No. 82 Park row; and, on the following day, 19th

A NEW BUILDERS' ASSOCIATION.

We hear that a movement has been begun for a Builders' Association of New York, with its office at No. 111 Broadway, in this city, which has for its objects to promote changes in legislation favorable to builders, and by enabling this important class of the community to be heard as a class on current questions, and to furnish to the individual builder the advantage of office consultation with its manager, attorneys and architects, and information as to material men and building loan mortgagees from the files of its Bureau of Information. Doubtless many builders will be glad to join such a movement. It is in line with similar organizations among the building trades, but builders heretofore have stood apart and neglected to avail themselves of the manifest advantages of co-operation. We wish the new undertaking all success.

insts., of No. 519 West End avenue, both to take place at No. 111 Broadway. Both parcels deserve examination. Particulars will be found in our business pages, or can be obtained of the auctioneers at Nos. 71 and 73 Liberty street.

The Index to Vol. LX. of the "Record and Guide," is out to-day. It is an indispensable publication. Price \$1.00. Orders should be sent in at once.

Wish to purchase real estate business; full particulars, Real Estate, care of "Record and Guide."

Gossip of the Week.

SOUTH OF 59TH STREET.

34th street, south side, 175 feet west of 7th avenue, 100x100, vacant; sellers, Korn Brothers and Ottinger Brothers, taking in exchange Nos. 48, 50, 52, 64, 66 Edgecombe avenue, five dwellings; buyers, Egan & Hallecy; broker, F. Zittel. The buyers will improve, as stated elsewhere.

48th street, No. 405 West, 25x110x125, 5-story flat; sellers, Wiegand & Rodenbach; broker, Max Goldstein; price, \$39,000.

Minetta street, No. 5, 30x100, vacant; seller, estate of James Mixzey; buyer, S. P. Nelton; broker, J. M. Stewart.

Pitt street, Nos. 28-32, 87.6x100, old buildings; seller, M. Harris; buyers, Fay & Stacom. The buyers will improve, as stated elsewhere.

Horatio street, No. 32, 25x87.8, 4-story double tenement; seller, Laurance Reynolds; buyer, George W. Short; broker, Oliver Bryan; price, \$16,000. See No. 160 West 127th street.

Madison street, northwest corner of Scammel, 45.7x97, old buildings; sellers, Lowenfeld & Prager; buyer, John Kehoe; brokers, Miles & Helfer. The buyer will improve, as stated in another column.

Pike street, No. 68, 25.5x62, old building; sellers, Lowenfeld & Prager; buyer, Abaham Silverson; brokers, Miles & Helfer. The buyer will improve, as stated in another column. The sellers bought the property at foreclosure last week for \$8,875.

44th street, No. 549 West, 25x100, 3-story brick flat, with store; seller, M. A. Sinnott; buyer, Thomas Kilpatrick; broker, John P. Kirwan.

Moore street, Nos. 13-17; Front st, No. 8; Water street, No. 7, 139.6x14.6, 4-story building; seller, Franklin E. Robinson; brokers, A. H. Muller & Son.

Bond street, No. 20, 25.8x100, 6-story store and loft building; seller, Henry E. Niece, taking in exchange a residence at Lenox, Mass.; buyer, H. M. Braem; broker, R. Wilmarth Appleton.

53d street, No. 2 West, 25x50x100, 4-story brownstone dwelling; seller, W. L. Crow; buyer, Francis G. Lloyd, of Brooks Brothers; price, about \$100,000.

Gouverneur street, No. 40, 24x82, old building; seller, R. H. Moran; buyers, Lowenfeld & Prager; brokers, Miles & Helfer.

Spring street, Nos. 165, 167, northwest corner of West Broadway, 45.3x100, old buildings; seller, Margaret S. E. Cameron; price, \$55,000.

5th avenue, southeast corner of 21st street, 46x90, 6-story building; seller, Cutting estate. The present lease does not expire until May 1, 1899. The buyer will then improve the property by the erection of a 10-story building; brokers, Ogden & Clarkson.

6th avenue, southwest corner of 55th street, club house; sellers, New York Athletic Club; buyers, Democratic Club; price, \$190,000.

NORTH OF 59TH STREET.

5th avenue, northwest corner of 111th street, 26x95x100.5, 5-story double flat, with store; sellers, Strauss & Clark; buyer, Josephine Schmid; price, \$55,000. This is the first house sold of a row of eight now in course of construction.

127th street, No. 160 West, 25x99.11, 4-story brick and stone flat; seller, George W. Short, who takes in part payment, at \$16,000, No. 32 Horatio street; buyer, Laurance Reynolds; broker, Oliver Bryan; price, \$18,000.

109th street, north side, 175 feet west of Amsterdam avenue, 25x100, vacant; seller, William H. Peters; buyer, Max Freund; broker, Julius Friend.

112th street, north side, 100 feet east of 7th avenue, 40x100, two 5-story unfinished brick flats; seller, Jacob Hirsh; buyer, John Keon. The seller bought the property in November, 1897, at foreclosure for \$37,572. The buyer will complete the houses, as stated in another column.

112th street, north side, 140 feet east of 7th av., 35x100, 5-story brick flat; seller, Jacob Hirsh; buyer, Joseph Cirrito. The seller bought the property at foreclosure in November, 1897, for \$32,237.

112th street, north side, 100 feet west of 5th avenue, 70x100 vacant; seller, William R. Pell; buyer, Julius Fleischmann. The buyer will improve, as stated elsewhere.

82d street, No. 142 West, 18.9x60x100, 4-story dwelling; sellers, W. W. & T. M. Hall; buyer, Mrs. Mary Williamson.

Lexington avenue, northeast corner of 97th street, 50x100, two 5-story flats; seller, Francis J. Schnugg.

97th street, No. 130 West, 17.6x100.11, 3-story and basement brick dwelling; seller, R. McAuley; brokers, Standard Realty Company.

Edgecombe avenue, No. 48, northeast corner of 137th street, 20x52x100, and Nos. 50, 52, 64, 66, 18x52x100, five 3-story and basement brick dwellings; sellers, Egan & Hallecy; buyers, Korn Brothers and Ottinger Brothers; broker, F. Zittel. See 34th street, south side, 175 feet west of 7th avenue.

72d street, Nos. 153, 155 East, 39.11x102.2, 7-story apartment house; seller, James Livingston; brokers, Frank L. Fisher Co.; price, about \$100,000. The seller acquired the property in a trade in July, 1897.

97th street, No. 131 West, 16x60x100.11, 4-story dwelling; seller, John C. Clegg; broker, James Walsh; price, \$17,500.

93d street, No. 265 West, 17x60x100, 4½-story dwelling; sellers, W. W. & T. M. Hall; buyer, George K. Austen.

West End avenue, No. 622, near 95th street, 19x58x100, 4-story dwelling; sellers, W. L. Crow & Taylor; buyer a Mr. Runkle; brokers, Fitzsimons & Smith.

113th street, south side, 100 feet east of 7th avenue, 75x100.11, three 5-story unfinished flats, two 20.3 and one 34.6 front; seller, Jacob Hirsh; buyers, Albert H. and Ernest Dyett, who have resold to William P. Austin, taking in exchange eight lots on St. Mary's street, 24th Ward; brokers, George B. Dowling and Henry Worms. Mr. Hirsh bought the property at foreclosure in November last for \$66,000, Messrs. Dyett were parties in interest.

95th street, No. 131 West, 3-story dwelling; seller, Marcus Nathan; buyer, Charles M. Fowler; price, \$16,750.

83d street, south side, 100 feet east of West End avenue, 55x100, vacant; seller, Charles T. Barney; buyers, Dongan & Taylor. The buyers will improve, as stated in another column.

Central Park West, southwest corner of 65th street, 100x125, vacant; seller, David H. McAlpin; buyer, R. Laforte. The seller gives this property in part payment for Nos. 125, 127 West 58th street, mentioned in our last issue.

82d street, No. 7 West, 25x102.2, 4-story brownstone dwelling; seller, Isabel R. Wallach; buyer, Lydia A. Peck; brokers, Isaac K. Cohn & Co.

Amsterdam avenue, northeast corner 131st street, 109.8x100, vacant; seller, Wormser estate; buyers, Heilner & Wolf.

116th street, south side, 110 feet west of Madison avenue, 50x100, vacant; sellers, Heilner & Wolf; buyer, H. Fordinsky. The buyer will improve, as stated elsewhere.

8th avenue, northeast corner of 127th street, 99.11x100, vacant; seller, John Morgan; buyer, Alexander McDowell; brokers, Hall J. How & Co. The seller bought a half interest in this property at auction in December last for \$30,250. The price now paid for the whole interest is reported to be \$72,500.

5th avenue, No. 2010, 16.3x60x85, 4-story brownstone dwelling; seller, Henry M. Denton; buyer, W. Edgar Pruden; broker, J. B. Ketcham; price, \$30,000. See 155 West 119th street.

119th street, No. 155 West, 27x75x100, 5-story brick flat; seller, W. Edgar Pruden, taking in part payment, at \$30,000, No. 2010 5th avenue; buyer, Henry M. Denton; broker, J. B. Ketcham; price, \$35,000.

Audubon avenue, west side, 25 feet south of 189th street, 25x100, vacant; seller, James Cawley; buyer, Edward Jenkins; broker, D. H. Scully; price, \$4,000. See Nos. 43 and 47 Herkimer place, Brooklyn.

Kingsbridge road, at the junction of Nagel avenue, 150x32.11: 134.7x104x85, vacant; seller, Amelia E. Runk; buyers, Marx-Ernst syndicate; broker, Philip Jeselson. The buyers have resold to Aaron J. Altmeyer; broker, Charles Griffith Moses.

Naegle avenue, northwest corner of Academy street, 160x100, vacant; sellers, Marx-Ernst syndicate; buyer, Simon Sichel; broker, Charles Griffith Moses.

187th street, north side, 188th street, south side, 50 feet west of Audubon avenue, 50x180, vacant; sellers, Marx-Ernst syndicate; buyer, Jacob Hess; broker, Charles Griffith Moses.

84th street, Nos. 228-232 East, 51x100, three single flats, with stores; sellers, Marx-Ernst syndicate; buyer, Julia Riley; broker, Charles Griffith Moses.

Amsterdam avenue, west side, 20 feet south of 164th street, 80x212x85x242, vacant; seller, Chauncey N. Brainerd; buyer, Jacob D. Butler.

Audubon avenue, southeast corner of 169th street, 30x95, vacant; seller, J. Carlyle Raymond; broker, Arthur R. Parsons.

126th street, No. 554 West, 5-story flat; seller, A. Reiner, who takes in exchange No. 167 Taylor street, Brooklyn; buyer, Thomas Hines; brokers, Miles & Helfer.

109th street, south side, 125 feet east of 5th avenue, 25x100, vacant; seller, Solomon Jacobs; buyer, Lewis Bach.

Park avenue, No. 1148, 17.3x55x71, 3-story dwelling; seller, Bertha Goodhart; brokers, Isaac K. Cohn & Co.; price, \$17,500.

Manhattan avenue, Nos. 502, 504, 39x80x95, two 5-story flats; seller, Henry D. Harris; brokers, Isaac K. Cohn & Co.; price, \$48,000.

101st street, Nos. 50-54 East, 75x100.11, three 5-story flats; seller, Franklyn Lawrence; buyer, Moses Arondstine; brokers, Charles E. Schuyler & Co.

NORTH SIDE.

Burnside avenue, Webster avenue, 178th street, triangular block 355x350x130, vacant; seller, James A. Buckhout; broker, Martin Walter. It is reported that the buyer will improve the plot by the erection of a 5-story building, to be used for stores, theatre and hall.

156th street, No. 1105 East, 2-story dwelling, 20x50, on plot 25x100; sellers, George F. Johnson & Sons; buyer, Mrs. Emily Rothmann; price, \$7,750.

Brook avenue, No. 473, 5-story double flat, with stores; seller, Herman Mayer, taking in part payment, at \$7,000, a frame dwelling on the east side of Perry avenue, 200 feet south of Gun Hill road; buyer, Adolph Steiner; brokers, W. F. & C. H. Smith; price, \$22,500.

Perry avenue, east side, 200 feet south of Gun Hill road, 23x100, 2-story frame dwelling; seller, Adolph Steiner; buyer, Herman Mayer; brokers, W. F. & C. H. Smith; price, \$7,000. See No. 473 Brook avenue.

Eagle avenue, Nos. 631, 633, two 4-story double flats; sellers, Robertson & Grant, who take in part payment, at \$5,000, the lot on 150th street, 100 feet west of Courtlandt avenue; buyer, Reginald Davidson; brokers, W. F. & C. H. Smith; price, about \$34,000.

150th street, north side, 100 feet west of Courtlandt avenue, 25x100, vacant; seller, Reginald Davidson; buyers, Robertson & Grant; brokers, W. F. & C. H. Smith; price, about \$5,000. See Nos. 631, 633 Eagle avenue.

Jackson avenue, west side, 75 feet north of 187th street, 25x100, vacant; sellers, W. F. & C. H. Smith; buyer, Peter Mulligan; price, about \$1,000.

Third avenue, east side, about 80 feet south of 173d street, to a point about 100 feet north of 174th street and bounded by Fulton avenue on the east, plot containing about 60 lots; seller, Bernard Mahon; buyer, Marx-Ernst Syndicate. The seller bought the property in 1892 from the Bathgate estate for \$65,000.

Charles H. Barchler has sold for Ellen M. Fallon to Adelia A. Morrison lots 50 and 51 on map of McGraw estate; price, \$3,500.

LEASES.

Charles Thorley has leased from Henry Dolan the plot at the northwest corner of Broadway and 42d street, 26x58.4x25.1, on 7th avenue. The lease is for 105 years at \$7,000 a year. Mr. Thorley has not decided how he will improve the plot, as negotiations are under way for the lease of the entire triangular plot bounded by 42d and 43d streets, Broadway and 7th avenue.

BROOKLYN.

Herkimer place, Nos. 43 and 47, 50x80, two 4-story double tenements; seller, Edward Jenkins, taking in part payment, at \$4,000, lot on Audubon avenue, west side, 25 feet south of 189th street, New York; buyer, James Cawley; broker, D. H. Scully; price, \$18,000.

President street, No. 622A, 17x65x100, 4-story flat; seller, William R. Bronk; buyer, G. L. A. Martin; broker, R. Wilmarth Appleton; price, \$10,000.

Pacific street, No. 1461, 20x65x100, 3-story and basement dwelling; seller, G. L. A. Martin; buyer, Richard C. Daniel; broker, R. Wilmarth Appleton; price, \$16,500.

The following are the comparative tables for the Brooklyn Conveyances, Mortgages and Projected Buildings for the corresponding weeks of 1898 and 1897:

CONVEYANCES.

	1898. Jan. 7 to 13, inc.	1897. Jan. 8 to 14, inc.
Total number	325	297
Amount involved	\$449,072	\$323,962
Number nominal	198	198
Total number Cons., Jan. 1 to date....	665	633
Total amount Cons., Jan. 1 to date.....	\$1,195,904	\$1,126,625

MORTGAGES.

Total number	283	271
Amount involved	*\$3,749,869	\$1,252,350
Number over 5 per cent.	119	141
Amount involved	\$605,534	\$780,829
Number at less than 5 per cent.	164	130
Amount involved	*\$3,144,315	\$471,521
Total number of Morts., Jan. 1 to date..	534	510
Total amount of Morts., Jan. 1 to date..	\$4,635,212	\$2,432,085

PROJECTED BUILDINGS.

Number of Buildings	43	62
Estimated cost	\$122,091	\$196,350
Total number New Bldgs., Jan. 1 to date	98	97
Total amount New Bldgs., Jan. 1 to date	\$389,701	\$306,425
Total Amt. Alterations, Jan. 1 to date..	23,507	31,825

OUT OF TOWN.

George B. Dowling has sold for Dr. Samuel H. Veshlege to Sarah M. Post the 2½-story frame dwelling, on plot 68x100, No. 335 Warburton avenue, Yonkers.

R. Wilmarth Appleton has sold for Edward E. Clapp to Thomas Walling, a 2½-story dwelling and a plot or 25 lots at Hasbrouck Heights, N. J.

REAL ESTATE NOTES.

B. M. Strauss & Co. were the brokers in the sale of No. 10 Chatham square, a 6-story building, on lot 20x80.

M. L. Sire states that No. 69 West 46th street has not been sold, but that negotiations for the sale are under way.

Isaac T. Meyer is the buyer of the lot on the northwest corner of 77th street and Park avenue, mentioned in our last issue.

W. W. & T. M. Hall are the buyers of the plot at the northeast corner of 74th street and Park avenue, mentioned in our issue of January 8.

The buyers of Nos. 386-392 West 12th street, mentioned in our issue of January 1, are Baker & Williams; the price paid for Nos. 386-390, plot 66x80, was \$49,500, and for No. 392 exclusive of a lease, \$18,000.

It is reported that the New York Exchange for Women's Work has an option on the Berkeley Lyceum Building. Henry B. Barnes, the owner, stated about two weeks ago that the property was not in the market. This statement was made upon his receiving an offer of \$160,000 for the property. He bought it at auction in December, 1897, for \$130,250.

Real estate interests will be gratified by the appointment of Peter F. Meyer to the Dock Board. In view of the relation of the work of the Board to real estate interests, especially at this time when improvements on a large scale are being carried out and must be further extended in the near future. The appointment of a real estate man to the board was a proper one, and the selection personally all that could be desired.

An interesting case of brokerage was tried in the Supreme Court, Trial Term, before Mr. Justice Francis M. Scott, recently. Edward Felbel sued German Kahn to recover one-half of the profits of the latter upon the sale of the house No. 24 Beekman place, this city, claiming that he secured the purchase of the house from William Rankin for Kahn upon the latter's promise to share the profits of a re-sale. Kahn resold the house within two weeks after he purchased it, at a profit of \$1,250, but declined to carry out the agreement, urging the same was void because not in writing, under the Statute of Frauds. The court decided against this contention, holding that a contract to share in the profits of a real estate venture, although not in writing was valid. The jury brought in a verdict for the full amount claimed, with interest. Mark Ash was counsel for plaintiff, and Emanuel Jacobus for the defendant.

CONCERNING REAL ESTATE AGENTS AND BROKERS.

Charles Field Griffen, the well-known up-town broker, has associated himself with William F. Day, and the two will do a general brokerage and agency business, with the sale and letting of properties "along the Sound" their specialty, under the firm name of Charles Field Griffen & Co. They have centrally located and fully equipped offices at No. 26 East 42d street.

The well-known firm name of S. V. R. Cruger & Co. has been changed to S. V. R. Cruger & McVickar. The offices continue at No. 187 Fulton street, No. 1368 Broadway, and No. 246 East Houston street. Mr. S. V. R. Cruger and Mr. H. W. McVickar comprise the firm, as of old.

S. A. Horowitz & Son is an enterprising firm of real estate brokers and agents, whose name often appears in connection with sales reported in our "Gossip" column. Several such were found in last week's issue. Their offices, at Nos. 62 and 64 Liberty street, are well equipped for business and their connections are extensive and good.

Mr. Howard Walton, who has been associated with A. W. McLaughlin & Co., since January, 1897, has been admitted to partnership. Mr. Walton, a son of Mr. E. A. Walton, President of the Citizens' Insurance Company, had a thorough commercial training with The Barbour Bros. Co., leaving them in the spring of 1892 to establish a real estate business, which he conducted until his connection with A. W. McLaughlin & Co., in January, 1897. Mr. McLaughlin commenced his business career with the corporation of Holmes, Booth & Haydens, and after several years with them, severed his connection to establish the firm now so well known, bearing his name. His thorough commercial schooling was instrumental in bringing the business of A. W. McLaughlin & Co., rapidly to the front, its transactions now embracing dealings with most of the great lending institutions and borrowers of prominence, involving amounts running high into the millions annually, and steadily increasing. The qualifications and integrity of both Mr. McLaughlin and Mr. Walton, combined with their wide acquaintance and experience, will prove valuable to and command the confidence and respect of all who have occasion to avail themselves of their services. The firm has just concluded the most successful season in its history, and will, as heretofore, devote its entire attention to mortgage loans on New York City real estate.

Notice to Property Owners.

ASSESSMENTS DUE AND PAYABLE.

The Comptroller gives notice that assessments for sewers, paving, regulating and grading and opening streets and on properties within the areas given below, are now due and payable. Payments made on or before February 13 for all but Union and Franklin avenues, and February 28 for Union and Franklin avenues, will be exempt from interest; after that date interest at the rate of 7% per annum will be charged from the dates of the respective entries of the several assessments in the Record of Titles of Assessments:

Sewers:

Morris st, both sides, bet Greenwich st and Broadway, and Broadway, w s, 71.4 n Morris st.

Lexington av, both sides, bet 97th and 98th sts, and block bounded by 97th, 98th, Park and Lexington avs.

149th st, both sides, from Boulevard to Hudson River, and w s Boulevard, 100 n and s of 149th st.

145th st, s s, bet Edgecombe and St. Nicholas avs.

4th av, both sides, bet 31st and 32d sts.

Bungay st, both sides, from end of existing sewer at former Wetmore av to Long Island Sound.

College av, both sides, bet 146th and 148th sts, and s s 148th st, bet College and Courtlandt avs.

Receiving basins:

Rutgers slip, n w cor South st, lots 14 to 35, inclusive, on block No. 2480.

South st, n e cor Rutgers slip, e s Rutgers slip, bet South and Water sts, and n s South st, 15 e Rutgers slip.

South st, n w cor Market slip, lots 15, 18, 19, 20, 21 of block 250.

Cathedral Parkway, n e cor Riverside Drive, n s, from Riverside av to point 170 e.

Cathedral Parkway, n w cor Amsterdam av, n s Cathedral, 450 w Amsterdam av, s s 111th st, 320 w Amsterdam av, w s Amsterdam, from Cathedral Parkway to 111th st.

Baxter st, s e cor Grand, s s Grand, bet Baxter and Mulberry sts.

89th st, n s, bet West End av and Riverside Drive, and West End av, w s, bet 89th and 90th st.

168th st, n w and s e cors Tinton av; also on n e cor of 183d st and Webster av, and on the n w cor Clark pl and Jerome av; n s of 168th st, from Boston road to Tinton av; e s of Tinton av, from Home st to 168th st; e s of Webster av, from 183d st to 184th st; n s of 183d st, from Park to Webster av; w s of Jerome av and Macomb's Dam road, from Clark pl to 170th st.

Jerome av, n e and n w cors of 177th and 183d sts; w s of Jerome av, extending about 413 n of 177th st; and n s of 177th st, from Jerome av to Davidson av; e s of Jerome av, 306 n of 177th st, and n s of 177th st, 314 e of Jerome av; block bounded by Jerome av, Davidson av, Hampden st and Evelyn pl, and e s of Jerome av, from 183d to 184th st, and n s of 183d st, from Jerome av to Fleetwood av.

Washington av, both sides, from 178th st to 179th st, and n s of 178th st and s s of 179th st, bet Washington and Bathgate avs.

Washington av, both sides, from 179th st to Samuel st, and the n s of 179th st, bet Washington and Bathgate avs.

Paving, grading, laying crosswalks, etc.

Front st, both sides, bet Whitehall and Roosevelt, and both sides of Roosevelt, bet Montgomery st and Jackson slip.

Roosevelt st, both sides, bet Cherry and South sts.

Catharine st, both sides, bet Cherry and South sts.

Jay st, both sides, and w s Staple st.

Gouverneur slip, both sides, bet Water and South sts.

Houston st, both sides, bet Lewis and Mangin sts.

Boulevard Lafayette, bet 156th and Dyckman sts.

Columbus av, both sides, to extent of half blocks n of 123d st, and n s 123d st to half the block e and w of Amsterdam av.

Hawthorne st, both sides, bet Seaman and Amsterdam avs.

St. Nicholas av and St. Nicholas pl to extent of half blocks n and s 153d st; 153d st, both sides, bet St. Nicholas av and St. Nicholas pl, and half the blocks on 153d st, w of St. Nicholas av.

98th st, both sides, bet Boulevard and West End av.

108th st, n s, 150 e Madison av, and e s Madison av, 51 n 108th street.

137th st, both sides, to extent of half block w of 7th av.

Edgecombe, Bradhurst and Convent avs to extent of half block e and w at 145th st; also half block w from 152d st, and Western Boulevard.

5th av, e s, bet 79th and 80th sts.

Boulevard, bet 70th and 71st sts.

Columbus av, both sides, half block n and s of 70th st, and both sides of 70th st, half block e and w of Columbus av.

Southern Boulevard, both sides, from Willis av to 138th st.

Trinity av, both sides, bet 161st and 163d sts.

134th st, both sides, from Southern Boulevard to point 270 e Locust av.

136th st, both sides, bet 3d and Rider avs.

136th st, both sides, bet Southern Boulevard and Locust av.

162d st, both sides, bet Teller and Morris avs.

Bainbridge av, both sides, from Southern Boulevard to Mosholu Parkway.

Giles st, both sides, bet Sedgwick and Boston avs.

Fencing vacant lots:

Morningside av, e s, bet 120th and 121st sts.

5th av, s e cor 77th st.

Riverside Drive, s e cor 78th st.

Street openings:

Union av, from n s 156th st to Boston road. Boundaries of area of assessment; on n by s s of Jefferson st, from point 100 n from w s Boston road to w s Prospect av; on e by w s Prospect av, from n boundary of area of assessment to point 100 s from s s of 156th st; on s by point 100 s from s s 156th st; on w by e s Tinton av, from point 100 s from s s 156th st to n s 169th st; thence to w s Clinton av; thence by point 100 w from w s Boston road to Jefferson st.

Franklin av, from 3d av to Crotona Park. Boundaries of area of assessment: On n by point 400 n from n s Crotona Park South; on s by 164th st; on e by point 100 e from e s of Boston road, from 164th to 165th sts; thence along Boston road to Prospect av; thence to Crotona Park South; thence to n boundary of area of assessment; on w by 3d av, from 175th st to Spring pl or 166th st; thence by point 100 w from w s of 3d av to s boundary of area of assessment.

ACQUIRING TITLE FOR SCHOOL SITES.

Mott, Bayard, Mulberry and Canal streets. Estimate completed and report filed with the Board of Education for inspection. Objections must be filed in writing at the office of the commission, No. 2 Tryon row, on or before the 17th inst. Hearings will begin on the 20th inst., at 2 p. m. Report will be submitted to the Supreme Court for confirmation on the 26th inst.

6th st, n s, bet Avenues B and C.

Jerome av and Walton av proposed, n of 184th st.

Estimates completed and reports filed with the Board of Education for inspection. Objections must be filed in writing with the commissions at their office, No. 2 Tryon row, on or before 23d inst., hearings will begin 25th inst.; reports will be submitted to the Supreme Court for confirmation 27th inst.

HEARINGS FOR THE WEEK.

At Nos. 90 and 92 West Broadway. (Street openings, etc.)

Monday, January 17:

Valentine av, from 198th st to 204th st, 10.30 a. m.

176th st, from Webster av to 3d av, 10 a. m.

Wendover av, from 3d av to Crotona av, 1.30 p. m.

151st st, from Mott av to Exterior st, 2 p. m.

181st st, from Aqueduct to Webster av, 3 p. m.

West Farms road, from S. Boulevard and Westchester av to Boston road, 11 a. m.

Hughes av, from Tremont av to lands of St. John's Coll, 2 p. m.

Washington av, from 3d av and 159th st to Pelham av, 11.30 a. m.

Vanderbilt av West, from East 173d st to Pelham av, 2 p. m.

St Paul's pl, from Webster av to Fulton av, 4 p. m.

Woodlawn road, from Jerome av to Bronx Park, 4 p. m.

23d Ward Park, 12 m.

187th st, from 3d av to Southern Boulevard, 10 a. m.

Edgecombe road, 4 p. m.

Tuesday, January 18:

23d Ward Park, 12 m.

Belmont av, from Tremont av to lands of St John's College, 10 a. m.

Av St John, from Prospect av to Timpson pl, 11 a. m.

163d st, from Ogden av to Bremer av, 12 m.

181st st, from 3d av to Vanderbilt av, 12 m.

Eastburn av, from Belmont st to Concourse, 2 p. m.

138th st, from Harlem River to Alexander av, 4 p. m.

Public pl, at 138th st, 4 p. m.

Villa pl, from Southern Boulevard to Van Cortlandt av, 3.30 p. m.

Crotona av, from Boston road to Southern Boulevard, 10.30 a. m.

Townsend av, from East 170th st to East 176th st, 2 p. m.

Sheridan av, from East 161st st to East 165th st, 11 a. m.

Wednesday, January 19:

Nelson av, 2 p. m.

175th st, from Anthony av to Concourse, 10 a. m.

Belmont st, from Jerome av to Morris av, 10 a. m.

178th st, from Crescent av to Ryer av, 2 p. m.

160th st, from Cauldwell av to Prospect av, 2 p. m.

Longfellow st, from L S Samuel's property to Woodruff st, 3 p. m.

Wilkins pl, from Southern Boulevard to Boston road, 10.30 a. m.

194th st, from Valentine av to Webster av, 11 a. m.

166th st, from Lind av to Jerome av, 11 a. m.

Morris av, from N. Y. H. to Concourse, 2 p. m.

Kingsbridge road closing, 2 p. m.

Thursday, January 20:

Weeks st, from Claremont Park to Grand Boulevard, 11 a. m.

Grant av, from 161st st to 170th st, 2 p. m.

Aqueduct av, from Lind av to Kingsbridge road, 3 p. m.

Riverside Park extension, 4 p. m.

Timpson pl, from St Josephs st to Whitlock av, 4 p. m.

Friday, January 21:

Vanderbilt av, from 23 Ward line to 3d av and Pelham av, 1.30 p. m.

Arthur av, from Tremont av to Pelham av, 4 p. m.

Saturday, January 22:

Plimpton av, from Boscobel av to Featherbed lane, 11.30 a. m.

At No. 2 Tryon row, when not otherwise stated:

Monday, January 17:

66th st, armory site, bet Columbus av and Central Park West, 11 a. m.

Sheriff st, school site, bet Houston and Stanton sts, 11 a. m.

Schofield av, fire site, 2 p. m.

Academy st, school site, 3 p. m.

St Nicholas Park, at Commissioner Judge's office, 29 Broadway, 2 p. m.

Tuesday, January 18:

3d av bridge approach, 10.30 a. m.

Main st, fire site, 3 p. m.

11th Ward Park, 2 p. m.

Wednesday, January 19:

Hall of Records, 11 a. m.

89th st, school site, bet Park and Lexington avs, 12 m.

Broome st, fire site, 1 p. m.

Division st Park, 2 p. m.

37th and 38th sts, school site, bet 2d and 3d avs, 3.30 p. m.

141st st, school site, bet 8th and Edgecombe avs, Commissioner Judge's office, 29 Broadway, 4 p. m.

Thursday, January 20:

116th and 117th sts, school site, interior plot, St Nicholas av, 11 a. m.

11th Ward Park, 2 p. m.

Mott st, school site, hearing objections, 2 p. m.

58th st, and 59th st and 10th av, high school site, 2 p. m.

65th and 66th sts, school site, bet Boulevard and Amsterdam av, 3 p. m.

South side 25th st, school site, bet 7th and 8th avs, 3 p. m.

Friday, January 21:

St. Nicholas Park, 11 a. m.

65th and 66th sts, school site, 3 p. m.

OUR LETTER BAG

A TIMELY WARNING.

To the Editor of THE RECORD AND GUIDE:

I notice an early attack on old New York, by Brooklyn, in Mr. Tiffany's (Rep., Kings) motion to charge two-thirds of the cost of the opening of Prospect avenue, Flatbush, upon the City of New York at large, and only one-third to the property-owners.

This sort of business should be stopped at once. The taxpayers are assessed here in full for opening their streets and avenues, and we do not care to pay for country streets. The rule ought henceforth be, property-owners pay for your street opening yourselves; that's the rule here, and it would be nearly a calamity if a different state of affairs was tolerated by New York property-owners.

Nip these jobs in the bud.

Yours truly,

A taxpayer who has always paid all street opening charges without city aid.

UNDERGROUND RAPID TRANSIT MUST COME.

To the Editor of THE RECORD AND GUIDE:

Is there no faint hint of dawn in consolation? Shall we of the second city of the world—destined to be the first—forever remain in financial gloom? I, ofr one, cannot subscribe to such a doctrine. While conservative, I trust I am no pessimist. A large increase in taxable values from natural causes, under consolidation will shortly come, and that bug-a-boo solidation will shortly come, and will banish that bug-a-boo called "constitutional limit of indebtedness."

We have gone through trying times and mighty changes in values and in methods during the last five years. All the serious storms have probably been weathered, and we can look for easier sailing in the business world.

Regarding the extensions and improvements to Manhattan, let them come if we can do no better. We have survived that shuffling makeshift for rapid transit thus far, and can perhaps live under it a while longer. Some day, despite all precautions, a terrible accident at 53d street and 9th avenue, or at 53d street and 6th avenue, or 110th street and 8th avenue, will occur that will show how frail a rod we lean upon.

Bear in mind that underground transit must come. We may have to wait for quibbling lawyers or venal citizens to stop interfering, for profound judges to stop cogitating, for the tax valuations to increase, or for improved and cheapened methods of engineering and construction to develop. Perhaps we shall have to wait for all these things. Be it so. What your esteemed contemporary, "The Sun," calls "The hole in the ground" is bound to come. Even the cold water treatment administered by a Mayor cannot stop it.

Yours truly,

P. S. TREACY.

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Questions and Answers.

BROKER'S COMMISSION.

To the Editor of THE RECORD AND GUIDE:

Will you please give a subscriber your opinion on the following question in your next issue:

A broker receives from the owner six lots of land with improvements, which he is authorized to sell at a price. He procures a buyer, who decides to take five lots, and desires that the remaining lot shall be held for his further determination. The seller withdraws this remaining lot from the market as regards any other buyer than the one first named. The broker obeyed these instructions and left the matter in the control of the seller. In the course of several months, the company who purchased the first parcel of five lots became the purchaser of the remaining one, thus closing the whole transaction. The seller now declines to pay the brokerage on this last lot, although admitting that no other broker was a party to the transaction. Is the broker who introduced this purchaser in these transactions, under the conditions named, entitled to his commission on this last lot or not? It is proper to state, as evidence of undisputed authority, that the commission was promptly paid on the sale of the five lots first closed.

Answer.—He is.—Law Editor.

NOTARY'S FEE ON TAKING DEPOSITIONS.

To the Editor of THE RECORD AND GUIDE:

Will you kindly publish in the Record and Guide at any early date the answer to the following questions and oblige: (1) What is the legal fee a notary public is entitled to for taking depositions in this State to be used in a cause pending in another State? (2) Can he charge 15c. per folio of 100 words? (3) Can he also charge so much per day when the examination of witnesses take four or five days, and if so how much? (4) Is it customary for a notary to charge \$6.00 per day for his services?

Answer.—(1) There is no fee established by law. He is entitled to a reasonable fee. (2) Yes. (3) Yes. (4) We do not consider \$6.00 per day unreasonable. A referee in this State to take testimony is allowed by law \$10.00 per day and frequently counsel agree that stenographer shall be employed. In one case which the writer had recently the stenographer' bill for one day's work and furnishing a typewritten copy was \$80.00.—Law Editor.

CIVIL SERVICE—INSPECTORS OF BUILDINGS.

To the Editor of THE RECORD AND GUIDE:

Would you kindly answer the following questions in your next issue? (1) Does the civil service examination entitle an inspector of buildings to a trial before dismissal? (2) Can he be suspended without pay? (3) Can he be dismissed at the pleasure of the Commissioners of Buildings without charges being preferred and sustained?

Answer.—(1) No. (2) Yes. (3) Yes. The last sentence of Section 648 of the new charter reads as follows: Any employe, for any neglect of duty, or omission to properly perform his duty for violation of rules, or neglect or disobedience of orders, or incapacity, or absence without leave, may be punished by the commissioner appointing him by forfeiting and withholding pay for a specified time, or by suspension from duty with or without pay; but this provision shall not be deemed to abridge the right of said commissioner to remove or dismiss any inspector of buildings or other subordinate appointed by him or by any predecessor in office from the service of the Department at any time in his discretion.—Law Editor.

MORTGAGED PROPERTY TAKEN BY THE CITY.

To the Editor of THE RECORD AND GUIDE:

Can a mortgage on property taken by city, and of which title has passed to city, though no awards of damages have been made, be foreclosed for failure to pay interest due? (2) When a mortgaged property is taken by the city in this way does the mortgage expire, or must the property owner or city pay interest until and principal at maturity? (3) Will costs of foreclosure suit if one is begun in any event stand against mortgagor?

Answer.—If you mean to inquire if a judgment may be had for a sale of the property the answer is no. When the award is made the mortgagee will first be paid the amount of his mortgage and interest, and the remainder, if any, will be paid to the owner of the property. Of course if a bond accompanied the mortgage suit may be brought upon the bond. (2) The lien of the mortgage is canceled; the award takes the place of the property. The city will not pay any interest on the debt. If there is a bond the obligor must pay the interest, if the amount of the award is not sufficient to pay principal and interest. (3) If there is a bond and suit is brought upon it the obligor will have to pay the costs of suit if the amount of the award is not sufficient to pay principal, interest and costs.—Law Editor.

JUDGMENT.

To the Editor of THE RECORD AND GUIDE:

I thank you very much for your answer to my question in last week's Record. Kindly let me know in your next issue if a judgment can be transferred from one county to another; also if the creditor wishes to bring suit against the debtor, must he notify the debtor in person?

Answer.—A judgment may be docketed in every county of the State. The method is to obtain from the county clerk of the county where it is originally docketed a transcript of the judgment and file this in the other county. A summons in an action must be served on the debtor personally, unless he evades service. In such case the Code provides for what is called substituted service.—Law Editor.

TAXES IN BOROUGH OF RICHMOND.

To the Editor of THE RECORD AND GUIDE:

Will you kindly inform a subscriber when the next payment of taxes for Richmond County, Castleton, town of New Brighton, now the Borough of Richmond, will be due and where they will be payable. During 1897 there were four separate bills paid, (1) States, county and town tax, (2) school tax, (3) village and lamp tax, (4) special assessment.

Answer.—The taxes for 1898 have already been levied in 1897 in Richmond County, and are now due and payable, consequently there will be no taxes for 1898 in the Borough of Richmond. The next taxes levied there will be for 1899, and they must be paid on or before June 1, 1899, to escape being in "arrears of taxes," with a penalty attached; and they will be payable at the Borough Bureau of Taxes and Assessments, the locality of which building or bureau is yet to be established by the "Municipal Council of the City of New York" after January 1, 1898. See Van Sclen's "Bearing of the New Charter Upon Real Estate Interests," pages 49 and 51, published and for sale by Record and Guide, price \$1.50.

MECHANIC'S LIEN.

To the Editor of THE RECORD AND GUIDE:

Please answer the following through your paper, in next issue if possible: I having furnished considerable material to the general contractor for a house he was remodeling in this city, and not being paid for my material, and seeing a lien on the property, I put one on also for my own protection. (1) Have I got to wait until the building is completed before I am paid? (2) or should I foreclose the lien at once? (3) or in case the contractor throws up the job, can the owner call in any one to finish the work at any cost, or even exceeding the original contract, or must it be given out by contract again?

Answer.—(1) You may have to wait a good deal longer than that before you are paid. (2) You may commence an action at once to foreclose your lien. You cannot, however, compel the owner to pay you any money unless he is indebted to the contractor. (3) The owner can call in any one to finish the work at any price that is satisfactory to him.—Law Editor.

STREET OPENINGS.

To the Editor of THE RECORD AND GUIDE:

What is the law with regard to street openings? I have been told that there are new laws vesting title in city six months after commissioners are appointed. The point is, can owners then sell land fronting on said street without forfeiting right to compensation for land taken for street? Formerly it was held that if land was sold bounded by proposed street that conveyed easement or was a dedication.

Answer.—(1) The law with regard to street openings is too lengthy to be published in full in this column. (2) We know of no such law as you mention vesting title to property in the city six months after commissioners are appointed. The title to property taken by the city is not vested in the city until the proceedings are concluded, and this may take more or less than six months. (3) Owners can sell land fronting on the street without forfeiting the right to compensation. If the deeds mention the lots as bounded by the street or by the side of the street, this is not a dedication or giving away to the city of the right of compensation. But if the owner desires as between himself and the buyer to retain the right to compensation for the land taken for the street he must be careful to bound the lot by the side of the street. "As between grantor and grantee the conveyance of a lot bounded upon a street, without mentioning the street, carries the fee of the land to the center of the street." *Bissell v. N. Y. C. R. R. Co.*, 23 N. Y. 61. "A conveyance by metes and bounds which in terms goes to 'the side of a road,' thence 'along the side of the road' not only conveys no interest in the bed of the road, but on the contrary, shows an intent to exclude the road." *Van Amringe v. Barnett*, 8 Bosw. 357.—Law Editor.

CONTRACTOR AND ARCHITECT.

To the Editor of THE RECORD AND GUIDE:

Question.—If I estimate on a building where the architect furnishes plans and specifications for me to estimate on and after I receive the contract for the same building. Contract signed; also plans and specifications signed, and the architect furnishes me with details for same building and are not according to neither plans and specifications. Am I compelled to work from plans and specifications or from details, or can I send details back to have them corrected? Please answer in your next issue.

Answer.—If you have contracted to work from the plans and specifications and if there is no agreement to the contrary you are obliged to work from the plans and specifications. It would be well if you should have an interview with the architect and have a thorough understanding.—Law Editor.

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1821
46-47
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47-50
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1907

Johnson to Minnie G wife of Frank H Daniels. Jan 11. val consid and 100
125th st, n s, 100 w Amsterdam av, 50x99.11, 1-sty frame buildings and vacant. Margareta H Ward widow to Martin Metzger. All liens. Jan 7. nom
125th st, n s, 150 w Amsterdam av, 75x99.11, vacant. Hermann H Cammann and ano exrs Cath A Cammann to same. All liens. Jan 4. nom
125th st, n s, 100 w Amsterdam av, 75x99.11. Martin Metzger to Thos J Jenkins. Mort \$18,000 and all liens. Jan 11. val consid and 100
125th st, n s, 175 w Amsterdam av, 50x99.11, two 5-sty brk flats projected, vacant. Martin Metzger to Geo M Pollard, Hoboken, N J, and Joseph L Steinam. Mort \$12,000 and all liens. Jan 11. val consid and 100
126th st, No 147, n s, 283.2 e 7th av, 16.10 x99.11, 4-sty stone front dwell'g. Ferdinand, James F and Helen W Hasbrouck to Wm C Bolton as trustee. Mort \$13,000. Jan 3. nom
127th st, No 142, s s, 275 e 7th av, 15x99.11, 3-sty stone front dwell'g. Rita V Castellanos to Miguel Castellanos. Mort \$5,500. Jan 6. nom
128th st, No 212, s s, 161.3 e 3d av, 18.9x98.11, 3-sty stone front dwell'g. Martha J Sherwood, Yonkers, N Y, to James Ayer. Mort \$4,500. Jan 10. nom
129th st, n s, 253.5 w Amsterdam av, runs n 99.11 x e 53.5 x s 11.11 x s w 13.3 x s w 25.6 x s w 48.9 x s e - to st, x w 41.3 to beginning, 2-sty frame dwell'g and vacant. Alice C Peters individ, extr and trustee Thomas McC Peters to John Allan. Jan 4. 3,500
Same property. Lucretia, Julia, Frances, Marion, Elizabeth, Wm R, John P, Andrew, Edward M, Thomas M and Sally C Peters to same. Dec 2. nom
Same property. Release mort. Alice C Peters extr Thomas McC Peters to same. Jan 4. 3,500
Same property. Release mort. North River Savings Bank to same. Jan 11. 3,500
129th st, n s, 200 w Amsterdam av, runs n w 12.2 x n w 46.6 x n e 48.9 x n e 25.6 x n e 13.3 x s 88 to beginning, 1 and 2-sty frame buildings.
129th st, n s, 220 w 10th av, 11.11 to centre Schieffelin st, x46.10x abt 81x abt 82. Martin Larkin to John Allan. Dec 21. nom
130th st, n s, 100 e Boulevard as widened, 50x99.11.
33d st, n s, 400 w 9th av, 25x98.9.
27th st, n s, 257.2 w 9th av, 73.11x98.9.
All title to alley running from n s 27th st to centre block.
Pearl st, No 67 | begins Pearl st, n s, 139.1 Stone st, No 32 | e Broad st, runs n 84.4 x w 0.6 x n - to Stone st, x e 19.10 x s 35.1 x e - x s 7.5 x w 3.4 x s 73.2 to Pearl st, x w 20.4.
Franklin R Hogeboom to George Gildersleeve. Jan 3. nom
132d st, n s, 150 w Amsterdam av, 75x99.11, 1-sty frame building and vacant. Thomas Smith and William Roffler to John C Barth. Mort \$13,000 and all liens. Jan 5. nom
133d st, No 151, n s, 325 e 7th av, 25x99.11, 5-sty brk flat. Wm H Smith, Jr, to Joseph Reuth and Emil Bartolocius. Mort \$17,500. Jan 6. See Edgcombe av. nom
133d st, No 225, n s, 280 w 7th av, 20x99.11, 3-sty frame dwell'g. Chas A Cowen and ano exrs Jane Cowen to Irene A Burnham. Jan 7. 9,000
134th st, No 14, s s, 235 w 5th av, 25x99.11, 5-sty stone front flat. Michael Peeney to Jane F and Geo J McMahon. Mort \$15,000. Jan 6. 100
136th st, No 105, n s, 108.4 w Lenox av, 16.8x99.11, 3-sty stone front dwell'g. Release mechanic's lien. Thomas-Roberts-Stevenson Co to Matilda Williams. Jan 8. 20
Same property. Release judgment. Louis J Zimmermann and Charles Jansen to same. Jan 8. 40
Same property. Release judgment. Barstow Stove Co to same. Jan 8. 75
Same property. Release judgment. Arthur J Mace and Fredk S and John L Gwyer, firm L H Mace & Co, to same. Jan 8. 15
Same property. Release judgment. Martha J Constant to same. Jan 5. 50
Same property. Matilda Williams to Alfred Rauffuss. Mort \$13,000. Dec 15. nom
142d st | begins 142d st, n s, 475 e Boulevard, runs e 105 to Hamilton
143d st | pl, x n e 217.1 to 143d st, x w Hamilton pl, 189.9 x s 199.10 to beginning, 1-sty frame building and vacant. Richard and Minturn P Collins, Harrison, N Y, to Chas F Rogers. Sub to encroachment, if any, on west side. Jan 10. See West End av. nom
146th st, No 452, s w cor Convent av; 25x99.11, 2-sty frame dwell'g.
146th st, No 426, s e cor Convent av, 25x99.11, 2-sty frame dwell'g.
Martha A Lynch to Patk H Lynch. Mort \$16,000. Jan 10. val consid and 100
150th st, No 518, s s, 200 w Amsterdam av, 17x99.11, 3-sty brk dwell'g. John Davis to George Simpson. Mort \$12,000. Jan 5. val consid and 100

159th st, n s, 140 w Amsterdam av, 20x99.11, vacant. Elizabeth Irving to Max Marx, Marcus Nathan and Carl Ernst. Jan 7. nom
159th st, n s, 120 w Amsterdam av, 20x99.11, vacant. Martha Moorhead to same. Jan 7. nom
159th st, n s, 160 w Amsterdam av, 40x99.11, vacant.
160th st, No 508, s s, 175 w Amsterdam av, 25x99.11, 1-sty frame building. Ann S Greacen to same. Jan 7. nom
183d st, No 510, s s, 188.10 w Amsterdam av, 16x104.11, 2-sty brk dwell'g. Jacob Hess, Newtown, N Y, to Catharina Lehmann. Mort \$7,000. See Vermilyea av. Jan 11. nom
184th st, n s, 290 e 11th av, 10x99.11, vacant. Max Marx to Jacob Hess, Newtown, N Y. Jan 5. nom
Av A, No 1440, e s, 76 n 76th st, 26.2x98, 5-sty brk tenem't with stores. Geo G Scheuermann, Bayonne, N J, to John G Bauer. All title. All liens. Jan 11. 3,333
Av B, No 233 | begins Av B, n e cor 14th 14th st, No 601 | st, runs n 28.3 x e 60.11 x n 40.7 x e 26.7 x s 68 to st, x w 87.8; No 233, 5-sty brk tenem't with stores; No 601, 3-sty brk building.
Also all title to part of land to east of above premises, being part No 601 East 14th st, and also all title to gore east of premises, west of line parallel to Av B and 88 e therefrom.
United States Trust Co and ano exrs Mary A Flanagan to William and Philip Hoffmann. Jan 6. 20,555
Av B, Nos 235 and 237, e s, 28.3 n 14th st, 40.6x61.5x40.1x60.11, two 5-sty brk tenem'ts with stores. Same to John J Pollock. Dec 30. 14 500
Same property. John J Pollock to Martin L Rickerson. Mort \$12,000. Jan 7. nom
Av B, No 239, e s, 68.9 s 14th st, 22x88, 5-sty brk tenem't with stores. Harriet Baer widow to Meyer and Samuel Koch. 1-3 part. Dec 31. 6,000
Av B, No 149, e s, 69.3 n 9th st, 23x93, 3-sty stone front tenem't. Caroline E De-forth and Annie M F and Adelaide M Buck-ling to Wainwright Parish. Jan 12. nom
Same property. Wainwright Parish to Bryson Day Nursery. Mort \$5,000. Jan 12. nom
Amsterdam (10th) av, n w cor Academy st, runs n w 50 to Sherman's Creek, x n e and n along creek as it winds to w s 10th av, x s w 166 to beginning.
Academy st, n s, at intersection Sherman's Creek, at point 94 w 10th av, runs n w 234 to Sherman's Creek, x e as it winds to beginning.
Mayor, &c, to Geo F Johnson. Q C. Dec 30. 3 380
Amsterdam av, No 1863, e s, 158.5 s 153d st, 19.6x100, 3-sty brk tenem't with stores. Sanders B Altmayer exr Aaron Altmayer to Hattie A Erdman. Oct 7. nom
Same property. Hattie A Erdman to Henry Erdman. Jan 11. nom
Boulevard, n w cor 130th st, 24.11x75, vacant. Daniel Chauncey formerly Daniel Chauncey, Jr, Brooklyn, to John L Miller. Dec 30. nom
Bradhurst av, n e cor 148th st, 24.11x75. Release mort. Jennie P Stuart to Frank W Gilbert. Jan 6. 14,000
Broadway, No 678, e s, 114 n Bond st, 28.6 x130 to Cross Lane, 5-sty brk and iron stores and lofts. Thos A Davies to Thos C Smith. Jan 10. nom
Same property. Thos C Smith to Leo Schles-inger. Mort \$100,000. Jan 7. nom
Broadway, Nos 830 and 832, bet 12th and 13th sts. Agreement revoking party wall agreement. Abraham Boehm and Lewis Coon to Ferd H Mela. Jan 12. nom
Central Park West, s w cor 94th st, 75.8x100, vacant. Harriet Overhiser to David E Oppenheimer and Joseph Hamerslag. Jan 8. val consid and 100
Columbus av, No 629 and 631, e s, 50 s 91st st, 50.8x75, two 5-sty brk tenem'ts with stores. Marcus Nathan to Ralph O Ives. Mort \$34,000. Jan 5. See 95th st. val consid and 100
Edgcombe av, No 40, e s, 54.10 s 137th st, 17.6x90, 3-sty brk dwell'g. Monica T wife of Thomas Flanagan to Joseph Rueth and Emil Bartolocius. Mort \$12,000. Dec 27. nom
Same property. Joseph Rueth and Emil Bartolocius to Wm H Smith, Jr. Mort \$12,000. Jan 6. See 133d st. nom
Lenox av, No 533, w s, 25.4 s 137th st, 27x75, 5-sty brk flat with stores. Wm B Brownell to Mary Hutchinson. Mort \$18,500. Jan 7. 24,750
Lenox av, No 531, w s, 52.4 s 137th st, 27x75. Release mort. Robt F Tysen to John C Gartelman. Jan 10. 1,100
Lexington av, No 1873, e s, 100.11 s 117th st, 20.11x86, 3-sty brk dwell'g. Gertrude Watkins to Fitzhugh Watkins, Brewster, N Y. Mort \$7,000. 1-3 part. Jan 10. nom
Madison av, No 161, e s, 74.1 s 33d st, 24.8 x100, 4-sty stone front dwell'g. Edwd A Manice, Pittsfield, Mass, to Cath M Man-ice, New Haven, Conn. Mort \$17,000. Jan 3. nom
Madison av, No 163, e s, 49.4 s 33d st, 24.8

Pattison to Patk X McGlynn; 3 1-3 years. \$600, 840
Henry st, No 39, n s, bet Catharine and Pike sts. Oscar Dobroczyński to Rosa Goldstein; 5 years repairs and 3,142
Manhattan st, No 89, bet Amsterdam av and Broadway, store, basement and first floor. John J Bowes, Passaic, N J, to John W Murphy; 2 years, from May 1, 1897; privilege 3 years renewal 480
Mercer st, No 171, bet Prince and Houston sts. Sadie Spiegel to Adolph Platky & Co; 2 years 4,000
Mercer st, No 171, bet Prince and Houston sts. Sadie Spiegel to Adolph Platky & Co; 2 years 4,000
Monroe st, No 175, bet Clinton and Montgomery sts. All title. Assign lease. Geo F Barker to John Feeney nom
Pell st, No 9, store and part cellar. Gustave Arfken to John Beilmann; 5 years 540
4th st, No 73 East, n s, bet 2d av and Bowery. Julius J, Arthur G and Mildred Stier to Emma L Pagenstecher; 5 years repairs and 1,740
4th st, No 87 East, n s, bet 2d av and Bowery, store and basement. Margaret A Bloom by R M Johnson agent and atty to Daniel Spitz and Harry Bader; 1 year. 540
13th st, Nos 134 and 136 East. Sarah A B Downs, Brooklyn, to Mary A Hackett; 3 1-4 years from Nov 1, 1895; taxes, &c, \$3,250 to \$3,500; rent reduced to \$2,750 per annum for term May 1, 1897, to Feb 1, 1899, and lease extended 5 years from Feb 1, 17th st, No 18 East, store, basement and 1st 1899 3,000
loft. Geo W Levy to Thomas Le Boutillier; 5 years \$4,200 to 4,500
23d st, Nos 152 and 154 West. Assign lease. Leon C Riggs to Cath J Finkenstein. nom
Same property. Consent to assign lease. Gustavus L Lawrence to Leon C Riggs. nom
24th st, No 142 West. Eliza G Kennison to Lizzie Moore; 3 years 1,300
46th st, n s, 245 w 8th av, 20x100.5. Assign lease. Louise Bostwick trustee for Chas B and Wm A Bostwick to Chas B and Wm A Bostwick 5,000
52d st, No 605 West, all stables in rear with entrance from Stryker's lane. Esther A Pyle to Emma Stapff; 4 years, 11 mos and 15 days, from May 1, 1897 repairs and 420
55th st, s s, 136.6 w 9th av, 13.6x100.5. Leasehold
55th st, s s, 100 w 9th av, 23x100.5. Leasehold
55th st, s s, 123 w 9th av, 13.6x100.5. Leasehold
Martin L Rickerson to Chas F David. Morts \$3,000. Jan 6 10
133d st, No 27 E. Robt I Brown to Theodore Fishel; 4 years, from May 1, 1896 425
Av B, No 286, s w cor 17th st; all title; store and basement and four adj rooms in front on floor above store. Philip J, Geo F and Joseph H Meyer, children and heirs and Mary Meyer widow of Charles Meyer to Joseph H Meyer; 10 years repairs and 900 to 1,200
Amsterdam av, No 1720, bet 145th and 146th sts, store and basement. Jacob Raichle to George Lieb, Jr; 5 years 1,500 to 1,800
Broadway, No 558 bet Spring and Crosby st, Nos 94 and 96 Prince sts, entire lofts. Leonard Jacob et al trustees estate of John R Lawrence to F Schmickl and James Bryon, firm F Schmickl & Co; 3 years 4,250
Columbus av, n w cor 81st st, Hotel Endicott. Assign lease. Adolph Ammon to Wm O Luttmann nom
West End av, e s, 25 s 65th st, 25x100. Peter J Devine to Chas W Russell; 10 years, from Nov 1, 1897; privilege of buying in 5 years at \$7,500; taxes, &c, and 300
1st av, No 416, bet 24th and 25th sts, store, basement and floor above store. Alfred Freund guard Rosie, Annie and William Dub and Carrie Freund to Daniel Strasser; 3 years water rates and 1,320
Same property. Assign lease. Daniel Strasser to Abraham and Theodore Schiff, firm Schiff Bros nom
1st av, No 553, s w cor 32d st, store. Edward Aaron to Joseph Fischman; 3 years, from Nov 1, 1897 660
Same property. Assign lease. Joseph Fischman to Theodore Stevens nom
1st av, No 2062, bet 106th and 107th sts, store floor and ½ cellar. Elizabeth Schreck to John Haffey; 3 5-12 years, from Dec 1, 1897; privilege 2 years renewal repairs and 480
3d av, No 2332, bet 126th and 127th sts. Chas F Rime to Otto Stahl; 10 years, from May 1, 1897; privilege 5 years renewal at \$3,500 2,750 to 3,000
6th av, No 344, bet 21st and 22d sts. Assign lease. Geo J Hoefler to Clara V Hoefler nom
6th av, No 70, n e cor 12th st. Assign lease. Mary Rourke to Solomon Solomon nom
7th av, No 2248, bet 132d and 133d sts, store and part basement. Geo W Eggers to Henry Weismann, Brooklyn; 5 years from Sept 1, 1897 1,500
Same property. Assign lease. Henry Weismann to Nanetta Weismann nom

8th av, No 2274, n e cor 122d st. Assign lease. Charles Beckmann to Frederick Angelbeck. Sub to mort \$4,000 nom
9th av, e s, 158.9 n 28th st, 20x70. Consent to assign lease. Society of the New York Hospital to Nathan Lewis nom
Same property. Assign lease. Nathan Lewis to Arend H Poppe 8,500
Same property. Assign lease. Isaac Witmark and Gustave Mintz individ and admrs Simon Witmark to Nathan Lewis nom
11th av, No 588, s e cor 44th st, store and basement. Frank J Mensing to John Brockhagen; 15 7-12 years, from Oct 1, 1897 600 to 660
Same property. Agreement to give to party second part full back space known as yard to be included in his lease; sub to change when lease expires. Frank J Mensing to John Brockhagen. Sept 29 nom

23D AND 24TH WARDS.

Locust av, e s, at s s 135th st, if protracted east and 207.11 n 134th st, runs n 161.5 x e 450 to exterior line lands under water, x s 161.5 x w abt 450 to beginning, together with wharf or bulkhead. Grant L Nichols and F Milton Welch to Henry G Silleck, Jr; 10 years repairs and 2,700 to 3,129
St John av, cor Dawson st. Agreement subordinating lease to proposed mortgage. Robert C Kraft to James Meehan, John Shea and Harriet A D Echeverria. Jan 7 nom
Willis av, No 179, bet 135th and 136th sts, one store and basement. Herman Oetjen to Henry Gerke; 4 7-12 years, from Oct 1, 1897 repairs and 1,200

MORTGAGES.

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headings are the dates when the mortgage was handed into the Register's office to be recorded. Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date. Whenever the rate is not given, read as 6 per cent.
Mortgages against 23d and 24th Ward property will be found altogether at the foot of this list.

BOROUGH OF MANHATTAN.

(CITY OF NEW YORK.)

January 7, 8, 10, 11, 12, 13.

Alden, Thos J to Mary Tilley. 40th st, Nos 541 and 543, n s, 175 e 11th av, 50 x 84. Sub mort \$11,000. Jan 5, due Jan 7, 1901, 5%. \$5,000
Altieri, Antoinetta to New York Building Loan Banking Co. 111th st, s s, 125 e 2d av, 25x100.11. Dec 31, installs. gold, 49,150
Acklen, J H and Jeannette T his wife and James N Beard trustee of Jeannette T Acklen, of Tennessee, to NORTH AMERICAN TRUST CO. Beekman st, Nos 115, 117 and 119, s w cor Water st, Nos 220 and 222, 60x—x60, undivided interest of Jeannette T Acklen, being 1-3 or ¼ part. Jan 8. Secures notes. 7,500
Adler, Marcus A to Joseph L Buttenwieser. 7th st, No 72, s s, 225 w 1st av. P M. Jan 10, installs. 5,000
Allan, John to Frederic J Middlebrook. 129th st, n s, 200 w Amsterdam av, 2 lots. 2 P M morts, each \$5,000. Jan 7, 1 year. 10,000
Angelbeck, Frederick to George Ehret. 8th av, No 2274. Leasehold. Jan 12, demand. 1,000
Same to Charles Beckmann. Same property. Secures lease and notes. Jan 12. 6,000
Altschul, Jacob to THE EAST RIVER SAVINGS INST. 82d st, s s, 291.9 e Av A, 18.9 x102.2. Jan 13, 5 years, 4½%. 8,000
Beakes, Chas H C to Charles Lowen. Riverside av, n e cor 83d st. P M. Jan 11, installs. 15,000
Buhler, William to NEW YORK LIFE INS CO. 88th st, n s, 261.5 e Riverside Drive, 20x100.8. Jan 13, due Jan 1, 1903, 5%. gold, 26,000
Bayne, Henry D to Hyman and Henry Sonn. 127th st, s s, 335 w 5th av, 50x 99.11. Sept 16, due May 1, 1898. 38,000
Bott, Henry P to THE METROPOLITAN SAVINGS BANK. Monroe st, s s, 75.7 w Rutgers st, 31.3x17.3x31.3x17. Jan 7, 2 years, 5%. 3,000
Brinley, Caroline to George Ramband. Bleecker st, No 289, bet Jones and Barrow sts, 28.11x75. Jan 2, 3 years, 5%. 20,000
Bruckheimer, Oscar to THE LAWYERS' TITLE INSURANCE CO. 43d st, n s, 80 e 9th av, 19x75.2. P M. Jan 8, 3 years, 5%. 8,000
Same to same. 43d st, n s, 99 e 9th av, runs n 75.2 x e 1 x n 25.2 x e 50 x s 100.5 to st, x w 51 to beginning. P M. Jan 8, 3 years, 5%. 22,000

Buek, Charles to New York Realty Co. Riverside Drive, e s, 62.1 n e 76th st, runs e 55.10 x n 18 x e 46 x n 22.2 x w 96.3 to Drive, x s 40.7. Jan 5, due Aug 1, 1898. 25,000
Babcock, Theo H to Alexander Wylie and ano trustees under will of Thomas Simpson for Emily M Simpson. 70th st, No 48, s s, 238 e Columbus av, 22x100.5. Jan 12, due Dec 1, 1902, 4%. 30,000
Bache, Ernest E to Henry Hertzberg. 7th av, n e cor 123d st, 125x100.11. Certificate of part payment on account of mortgage. March 5, 1897. 3,500
P Ballantine & Sons, a corporation, with THE INSTITUTION FOR THE SAVINGS OF MERCHANTS' CLERKS both mortgagées. Amsterdam av, No 855, s e cor 102d st, 25.11x79. Agreement as to priority of mortgages made by Thomas Finnegan and Caroline W Sommer. Dec 14. nom
Bosch, Henry to Eliza M Anderson, Greenwich, Conn. 1st av, e s, 77.2 s 79th st, 25x 94. Jan 10, 3 years, 4%. gold, 10,000
Bernhardt, William to THE GERMAN SAVINGS BANK. 1st av, n w cor 117th st, runs n e 25.2 x n w 100 x s w 21 x s — to 117th st, x s e 96.2 to beginning; 117th st, n s, 100 w 1st av, runs n 4 x s 5.8 to n s 117th st, x w 4, gore. Jan 10, 1 year. 5,000
Brown, Annie E to John B Martin. 55th st, s s, 237.9 w 8th av, 17.3x100.5. Leasehold. Jan 11, 2 years. 1,000
Buckley, Lawrence to Francis S Marden, Nutley, N J. 104th st, s s, 494.6 w Columbus av, runs s 100.11 x w 40.10 to middle line Le Roy lane, now closed, x n e 11.5 to point 91.6 s 104th st and 529 w Columbus av, x n 91.6 to st, x e 34.6. Jan 11, demand. 5,000
Bernheimer, Julia G to Bradley & Currier Co. Manhattan av, e s, 50.11 n 120th st, 25x70. P M. Sub to mort \$17,250. Jan 3, 1 year. gold, 1,500
Same to same. Manhattan av, e s, 75.11 n 120th st, 25x70. P M. Sub to mort \$17,250. Jan 3, 1 year. gold, 1,500
Bowers, John R to Philip Teets et al exrs Louisa S Teets. 65th st, No 164, s s, 192 e Amsterdam av. P M. Dec 31, due Dec 1, 1900, 5%. 18,000
Burnham, Irene A to Chas A Cowen and ano exrs. Jane Cowen. 133d st, n s, 280 w 7th av. P M. Jan 7, 3 years, 5%. 5,400
Same to Chas A Cowen. Same property. P M. Sub to mort \$5,400. Jan 7, 3 years. 3,600
Cahn, Abraham to J C Julius Langbein. 1st av, No 2060, e s, 80.11 s 107th st, 20x93. P M. Jan 8, 2 years. 1,000
Cook, Edwd N to Jacob Stern. 87th st, No 40, s s, 328 e Columbus av, 22x100.8. Jan 12, 3 years, 5%. 30,500
Same to same. Same property. Sub to mort. Jan 12, 6 months. 2,000
Cohen, Harris and Abraham to Nicholas and Mary Lorenzo. Market st, n e cor Monroe st. P M. Jan 12, 1 year 4½%. 20,000
Cohen, Samuel and Annie mortgagors with James H Whitehouse as trustee Edwd M Whitehouse. 107th st, No 216, s s, 222.6 e 3d av, 21.10x100.11. Extension of mort. Jan 6. nom
Cameron, Margt S E to TITLE GUARANTEE AND TRUST CO. 69th st, No 50, s s, 81 w Park av, 19x104.5. Jan 9, due Jan 7, 1903, 4%. 20,000
De Balaine, Mary A T to Fredk P Forster. 183d st, n s, 200 e 11th av, 25x99.11. Jan 7, 3 years, 5%. gold, 3,000
Dreyfus, Julius to Nicholas C Benziger and ano exrs Louis Benziger. 4th st, No 67, n s, 217.5 e Bowery. P M. Jan 7, due Jan —, 1903, 4½%. 30,000
Dreyfus, Julius to Laemmlein Buttenwieser. Chrystie st, No 185, w s, 125 n Rivington st. P M. Jan 10, demand. 9,500
Daniels, Minnie G wife of Frank H to TITLE GUARANTEE AND TRUST CO. 122d st, No 103, n s, 80 w Lenox av. P M. Jan 11, due Jan 12, 1901, 4%. 10,000
Daly, Cornelius to Frederic J Middlebrook. 79th st, No 58, s s, 225.6 w Park av, 24.6 x102.2. Jan 10, 1 year, 5%. 18,000
Same to same. Same property. Sub to last mort. Jan 10, 1 year. 3,000
Degenhardt, Katharina to Jere J Campion. 11th av, e s, 42.2 s 45th st, 19.7x70. Sub to mort \$6,000. Jan 10, 1 year. 1,000
Dessecker, Gustave W to BOWERY SAVINGS BANK. Elizabeth st, e s, 164 n Broome st, 50x99.1x50x100. Jan 10, 1 year, 4%. 15,000
Denner, Edwd F, Paterson, N J, to John Denner. 28th st, n s, 75 w 2d av. P M. Jan 4, due Jan 1, 1908. 12,000
Eckhardt, Peter C, Jr, to The New York Investment and Impt Co. Cathedral Park W (110th st), s e cor Boulevard. P M. Nov 22, due Jan 12, 1901, 5%. 65,000
Eagleton, Thomas to Michael Brennan gen guard of Margt E and John Brennan. Morton st, Nos 38 and 40, s s, 125.2 w Bedford st, 49.11x96.6x49.10x96.6. Jan 12, due Feb 1, 1900. 3,000
Eagleton, Thomas to Robt W Stuart. St Lukes pl, No 3; Hudson st, No 422, begins St Lukes pl, n s, 60 e Hudson st, runs e 20 x n 67 x w 20 x s 22 x w 60 to Hudson

BOROUGH OF THE BRONX.

(23D AND 24TH WARDS.)

Mortgages under this head marked with * denote that the property is located in the new Annexed District (Act of 1895).
Austin, Susan A to Leopold Hutter. Brook...
Adece, Chas T child and heir of James T Adece...

French, Kate to Kate B Murray. 165th st, as widened, n s, 25.4 w Carroll pl, 25x 124.6, except part taken for Transverse road...
Giordano, Tommaso to THE FARMERS LOAN AND TRUST CO. 172d st, s s, 100 w Fulton av, 1 lot. P M. Jan 6, 3 yrs, 5%.

and Wm T Allcot. Waterloo pl, e s, 82 n Fairmount av or 175th st. P M. Sub to mort \$2,100. Dec 4, 16 years, installs, without interest. 1,349
Meyer, Emil to Judson S Todd. Fordham or North 3d av, s w cor 171st st, 25x98.7x25x 100. Dec 20, 1 year. 16,500
Same to same. Fordham or North 3d av, w s, 25 s 171st st, 25x97.3x25x98.7. Dec 20, 1 year. 11,000

Table listing names and amounts, including Trafton, Jane admrx, &c—Metropolitan St Rwy Co...

Table listing names and amounts, including Hummel, Abraham H and Wm F Howe—W O Wyckoff...

Table listing names and amounts, including 163d st, n s, 125 e Amsterdam av, 50x100, Andrew Byrne...

Jan. 11.

Table listing names and amounts, including Lewis st, No 199, s w cor 6th st, 20.4x62.7, Charles Kock...

Jan 12.

Table listing names and amounts, including 15th st, No 102 East, s s, 20x100, Traitel Bros & Co...

Jan. 13.

Table listing names and amounts, including Davidson av, w s, 150 n 184th st, 50x100, D L Delaney...

Jan. 14.

Table listing names and amounts, including 135th st, s e cor Brown pl, 50x100, James Simpson...

SATISFIED JUDGMENTS.

Jan 8 to 14—Inclusive.

Table listing names and amounts under Satisfied Judgments, including Ambrose, Jeremiah, admr &c.—W H Murphy...

*Vacated by order of Court. *Suspended on appeal. *Released. *Reversal. *Satisfied by execution. *Annulled and void.

MECHANICS' LIENS.

Jan. 8.

Table listing names and amounts under Mechanics' Liens, including Hamilton terrace, w s, 425.4 n 141st st, 194x 100...

Jan. 10.

Table listing names and amounts under Mechanics' Liens, including Park av, s e cor 180th st, 90x130, Andrew S Wright...

Editor Record and Guide: These liens are filed to protect ourselves against the contractors. We do not wish in any way to reflect upon the credit of the owners, Arlando Marine and Dickson & Turnbull.

Table of names and addresses, including Clinton Land and Impt Co, South 17th st, and various individuals like Coe, E E, K M Tichenor, Brunswick st.

Table of names and addresses, including Baker, H S-E S Baker, East Orange, Ballard, G M-J W Schoch, Prince st, and various individuals like Biddulph, N O-J T Gould, Caldwell.

Table of names and addresses, including Van Iderstine, W H-Heller & Brothers, Elwood av, Vreeland, S P-Montclair Savings Bank, Franklin.

CHATTEL MORTGAGES.

MISCELLANEOUS.

Table of names and addresses, including Fischer, Philip et al-J Rasnik, wagons, Hofman, A J-N Wolfinger, stock and fixtures.

SALON AND RESTAURANT FIXTURES.

Table of names and addresses, including Braun, Ella-G Krueger B Co, Ford, F R-P Ballantine.

HUDSON COUNTY.

CONVEYANCES.

January 5 to 11-Inclusive.

Table of names and addresses, including Allen, Robert-M M Forrest, Kearney, Aud, Charlotte H et al-L Klein et al, North Bergen.

MORTGAGES.

The figures in parenthesis indicate the number of years for which the mortgage is given.

Table of names and addresses, including Alberson, H A-Howard Savings Inst, Plane st, Andres, Henry-C E Wagner, Halsted st.

Table listing names and amounts, including O'Brien, Margaret-Exrs of T O'Brien, Kearney, W B exrs of H Neumann, Same-Constant L De Witt, Harrison, etc.

Table listing names and amounts, including Gallagher, James-Provident Inst for Savings, Gardner, J A-City of Bayonne Fire Department Relief Fund, Bayonne, Grady, J H-A M Underhill, etc.

Table listing names and amounts, including American Wood Working Machine Co-The Farmers' Loan and Trust Co trustee, all real and personal property, to secure an issue of bonds to amt of gold, 2,000,000, Berg, Henry-H Lemmers, horse, wagon, harness, etc.

Table listing names and amounts, including The figures in parenthesis indicate the number of years for which the mortgage is given, Ackerman, Henry-E D Vanderbilt trustee, Weehawken, Allison, George-Augusta M Ahrens, etc.

Table listing names and amounts, including Smyth, Ann-Provident Inst for Savings, Spingarn, Emanuel-Louise W Huser, West Hoboken, Sumner John-Howard Savings Inst, Kearney, etc.

Table listing names and amounts, including HOUSEHOLD FURNITURE, Arnold, C C et al, Harrison-W Hull, Barrows, J H, Hoboken-F Cordts F Co, etc.

REVIEW AND RECORD.

BROOKLYN, JANUARY 15, 1898.

MONEY TO LOAN - ON - BROOKLYN REAL ESTATE LONG ISLAND TITLE GUARANTEE COMPANY 42 AND 44 COURT ST., BROOKLYN.

AUCTION SALES OF THE WEEK The following are the sales that have taken place in the city auction rooms during the week ending Jan. 13, 1898. * Indicates that the property described has been bid in for plaintiff's account. T. A. KERRIGAN.

Willoughby st, Nos 247-251, n s, 146.2 e Raymond st, runs n 107.2 x e 50.3 x s 25.6 x e 25.6 x s 92.3 to Willoughby st, w 75; Nos 249 and 251, 4-sty brk factory; No 247, 1-sty frame building and 2-sty brk building on rear. Wm A Lewis \$13,425 *16th st, s s, 281.10 e 3d av, 66x100, new buildings projected. Augusta A Roby, 10,000 *Hendrix st, No 78, w s, 175.6 n Arlington av, 24.6x100, 2-sty frame dwell'g. Brooklyn Trust Co 2,500 *Hendrix st, No 84, w s, 125 n Arlington av, 25x100, 3-sty frame (brk filled) dwell'g. Same 2,000 *Lexington av, No 248, s s, 226 w Nostrand av, 16.6x100, 3-sty brk dwell'g. Mutual Life Ins Co of N Y. 2,000 *13th st, No 440, s s, 85 w 8th av, 18x100, 3-sty brk dwell'g. Same 2,000

Union st, No 221, n s, 310 w Clinton pl, 28.6 x100, 5-sty brk flat, with use of alley on Union st, n s, 224 w Clinton st, and sub to right of over rear of premises described. Elizabeth W Aldrich 16,000 Union st, No 223, n s, 282.6 w Clinton st, 27.6 x100, 5-sty brk flat, with use of alley on Union st, n s, 224 w Clinton st, and sub to right of way over rear of premises described. Same 16,000 Remsen lane, s s, adj lands H T Winterberg, 50x150. Katie Konig 400 Dean st, Nos 606 to 610, s s, 275 e Carlton av, 57.4x32x91.9x-110, two 2-sty frame dwellings, with 2-sty frame stable in rear. Jos Wurzler 5,860 *Frost st, Nos 235 and 237, n s, 200 w Kingsland av, 2 lots, each 25x100, two 3-sty frame (brk filled) tenem'ts; morts \$7,000. Henry Roth 7,500

Court sq, Nos 4 and 5, s e s, 176.5 n e Living-
ston st, runs s e 82.5 to Red Hook lane, Nos
12-16; x n e 58.11 x n w 4x8 x s w 3.6 x n w
53 2 to Court sq, x s 54.10, 8-sty brk office
building, "Jefferson Building." The Reor-
ganization committee. 25,000
*McDougal st, No 5, n s, 100 w Ralph av, 25x
100, frame building. 25,000
McDougal st, n s, 125 w Ralph av, 0.1 1/2 x 34x
C 1x34. Nicolaus Will. (Morts \$3,500.) 4,000
57th st, s w s, 230 s e 12th av, 45x100.2,
frame dwell'g. Cath A Duffy. (Morts \$2,
500.) 4,020
New Utrecht av, w s, 44.9 n 57th st, 22.3x
99x23x108.9, two frame buildings and barn.
Fredk Hartmann. (Morts \$3,500.) 3,510
N w Utrecht av, n e s, 15.1 n w 58th st, 20x
119x21.9x102.6. Same. (Morts \$2,100.) 2,110
D Kalb av, No 1138, s s, 163.7 e Broadway,
18 8x134.6, 2-sty brk dwell'g. Peter Schwick-
art. 3,200
*Sutter av, n s, 108.6 w Eldert's lane, 75x
125, Agatha Carnet. 500
*New Lots av, n s, 81.4 e Jerome st, 21.1x76.10
x20x83.5, 2-sty frame building with store.
The Co-operative Building Bank. 1,500
*6th st, No 281, n w s, 177.10 s e 4th av, 20x
100, 2-sty and basement brk dwell'g. Josiah
O Ward and ano exrs. 4,650
*39th st, No 102, s s, 100 e 3d av, 25x100,
2-sty frame dwell'g. Van Brunt Bergen exr.
3,000

TAYLOR & FOX REALTY CO.

*Graham av, e s, 40.5 s Engert av, 70.2x75,
vacant. 4,800
Ergert av, s s, 80.10 e Graham av, 26.11x70.2
x25x80.4, vacant. Morts \$4,300. 4,800
Isaac Bernstein. 4,800

JACOB COLE.

*Herkimer st, No 743, n s, 350 e Utica av, 16.8
x100, 3-sty brk dwell'g. Geo R Haydock exr
3,400
*Decatur st, No 64, s s, 619.7 e Tompkins av,
19.6x79.4x19.11x74.11, 2 1/2 and 3-sty brown-
stone dwell'gs. Mary J McCracken and ano.
1,000

JERE JOHNSON, JR.

Union st, No 440, s s, 313.4 e Hoyt st, 16.8x
75, 2-sty brk dwell'g. Terence Brady. 2,125
South 9th st, No 187, n s, 200 e Driggs av, 25
x110, 3-sty frame dwell'g. Ed J Skelly. 5,860

WILLIAM COLE.

*East 4th st, e s, 200 s Av C, 100x200 to East
5th st. Phebe T Woolley. 1,250
Total. \$149,610
Corresponding week, 1897. \$119,390

Borough of Brooklyn.

CONVEYANCES.

Wherever the letters Q. C. and C. a. G. occur
preceded by the name of the grantee they mean
as follows:
1st—Q. C. is an abbreviation for Quit Claim
deed, i. e., a deed in which all the right, title
and interest of the grantor is conveyed, omit-
ting all covenants and warranty.
2d—C. a. G. means a deed containing Cove-
nant against grantor only, in which he cove-
nants that he hath not done any act whereby
the estate conveyed may be impeached, charged
or encumbered.

January 7, 8, 10, 11, 12, 13.

Bainbridge st, s s, 274.1 e Ralph av, 17.2x
100, h & l. Gertrude Feltman to Ferdinand
Ehrlich. Mort \$4,500. 6,500
Bainbridge st, s s, 259 e Stuyvesant av,
20x100. Mary E Carpenter to Julius A
Lassoe. Mort \$6,600. exch
Bainbridge st, s s, 515.6 e Ralph av, 17.3x
100. Charles C Savage, Phila, Pa, to David
Michel. All liens. 4,527
Bergen st, n s, 192 w Utica av, 16x107.2.
Chris P Skelton to Bridget wife of Richard
Norris. Mort \$2,000. 3,000
Bergen st, s e cor Albany av, 200x68x216x
133.1. Charles McLaughlin, Larchmont,
N Y, to John Potts. B & S. 19,250
Same property. Atlantic Av R R Co to
same. 7,500
Bergen st, n s, 393.9 w Nevins st, 18.9x100.
Marianna H wife of Leonard Moody to
Leonard Moody Real Estate Co. Mort
\$2,700. 5,500
Bleecker st, w s, 125 s w Central av, 50x
100, h & l. William Horst, Rockville Cen-
tre, L I, to Henry Roth. Morts \$6,000. nom
Bleecker st, n s, 190 w St Nicholas av, 60x
100. John J Brady to Thomas McCormick.
All liens. 3,000
Bleecker st, n w s, 250 s w Central av, 25x
100. Anna Serrier exurx Bernhard Delle
to Joseph B Smith. Mort \$3,500. 4,800
Bleecker st, n w s, 90 s w Hamburg av, 200
x100. Sophia Meth to Martha Meth. All
title. nom
Same property. Wm W Butcher exr Wil-
liam Meth to Martha Meth. nom
Bond st, w s, 79.9 n Schermerhorn st, 21x
92.6, h & l. Mary E Marquis to John V
Richardson. Q C. All liens. nom

Bradford st, w s, 325 s Fulton st, 25x100.
Olga Ries to Louis Ries, Queens, L I. Mt
\$1,375, taxes 1897. 2,225
Broadway, s w s, 40.2 s e Decatur st, runs
s w 56 x s 35 x s e 15.4 x n e 90 to Broad-
way, and w 26. Herman Reiners to Charles
Kiehl. Mort \$9,000. nom
Broadway, e cor Granite st, 60x100. Charles
Kiehl, New York, to Robert Dietrich. Mt
\$9,000. nom
Broadway, n cor Hewes st, 25x100. Wm H
Loughran, New York, and Jane F wife of
Wm C Kunz to James Lyons, Evergreen, L
I. Mort \$8,000. nom
Same property. Wm H Loughran exr James
Loughran to same. Mort \$8,000. 1,200
Bush st, n s, 104 w Henry st, 100x100. Re-
lease mort. John O Ball to Emily H Wil-
helm. nom
Butler st, s s, 300 e Prospect st, 22.10x100
x25.8x100. Edward Mackey to Walter J
and Carrie A Meagher, tenants by the en-
tirety. 550
Butler st, n s, 175 w Franklin av, 55x110.
Butler st, n s, 248.4 w Franklin av, 36.8x
110. Edwd S Betts to The Bedford Bank. Mort
\$24,000. 1,200
Carroll st, s s, 103.8 w 5th av, 20x79x20x80.
Wm J Brown to Mary A Van Peit. Mort
\$1,250. 1,500
Carroll st, s s, 132.4 e Clinton st, 13.8x
100. Anna B Suffern, Prince Georges Co,
Md, to Kate O Balch. nom
Catharine st, s e s, 575.10 n e Clove road,
25x100. Catharine Stafford and ano exrs
will Joshua Stafford to William Robbert.
1,500
Caton pl, n s, 50 e Poplar st, 106.5x—x110.6
x200. Lillian V Kerrin and Mary A Walsh
to Louis Beer. 2-5 parts. nom
Clifton pl, s s, 200 e Nostrand av, 25x100,
h & l. Samuel H Cragg exr, &c, will Al-
bert C Hallam to Hattie P Whittaker,
Summit, N J. 2,900
Clinton st, w s, 49.8 n Carroll st, 25.4x100.
J Fred Ackerman to Joseph C Hale. Mort
\$6,000. 10,500
Cook st, n s, 250 e Morrell st, 25x100, h & l.
Foreclos. Wm J Buttlng to Leopold Mi-
chel. Mort \$7,000. 100
Cooper st, n s, 100 w Central av, 25x100,
h & l. John Pfadenhauer, Lina Muller and
George Diemer, firm Pfadenhauer, Muller &
Co, to J Stephen Pfadenhauer. Mort \$6,
000. 7,600
Cornelia st, n s, 501.10 e Central av, 19x100,
h & l. Foreclos. Wm J Buttlng to Vir-
ginia A Kleine. Mort \$2,500. 1,500
Court st, n w s, 50 n e Sackett st, 20x100.
Anna W, Correa M and Geo W Walsh heirs
Anna Walsh to John Weisenborn. Q C.
nom
Covert st, n w s, 365 n e Evergreen av, 22.9
x101.2x17.6x100. Foreclos. Wm J But-
tling to Sophia Berry, New York. 2,100
Dean st, n s, 107.2 e Classon av, 95.10x110.
Elliot, Sandford S and Howard A Smith
exrs Augustus F Smith to Benj C and Hen-
ry W Miller, firm B C & H W Miller. 1875.
1,900
Dean st, n s, 116.8 w Utica av, 17.8x107.2,
h & l. Charles Lidgergren to Gustave
Lindstrom. B & S. All interest. Mort
\$2,100. nom
Dean st, n s, 350 e Rockaway av, 25x107.2.
Hamilton A Gill to Herbert W Pearson.
nom
Decatur st, Nos 607 and 609, n s, 303.2 e
Howard av, 34.8x100, h & l. Everard C
Ketcham to Henry C Bauer. Morts \$7,000.
See Jerome st. nom
Devoe st, s s, 275 e Leonard st, 25x—. Cath-
arine Fickeissen to Bertha Agricola. Mort
\$4,250. nom
Douglass st, n s, 200 e Franklin av, 43.9x
99.11x40x117.9. John C Gauntlett admr
with will annexed Jennie McKiskie and
John C and Mary C Gauntlett to Geo F
Beatty. 1/2 part. 887
Same property. Dean Sage, Albany, N Y,
and Wm H Sage, Ithaca, N Y, to same. 1/2
part. 887
Douglass st, s s, 200 e Nostrand av, 200x
255.7 to Degraw st. Anglo-American Sav-
ings and Loan Assoc to Stephen Van Wyck.
nom
Duffield st, w s, 225.3 n Johnson st, 24.9
x75.
Myrtle av, n s, 68.3 e Bridge st, 32x25.
Walter B Shipman to Edwd R Shipman.
1-6 part. B & S. nom
Dumont st, n s, 50 e Thatford av, 50x100.
Lewis Hurst exr Augustine Roussel to Con-
stant and Magdalena Liegeois. 1,000
Same property. Carrie and Henry Hoelyer to
Constant and Magdalena Liegeois. B & S.
All title. 300
Eckford st, e s, 125 s Engert st, 25x125.
Phebe A Watson, Jersey City, N J, to Jo-
seph Goetz. nom
Elton st, w s, 150 n Liberty av, 25x90. East
New York Co-operative Savings and Build-
ing Loan Assoc to William Vennen. 3,600
Essex st, w s, 260 n Ridgewood av, 40x100.
lots 696 to 700 block 22 map Jacob Sned-
iker, 26th Ward. Anna Leinfelder to Mau-
rice Quinlan. nom

Fulton st, e s, 60.3 s Prospect st, runs e 28
x n 1.6 x e 65.6 x s e 22.9 x w 101.1 to st,
x n 20. Henry J Robinson, N Y, to Kings
Co Elevated R R Co. B & S. Mort \$15,000.
Taxes, &c. 1888. nom
Fulton st, s e cor Prospect st, runs e 74.4 x s
30.1 x w 74.8 x n 31.1. Edwd A Abbott,
Boston, Mass, to same. C a G. Mort
\$12,000. 1888. nom
Fulton st, s s, 25 w Williams pl, 24x81x24.5
x76.3, h & l. Henry J Robinson, N Y, to
same. C a G. All liens. nom
Fulton st, s w cor Williams pl, 25x76.3x25.6
x71.4. Ridgewood Land and Improvement
Co to same. C a G. All liens. nom
Furnald st, n s, 240 e Utica av, 20x100.
Benjamin Yander to Magdalena Yander.
All liens. nom
Glen st, n s, 77 e Crescent st, 18x74, h & l.
Gertrud wife of John Bonner to Louis
Braun. Mort \$1,900. nom
Glen st, s s, 100 e Euclid av, 45.6x100. John
Blake to Chas J Kiesel. Mort \$500. 850
Gold st, e s, 25 s High st, 25x75. Diedrich
Bahrenburg to Henry Miller. nom
Grand st, n s, 46 e Leonard st, 23x88, h & l.
Ella E Grim to Francis E Rogers. Mort
\$4,500. 5,250
Halsey st, s s, 225 w Reid av, 25x100, h & l.
Foreclos. Wm J Buttlng to Helen C guard
of Chas D Mills. 3,400
Hancock st, n e cor Marcy av, 23x100. Mary
H Topping, Southampton, L I, to John D Se-
cor. nom
Hendrix st, w s, 100 s Liberty av, 75x100,
h & l. Foreclos. Wm J Buttlng to James
Williamson. 4,000
Herkimer st, n s, 560 e Brooklyn av, 20x
100. Robt J Hawkes to Marcella F Keenan.
Mort \$1,100, taxes 1896 and 1897. nom
Herkimer st, s s, 98 w Saratoga av, 48x98.
J T Carroll, Deer Lodge, Montana, to Mary
M Savery, same place. 5,000
Herkimer st, s e cor Rockaway av, 17.6x80,
h & l. Wm A Shackleton to Kate Shack-
leton his wife. Mort \$2,000. nom
Hewes st, n e cor Lee av, 53.8x127.4. The
Lee Avenue Congregational Society of
Brooklyn to Elizabeth M Ulderico and An-
na K Keller. 11,500
Hoyt st, e s, 63.6 n 3d st, 26.10x90.2x26.8x
87.8. Cath L and Chas L Babcock and as
exrs Edwd H Babcock to Mary B Thomas.
B & S. All liens. All title. nom
Jefferson st, n w s, 200 n e Evergreen av,
60x100.
Jefferson st, n s, 150.5 w Evergreen av,
30.11x100x29.8x100.
Knickerbocker av, s w s, 50 n w Palmetto
st, 25x100.
Chas G Treshman to Emily Z Treshman
his wife. B & S. gift
Jerome st, w s, 200 n Dumont av, 40x100,
h & l. Henry C Bauer to Everard C Ket-
cham. See Decatur st. exch
Jerome st, e s, 290 s New Lots av, 60x185x
60x181.4. Patk T Whalen to Thos F
Bishop. Mort \$350. 500
Jerome st, w s, 225 s Pitkin av, 25x100.
Edward W Lauer to Katherine Voss. Mort
\$1,600. 1,950
Kent st, n s, 300 e Oakland st, runs n 100
x e 24.6 x s 33 x e 0.6 x s 67 to Kent st,
x w 25, h & l. Foreclos. Wm J Buttlng
to James G Snow. 1,000
Kings Highway, Av B, West 4th and West
5th sts, plot bounded n by line parallel to
Av R, 360 s therefrom, w by West 5th st,
e by West 4th st, being 315 front on West
5th st and 215 on West 4th st. Agreement
as to sale. Peter Hassinger, Newark, N J,
with Alrick H Man, Richmond Hill, L I. nom
Kosciusko st, s s, 140 e Nostrand av, 20x100,
h & l. Thomas Smallwood, Jr, to Geo J
Smallwood. 1/2 part. B & S. All liens. nom
Kosciusko st, n s, 265 w Tompkins av, 20
x100, h & l. Justus Doerneck to Ber-
nard McGuinness, N Y. Mort \$5,000. nom
Kosciusko st, s s, 312.6 e Marcy av, 18.9x
100, h & l. Thomas Gordon to Sarah and
Sarah I Pollock. Mort \$2,500. 4,000
Lawrence st, e s, 150 s Vernon av, 50x100.
Chas Stubbs to Johanna Nelson. Mort
\$575. nom
Leonard st, w s, 62.11 n Driggs av, 25x100.
Release mort. 17th Ward Bank to Julius
Manheim. nom
Lincoln pl, s s, 170 w 7th av, 20x100. Ellen
A Nafis to Serena J Robbins. All liens.
15,000
Logan st, w s, 192 s Jamaica av, 25x150.
Release mort. Hannah E Titus and Abbie
Willis, Oyster Bay, L I, to Charles Stack-
house. 500
Same property. Charles Stackhouse to
Thomas Burke. All liens. nom
Lorimer st, w s, 60 n Nassau av, 20x75. Ed-
ward Gallagher to Mary I Gallagher his
wife. All title. gift
Lott st, w s, 40 s Butler st, 20x80. Release
mort. Cornelius E Donnellon to Addie C
Brush. 400
Same property. Eliza A Brush to Mary A
Davies. Mort \$2,500. nom
Madison st, n s, 175 e Throop av, 20x100.
George Phillips to Eleanor C French. B &
S. Reserves collection of rents during life.
nom

McDonough st, n s, 360 w Stuyvesant av, 20 x100. Wm H Spangler, Dover, N J, a child and heir Abigail B and Wm H Spangler to John E Snyder, Lancaster Pa. 1/2 part. All liens. nom

Same property. Cora E Wilson, Lancaster, Pa, a child and heir Abigail B and Wm H Spangler, Dover, N J, and wife of Fredk O Wilson to same. 1/2 part. All liens. nom

Melrose st, No 125. Conrad and Emma Abmeier to Margaretha Wendel. Mort \$2,500. 5,000

Montgomery pl, s w s, 345.10 n w 9th av, 21x100, h & l. Mary F Travis, Brookline, Mass, to Emilie B Honeyman. Mort \$10,000. nom

Moore st, s e cor Ewen st, 25x100, h & l. Victoria Bershatsky to Barnet Bershatsky. 1/2 part. Mort \$10,600. 3,300

Ocean Parkway, w s, adj land E Schoonmaker, contains 7 1/2 acres, except so much as taken for Ocean Parkway. James Sharkey to Mary E and Martha E Sharkey. 1/2 part. nom

Ocean Parkway, n s, 60 w East 7th st, runs n w 133.5 x s 2.6 x w 51.11 x s e 147.9 to Parkway, x e 50. Anna M Ferris to Louis C Pettit, New York. 5,000

Osborn st, e s, 100 s Pitkin av, 25x100, h & l. Gershon Ungar and Israel Goldstein to Tobias Krakower. Mort \$2,500. 3,400

Osborn st, e s, 175 n Sutter av, 25x70. Sarah wife of and Nathan Aaronson to Jacob Sieradzky. 1/2 part. Proportionate share mort \$2,200. 3,600

Pacific st, s s, 127 w Nevins st, 21.6x100. Sarah Mullenhoff to John Jordan and Caroline his wife, joint tenants. Mort \$5,500. nom

Pacific st, n s, 142.4 w Stone av, 16.4x100. Phebe R Kissam to Fredk J Simons. 10

Same property. Fredk J Simons to James McCreery. 1,800

Pacific st, s s, 233.4 w Saratoga av, 33.4x 107.2, h & l. Kate L Reid to Stasia L Wilson. Mort \$4,500, taxes 1897. exch

Pacific st, n s, 50 w Nostrand av, 100x100. Frances O Drisler a child of Wm H Fleeman deceased to Florence A wife of David S Wells. 1/2 part. 100

Park pl, s s, 100 w Franklin av, 100x131. Park pl, s s, 200 w Franklin av, 50x131. Stephen Van Wyck, New York, to Wm R Pearce, Jersey City, N J. nom

Park pl, n s, 200 e Classon av, 18x131, h & l. Thomas Corrigan to Mathew F Hart. Mort \$4,500. nom

Pearl st, e s, 358.9 s Concord st, 18.5x103.2 x 18.8x103.2. Foreclos. Wm J Buttlng to Solomon Dreese, New York. 1,100

Same property. Solomon Dreese, New York, to Henry F L Hollroek. Mort \$3,500. 4,600

Pine st, n e cor Ridgewood av, runs n 202.8 x e 93.9 x s 100.11 x e 6.5 x s 93 to av, x s w 105. Frederick Hornby to Wm T Bowen. nom

Polhemus pl, w s, 95.11 s Carroll st, 18.4x 96, h & l. Wm A Hall to Ephraim Johnson. Mort \$8,500. nom

President st, s s, 331.6 w 5th av, 17x100, h & l. John J Larkin, New York, to Geo L A Martin. Mort \$5,000. exch

President st, s s, 175 w 4th av, 25x100. Marie Luisi to N Y Building Loan Banking Co. Mort \$6,000. nom

Same property. N Y Building Loan Banking Co to Maria Luisi. Mort \$6,000. nom

President st, s s, 372 w 8th av, 20x100. Chas W Jones to Ellen R Jones. Q C. nom

Prince st, w s, 189.8 n Willoughby st, 22.10 x 85. Peter E Water, Colton, Cal, to Wm G Forbes. 5,000

Prospect st, s e cor Sherman st, 50x200. John Eggolt, Queens, L I, to Jacob Eggolt. Q C. All title. Mort \$200. nom

Prospect Park West, n w cor 11th st, 100x 93.4. Melvin Brown to Christian Doenecke. Mort \$10,000. See Bedford av. nom

Pulaski st, No 190, s s, 259 n Throop av, 19x100. Edward Sinderhauf to Frederick Reinert. Mort \$4,500. See Van Buren st. exch

Same property. Wilfred Burr to Edward Sinderhauf. Mort \$4,500. nom

Pulaski st, s s, 275 w Marcy av, 18.9x100, h & l. Frederick Lingsweiler and Elizabeth Bendet to Henrietta Lingsweiler, New York. Mort \$2,500. nom

Russell st, w s, 420 s Nassau av, 40x100. James D Lynch, New York, to Henry G Dorr. 3,000

Ryerson st, e s, 78.6 s Myrtle av, 33x131.6. Herbert Fearn and Thomas Fearn, N Y, to Ellen D Fiske. B & S. nom

Same property. Ellen D wife of Geo A Fiske to James M Stearns. Mort \$2,000. nom

Sackman st, e s, 53.3 n Atlantic av, 16.8x 92.6. Chas S Rathbun to Paulina Hettwer. 2,600

Schermerhorn st, s w s, 63 s e Bond st, 21x 88.6x21x88, h & l. Marianna H wife of Leonard Moody to Leonard Moody Real Estate Co. Mort \$4,000. 7,500

Sheepshead Bay road, e s, bet land Stewart and Ellen McMahon and land Gilbert. John Z Lott to Josephine Doyle and Annie I Hawes. C a G. 1883. 10,000

Smith st, w s, 60.9 s Nelson st, 20x80, h & l. Annie Frank, New York, to Pauline Comstock, Baltimore, Md. Mort \$1,750. nom

South Oxford st, Nos 191 and 193, e s, 192.10 n Atlantic av, 25x100. Release mort. Saml B Schenck to Angenette Schenck. nom

Same property. Release mort. Thomas Hitchcock, New York, to Angenette Schenck. nom

Same property. Consent to discharge lien of judgment. Ella J Flowers to same. 610

Same property. Angenette Schenck to Geo W Heatley. Mort \$5,500. nom

State st, s s, 49.8 w Bond st, runs s 32 x e 0.2 x s 12 x w 0.6 x s 38.9 x w 29.1 x n 83.9 to State st, x e 29.5. John V Richardson and ano exrs Thomas Baker to Florence S Sider formerly Baker. omitted

State st, n s, 250 e Hoyt st, 100x100. Release as to encroachment. Frank L Hubbard to Emma M Moore, N Y. nom

Sterling pl, s s, 435.5 w 6th av, 20x100. Christopher J Heavey to Lena Phelan. B & S. nom

Same property. Lena Phelan to Margaret Donnelly. B & S. nom

Sterling pl, s s, 109.1 w Troy av, 18x110.7. William Herod to Mangus Johnson. Mort \$2,000. nom

St James pl, No 198, w s, 88 s Gates av, 15.9 x 98.9. Ella M Brady, Enfield, Me, to Albert Maxfield, N Y. Mort \$9,000. nom

Sumpter st, s s, 225 e Saratoga av, 25x100. Mary A Burkhardt to Alfred Meyer. All liens. nom

Sutton st, w s, 403.9 n Driggs av, 20x100. Release mort. Jeremiah Tuohy to Francis E Rogers. 300

Sutton st, w s, 403.9 n Driggs av, 20x100. Francis E Rogers to John T Brown, Jr. nom

Van Buren st, s s, 429.4 w Reid av, 14.8x 100, h & l. Frederick Reinert to Edward Sinderhauf. See Pulaski st. nom

Vanderbilt st, s s, 462.6 e Short st, 12.6x 108. Henry Richter to Metta E Degmair Richmond, S I. 2,000

Warren st, s s, 26.5 e Henry st, runs e 25 x s 84.11 x w 25 x n 34.5 x w 1.4 x n 50.5. Geo E Corcoran to Ellen wife of Peter Caffrey. Mort \$4,000. nom

Windsor pl, n e s, 97.10 s e 11th av, 25x 100. Foreclos. Wm J Buttlng to James A Murtha and ano exrs and trustees will Wm G Pierson. 800

Withers st, n s, 150 w Lorimer st, 25x100, h & l. Michael de Candio to Antonio Giordano. 2,400

Woodhull st, n s, 20 e Hicks st, 40x75. Christiana Bungart to Hermann Kraut and John Mindermann. nom

1st st, n s, 200 w 5th av, 20x100, h & l. Julietta Draycott formerly Kavanagh wife of Edwin Draycott to Saml C Brooks. Mt \$2,000. nom

East 2d st, e s, 240 s Av E, 120x100. Thomas Gilbride to Andrew Klam. val consid

East 2d st, e s, 240 s Av E, 120x100. Release mort. Geo S Ingraham to Thomas Gilbride. 1,000

East 4th st, s w cor Greenwood av, runs s 105.8 x w 10.10 x n 100 to av, x e 45.

East 3d st, s w cor Greenwood av, runs s 105.8 x w 25.10 x n 100 to av, x e 60. Colateral security payment notes \$3,000. B & S. nom

5th st, s s, 97.10 e 5th av, 24.11x100, h & l. J Eugene Ryerson to William Findlay. Mort \$7,500. nom

6th st, s s, 197.10 e 4th av, 25x100. Jessie Cunningham to Emma Hagedorn. Mort \$1,000. nom

8th st, n s, 208.9 e 7th av, 17.4x100. John F McLagan and ano exrs and trustees will Martha Cumming to Kath V B Fowler. 6,100

Same property. Thomas Cumming and Agnes R Crystal, Belleville, N J, Thomas Cumming, Jr, Silas P Cumming, Newark, N J, being the husband, the children and heirs Martha Cumming to same. Q C. nom

Bay 8th st, s e s, 100 s w Bath av, 40x96.8. Mary L Meany to Peter F Ralph. nom

West 9th st, n s, 358.4 w Court st, 25x100. John J Gillen, New York, to Chas S, Joseph T, Thos F, Wm J, Andrew M and James F Gillen and Catharine I Thompson. 7/8 parts. B & S. nom

East 10th st, e s, 100 s Av M, 60x100. Leonard Moody to Leonard Moody Real Estate Co. 1,700

Bay 10th st, w s, 230.1 n Cropsey av, 40x 96.8. Adolph Eichhorn to Margaret Robinson. 1,200

Bay 10th st, s e s, 260 n e Bath av, 20x100. Comptroller State New York to John and Mary Kinsey. Tax deed. 4

11th st, n e s, 159.1 n w 4th av, 16.8x100, h & l. James Finan and Patrick Young, both Wilmington, Del, to Chas W McNeely. exch

11th st, n e s, 159.1 n w 4th av, 16.8x100, h & l. James Finan to Patrick Young, Wilmington, Del. exch

East 12th st, e s, 40 n Johnson road, 46.6x 103x73.11x100. Lewis Hurst and ano exrs and trustees will Henry Johnson and Chas F Johnson to William Gleeson. 225

West 13th st, w s, 205 s Av Q, 40x100. William Ziegler, N Y, to John W Manning, Sr. 400

East 14th st, e s, 150 s Av B, 50x100. Carl J Roehr to Clara H Roehr. All interest. Mort \$3,000. nom

East 15th st, w s, 200 n Av X, 50x100. James Lahey to Mary Lahey. 1,225

16th st, s s, 335.9 e 4th av, 18x100. Patk J Sharkey to Sophia M Pacey and Maria Ostrander, joint tenants. nom

Bay 17th st, e s, 600 s 86th st, 29x96.8, h & l. Ann wife of Edmond Huott to Chas H and Mary Sutherland, joint tenants. nom

18th st, s w s, 321 n w 5th av, 21x100. Ellen Holland to Daniel Lawrence. Mort \$2,000. nom

20th st, w s, 38.6 s Terrace pl, 40x100. Release mort. Annie A Connelly to Thos H Sherman. 500

East 21st st, w s, 122.11 n Av D, 45x105. Release mort. Anglo-American Savings and Loan Assoc, New York, to Jacob H Roberts. 4,500

East 28th st, w s, 160 n Newkirk av, 60x 102.6. Germania Real Estate and Improvement Co to Diedrich Linge. nom

East 28th st, w s, 50 n Av E, 40x102.6. Diedrich Linge to Augusta C Lorenz. Mt \$2,500. ncm

East 29th st, e s, 340 n Av F, 60x100. Germania Real Estate and Improvement Co to Leo M Neff. nom

31st st, s w s, 276.8 n w 4th av, 16.8x100.2, h & l. Robert Wingham to Alfrida J E wife of Alfred Erickson. Mort \$1,600. 2,800

Bay 31st st, s e s, 280 n e Cropsey av, 60x 99.9. Foreclos. Wm H Statesir to Wm G Morrissey. 1,150

32d st, s s, 200 w 5th av, 20x100.2, h & l. Phillip Bohnet, New York, to Wm H Godward. Mort \$4,320. 5,000

East 34th st, e s, 267.6 s Av G, 40x100. John Moller to Theodore Faller. Mort \$3,000. nom

East 35th st, w s, 90 n Av D, 40x100. Germania Real Estate and Improvement Co to William Smyth. nom

East 35th st, e s, 197.6 s Av D, 20x100. Catharine Fickeissen to Bertha Agricola. Mort \$200. nom

36th st, s s, 177 e 4th av, 18.4x100.2, h & l. Simon and Henry F Henchel to Mary A Barnwell and Nellie J Cosgrove, joint tenants. Mort \$3,250. 5,250

East 38th st, e s, 157.6 n Av E, 20x100. Germania Real Estate and Improvement Co to Oscar L Meyer. nom

East 38th st, e s, 177.6 n Av E, 20x100. Same to Alice and Ida Meyer. nom

Bay 38th st, s cor 86th st, 100x96.8. James D Lynch, N Y, to Wm G Morrissey. nom

40th st, s w s, 91.4 e 10th av, 100x100.2. 40th st, s w s, 291.4 e 10th av, 245x100.2. West Brooklyn Land and Impt Co to Ernest Raymond. 6,700

40th st, n s, 120 e 10th av, 40x95.2, h & l. Ernest Raymond to Annie C Raymond. Mt \$4,000. nom

40th st, s w s, 91.4 s e 10th av, 100.2x100. 40th st, s w s, 291.4 s e 10th av, 235x100.2. 53d st, n e s, 150 s e 14th av, 40x100.2. 52d st, n e s, 320 n w 15th av, 40x100.2. Release mort. Mutual Life Ins Co to The West Brooklyn Land and Impt Co. 2,500

42d st, w s, 100 n 16th av, 38.9x107.1x76.7 x100.2. Release judgment. Georgiana C Vossnack to William and Isabella Brown. 50

Same property. Ellen Ward to Emma Hagedorn. Morts \$3,000. nom

49th st, n s, 240 w 4th av, 20x100.2. Wilkins K Putnam to John Beet. Mort \$2,500. See 54th st. nom

50th st, n e s, 100 n w 13th av, 60x100.2, h & l. Anton C Moe to Frank W Blankley. Mort \$3,963. exch

51st st, n s, 100 e 3d av, 480x100.2. John Dobbin, New York, to William Lane. Mt \$14,000. nom

54th st, s s, 275 w 4th av, 60x100.2. John Beet to Wilkins K Putnam. Mort \$2,350. See 49th st. nom

55th st, s s, 210 w 4th av, 18x100.2, h & l. John Beet to Mary J Coffill. Mort \$3,300. See 7th av. nom

55th st, n e s, 250 n w 3d av, 25x100.2. Elizabeth Koch to Frank Cooper. nom

56th st, s s, 200 w 5th av, 20x100.2. Wm S Hassan to Cathrena E Bosch. nom

56th st, s s, 200 w 5th av, 20x100.2. Release mort. Title Guarantee and Trust Co to Wm S Hassan. 3,500

58th st, s s, 540 e 6th av, 20x100.2. Anton Reinhardt to John and Lena Reiss. nom

59th st, s w s, 260 s e 8th av, 40x100.2. Wm P Bennett to James J Daly. nom

61st st, s s, 280 w 12th av, 40x75. Geo W Pardee, Jr, Weehawken, N J, to Geo C Kimball, Hartford, Conn. 350

64th st, w s, 340 s e 6th av, 20x81.7. Theo H Otto to Herman Berthold. Mort \$1,300. nom

Same property. Herman Berthold to Minnie Otto. Mort \$1,300. nom

76th st, s w s, 400 n w 19th av, 2 plots, each 60x100. John L Nostrand to Charles Lamb. 2 deeds, each \$1,125. 2,250

77th st, n e s, 100 n w 19th av, 3 plots, each 60x100. John L Nostrand to Charles Lamb. 3 deeds, each \$1,125. 3,375

77th st, n e s, 100 n w 19th av, 240x100. 76th st, s w s, 400 n w 19th av, 120x100. 77th st, s w s, 220 n w 19th av, 120x100. 79th st, s w s, 100 s e 19th av, runs s e 600.

to 20th av, x s w 200 to 80th st, x n w 480 x n e 100 x n w 120 x n e 100. Charles Lamb to New York Mutual Savings and Loan Assoc. Morts \$15,600. 29,250

77th st, s w s, 220 n w 19th av, 2 plots, each 60x100. John L Nostrand to Charles Lamb. 2 deeds, each \$1,125. 2,250

77th st, n e s, 280 n w 19th av, 60x100. Same to same. 1,125

79th st, s w s, 100 s e 19th av, 3 plots, each 60x100. John L Nostrand to Charles Lamb. 3 deeds, each \$1,125. 3,375

79th st, s w s, 120 n w 20th av, 3 plots, each 60x100. Same to same. 3 deeds, each \$1,125. 3,375

79th st, s w s, 280 s e 19th av, 120x100. Same to same. 2,250

79th st, n e s, 160 n w 19th av, 60x100. Henry Schmidt to Anthony Tuna, New York. nom

80th st, s w s, 100 s e 20th av, 120x100. Julius A Lasso to Mary E Carpenter. exch

80th st, n e s, 120 n w 20th av, 3 plots, each 60x100. John L Nostrand to Charles Lamb. 3 deeds, each \$1,125. 3,375

80th st, n e s, 220 s e 19th av, 60x100. Same to same. 1,125

80th st, n e s, 280 s e 19th av, 120x100. Same to same. 2,250

81st st, n e s, 250 s e 12th av, 40x100. Thomas E O'Brien to Henrietta Weimann, N Y. Mort \$270. nom

84th st, s w s, 240 n w 23d av, 60x100. 84th st, s w s, 180 n w 25th av, 60x100. Bay 37th st, s e s, 160 s w 86th st, 60x96.8. Bay 37th st, s e s, 60 n e Benson av, 100x96.8. Jerome H Pennock to Franklin Society for Home Building and Savings. Morts \$2,740. See 87th st. exch

85th st, s w s, 300 n w 24th av, 40x100. Franklin Society for Home Building and Savings to Sophia E Jordan. 650

87th st, s w s, 200 n w 4th av, 40x89.5x41x98.4. Ann J McIntyre as widow and individ to the Franklin Society for Home Building and Savings. nom

Same property. Franklin Society for Home Building and Savings to Jerome H Pennock. See 84th st. exch

90th st, s s, 100 w Dahlgreen pl, 25x100. Emma Cockman, Washington, N J, to John McMahon. 1896. 704

Same property. John McMahon to Joseph H Delany and Wm D Nipper. B & S. nom

Av A, s w cor East 17th st, runs s 250 x w 200 to railroad x n e to Av A, x e 101.6. John F H Dahm to Geo W Egbert. Mort \$5,900. nom

Av C, n s, extends from East 4th st to East 5th st, 200x400. Henrietta Benjamin to Aaron Westheim and George Gomer. Mort \$8,000. nom

Av C, n s, extends from East 4th to East 5th st, 200x400 ames C Brower as President Germania Bank to Henrietta Benjamin. All liens, &c. nom

Av C, n s, 60 e East 23d st, 40x100. Isabel L wife of F L Bartlett to Esther A Robinson. 1,625

Av F, s s, 65 e East 31st st, 35x100. Release mort. Doro hea Sander and Louisa M Aukamp to Edwd R Story. 500

Albany av, e s, extends from Dean to Bergen st, 214.5x190. Bergen st, s cor Hoyt st, 20x75. Sackett st, s w s, 43.6 s e Ferry pl, runs s w 77 x s e 29 x s — x n e 80 to st, x n w 79.6. Lots 310 to 317, 362, 363, 375 to 379, 346, 347, 387 to 407, 411 to 434, 351 to 361 map J Lott Nostrand and estate Robert Adair. Release mort. Central Trust Co, New York, to Atlantic Av R R Co. nom

Albany av, w s, 337.6 s Av H, 20x100. Germania Real Estate and Improvement Co to Ernest A Nessler. nom

Baih av, s w s, 42.11 s e Bay 11th st, 25.6 x 100. Comptroller State New York to Vincenzo Simone. Tax deed. 5

Bath av, s w s, 67.5 s e Bay 11th st, 25.6 x 100. Same to same. Tax deed. 5

Bath av, s w s, 42.11 s e Bay 11th st, 42.11 x 100. Mary Raby formerly Agrill, New York, to W. Albert Wood. B & S. nom

Same property. Vincenzo Simone to same Q C. 225

Bath av, being lots 373 and 374 on assessm't roll for opening and grading same from De Bruens lane to 4th av. Release assessm't. City New York to same. 97

Bay av, west cor Spruce st, if continued, 100 x 100. Adalene Jones to Mary E and Wm R Smith. B & S. 250

Bedford av, w s, 108 n De Kalb av, 17.4x 100, h & l. Christian Doenecke to Melvin Brown. Mort \$5,000, taxes 1897. See Prospect Park West. exch

Bedford av, e s, 47.9 s Sterling pl, with parcel on the n s. Party wall agreement. James Cochran with William Irvine. nom

Brooklyn av, w s, 60.4 n Dean st, 40x100. Elizabeth K wife of John Truslow to Cornelia M wife of Frank C Swimm. exch

Buffalo av, w s, 102.9 n St Marks av, 25x 100. Dora Burkhardt to Albertine J Lankan. Mort \$600. nom

Same property. City of Brooklyn to Dora Burkhardt. Q C. nom

Bushwick av, w s, 126.10 n Debevoise st, 25.4x67.8x25x71.11, h & l. Geo L Beer to Charles Tritschler. 1/2 part. nom

Conduit av, s e cor Euclid av, runs e to land Maria Rogers, x s 125 x w 80.7 to Euclid av, x n to Conduit av. Pitkin av, n w cor Euclid av, 50x100. Henry J Robinson, New York, to The Ridgewood Land and Improvement Co. B & S. nom

Conduit av, s e cor Market st, runs e along av to lands Maria Rogers, x s 125 x w abt 80.7 to st, x n to av. Pitkin av, n w cor Market st, 50x100. Ridgewood Land and Improvement Co to Kings Co Elevated R R Co. C a G. All liens. nom

Conklin av, s e s, 104.8 n e land Brooklyn & Rockaway Beach R R, 50x150. Christina Kaiser to Geo R Krier. Mort \$1,000. nom

De Kalb av, n s, 150 w Lewis av, 25x100, h & l. Charles Gold to James M Stearns. Mort \$5,500. nom

De Kalb av, s s, 31.11 w Graham st, 30x92.3 x30x91.7. Ida D Van Steenberg, New York, to Veronica B Montgomery. Mort \$11,000, taxes 1897. nom

De Kalb av, n w s, 455.6 n e Evergreen av, 26.10x67.9x27.1x71.5, h & l. Friedericka Wurzbach to Anton Haug. Mort \$2,300. 2,500

Driggs av, s s, 75 w Russell st, 25x93.6, h & l. Chas C Haferkorn to Oscar F Haferkorn. nom

East New York av, n w s, 213.9 s w Pacific st, 18x70.7x18.10x65.1. East New York av, n w s, 177.9 s w Pacific st, 18x59.7x18.10x54.1. Fredk A Reid to Chas N Smith. Q C. nom

Engert av, s s, 118.9 e Humboldt st, 18.9x 80. Peter Schuchmann to Charles Engert. All liens. nom

Gates av, s e s, 275 s w Irving av, 25x100. Wm H Pink to James W Kinken. Mort \$3,975. exch

Same property. Margaret Cotman, N Y, to Wm H Pink. Mort \$3,925. exch

Greene av, s e s, 90 s w Irving av, 53.4x100, h & l. Dora Heming, Long Island City, L I, to Frank Wetzel. Mort \$6,000. nom

Greene av, n w cor Throop av, 16.8x100. Diedrich Trueper to Herman Posbergh. Mt \$5,500, taxes 1896 and 1897. 6,500

Greene av, s s, 100 e Grand av, 52x100. Fredk C Dexter to Elbert Snedeker. nom

Greene av, n w s, 25 s w Irving av, 25x 83.7x25x84.9, h & l. Bushwick Co-operative Building and Loan Assoc to John Muller. 4,900

Greenpoint av, n s, 25 e West st, 100x70.6. West st, e s, 70.6 n Greenpoint av, 24.6x125. Release judgment. Robt B Jackson to Richd L Valentine. nom

Same property. Release judgment. Phebe A Smith to same. nom

Hale av, e s, 300 s Ridgewood av, 25x101. Mathilda Kelso to John T Moses. 1,200

Hale av, s w cor Jamaica av, 127x100x87x 107.8. Bernard L Ackermann to Wilhelmina Hubner. April, 1897. nom

Hamilton av, e s, 77.5 s West 9th st, runs e 31.8 x n e 31.8 x s e 20 x s 39.10 x s w 39.10 x n 20. Andrew M Gillen to Chas S, Jos T, Thos F, Wm J and James F Gillen and Cath I Thompson and John J Gillen. 7-8 parts. B & S. nom

Hudson av, w s, 100 s Front st, 25x100, h & l. East Brooklyn Co-operative Building Assoc, N Y, to Maria A wife of and Carmine Ventieri, tenants by entirety. 2,600

Irving av, n e s, 50 s e Harman st, 25x100. Anna Hermann formerly Schneider to Paul Hermann. B & S. nom

Jefferson av, n w cor Patchen av, 20.8x100. Release mort. Title Guarantee and Trust Co to Otto Singer and Charles C Kreppel. 4,250

Kingston av, w s, 75.6 s Dean st, 18.11x60, h & l. Cornelia M Swimm to Eliz K Truslow. Mort \$4,200. exch

Lafayette av, No 593 1/2, n s, 216.8 e Nostrand av, 16.8x100. Wm H Reynolds to Margt M Tyrrell. B & S. Mort \$3,250. nom

Same property. Margt M Tyrrell to Bridget McConnin. Mort \$3,250. nom

Lee av, n e cor Hewes st, 53.8x127.4. Release mort. The Williamsburgh Savings Bank to The Lee Avenue Congregational Society of Brooklyn. 10,700

Lewis av, w s, 40.6 n Quincy st, 18.6x79, h & l. Kate D De Hart to Elizabeth Bunten, N Y. All liens. 5,950

Lewis av, w s, 100 s Floyd st, 25x100, h & l. Interior lot, 105 w Lewis av, 100 s Floyd st, runs w 20 x n 22 x s e to beginning. Alfred S and Louisa Hooker exrs Saml R Hooker to Eliza Hooker. 4,010

Lexington av, s s, 120 e Marcy av, 40x107.2 x40.5x113.3. Martin D Walsh to Elizabeth Manz. Morts \$17,500. exch

Liberty av, n w cor Barbey st, 50x100. Diedrick Trueper to Margaretha Otten. All liens. nom

Liberty av, n s, 75 e Linwood st, 25x100. Release mort. Albert V B Voorhees to Patrick Higgins. nom

Same property. Release mort. Same and as exr John I Voorhees to same. nom

Same property. Release mort. Same to same. nom

Metropolitan av, s w cor Wythe av, 42.2x 14.3x41.9x13.1. Thomas J Burke to Anna M L Jacob. B & S. 2,000

Metropolitan av, s s, 22 e Manhattan av, runs s 76 x e 9 x s 24 x e 94 x n 100 to Metropolitan av, x w 103. Chas H and Thos E Colby, firm Colby & Co, to The National Waistband Co. 35,000

Morgan av, e s, 50 s Thames st, 25x100, h & l. Magdalena Borst widow to Michael Kohl and Anna M his wife, tenants by the entirety. Mort \$3,225. 6,000

Myrtle av, n s, 100 w Sumner av, 50x200 to Stockton st. Foreclos. John A Lott, Jr, to Geo E Humbert. 4,000

Myrtle av, n s, 20 w Hall st, 20x80, h & l. Louise M Rowe widow to Geo W Heatley. Mort \$5,000. nom

New York av, e s, 307.6 n Av H, 40x100. Germania Real Estate and Improvement Co to Sina G Halligan. nom

Norman av, s s, 75 e Manhattan av, 25x95, h & l. Wm McAdam to John M Ward. nom

Nostrand av, w s, 320 n Av F, 20x100. Justin Kligenbeck to David W Maurer. Mort \$1,400. nom

Nostrand av, e s, 440 n Grant st, 20x100. Mary E Velia and Catherine Newman children of Sarah La Coste and Moses La Coste her husband to Charles Harrison, subject to rights of the infant children of Sarah La Coste. 282

Same property. Margaret and Sarah E La Coste by Henry G La Coste guardian to same. All interest. 119

Pitkin av, n s, 100 e Hendrix st, 25x100. Eugene R Tichenor to Albert A Gould. Mt \$1,500. 3,000

Pitkin av, s s, 24.10 e Essex st, 28.1x100. Pitkin av, s s, 52.11 e Essex st, 28x100. Frank Ehlers to Frank Lammers. Mort \$5,000. nom

Pitkin av, n s, 50 w Williams av, 25x100. Foreclos. Wm J Buttling to Anna C Becker. 1,475

Prospect av, w s, 122.10 n Fort Hamilton av, 40x130. Geo W McGail to Eliza Daly. B & S. nom

Putnam av, n s, 44 e Lewis av, 19x100, h & l. John P Flagg to Nellie M Chesebro. Mort \$6,000. nom

Putnam av, n s, 380 w Reid av, 20x100. Donald A Turner, Montclair, N J, to James Gascoine. Mort \$4,500. nom

Railroad av, e s, 433.2 n Atlantic av, 25x 87.6. Barbara Lauer to Frederick Kress. Mort \$1,650. 1,900

Ralph av, e s, 160 s Jefferson av, 20x72. Chas J M Christensen to Margaretha Kubles. Mort \$6,000. nom

Rochester av, n e cor Atlantic av, 18.9x68. May S Slafer to Mary R de la Harpe. Mort \$2,000. Oct, 1895. nom

Rogers av, w s, 200 n Newkirk av, 48.11x 100x49.11x100. Germania Real Estate and Improvement Co to Geo T Harrison. nom

Stillwell av, e s, 220 s Av S, 60x100. Hattie M Dyke to James P Graham. nom

Stillwell av, e s, 225 s Av S, 60x100. Robt C Embree, Flushing, L I, to Hattie M Dyke. C a G. Mort \$630. nom

Stillwell av, e s, 45 s Av Q, 40x100. Realty Trust, New York to Patrick Brady. 700

Stone av, w s, 80.8 n Pacific st, 19x80, h & l. Wm H Cammann to Giovanni Garow. Mort \$1,200. nom

Stuyvesant av, e s, 20 n Chauncey st, 20x100. Macon st, n s, 300 w Reid av, 16.8x100. John F Stembrenner, Newark, N J, to Agnes Van Boskerck. Mort \$9,500. 3,500

Stuyvesant av, s e cor Hancock st, 60x100. Hiram A Lyons to Edwd J Maguire and Thomas McQuillan. Mort \$7,000. nom

Same property. The Pilgrim Church to Hiram A Lyons. Mort \$7,000. 8,800

St Marks av, s s, 155 e Franklin av, 20x126. Release mort. Martense B Story trustee trusts will Isaac Orr to Emma C Soper. nom

Same property. Emma C Soper to Charles Pavey. B & S. nom

Same property. Charles Pavey to Emma C Soper. nom

St Marks av, s s, 100 w Nostrand av, 40x 125.3. Release mort. Mary F Morton, N Y, to Geo H Cook. nom

Sumner av, w s, 80 n Greene av, 20x100, h & l. Peter McEhaney to Anna M McEhaney. gift

Thatford av, e s, 100 n Dumont av, 25x100. Foreclos. Wm J Buttling to Louis Barnett. 575

Throop av, e s, 80 n Madison st, 20x85, h & l. Willard N Baylis to Alfred C Soper. Mort \$4,500. nom

Underhill av, s w cor Park pl, 31x100. Andrew Koch to Mary Guerrier. B & S. Mt \$1,155. nom

Union av, s w cor Hope st, 25.8x81.4x65x55. Hope st, s s, 325 e Keap st, 29x90. Hewes st, n s, 206.10 e Lee av, 19.6x100. John R Parker to Emma M Parker. B & S. nom

Union av, e s, 50 s Scholes st, 25x75, h & l. John C Guenther to Bertha Guenther. gift

Washington av, s e cor Butler st, 65.1x80.7 x27.1x100. Thomas Monahan to John W Brown. 8,500

Washington av, e s, 242.6 s Montgomery st, runs s 252.3 x n e 124.8 x n w 146, gore. Aaron S Robbins to Stephen M Hoye. nom

Williams av, w s, 130 s Glenmore av, 52.6x

100. John K Powell to Robert Kortright. Morts \$3,000. 3,000
 Wyckoff av, e cor Troutman st, runs n e 117.1 x s e 100 x s w 25 x n w 25 x s w 94.6 to av, x n w 75. Annie M Baker, Newtown, L I, to Abraham Lang. Morts \$15,-232. Taxes, 1896 and 1897. nom
 Wythe av, w s, 20 s Clymer st, 0.4 1/2 x 60. Rosie and Henry Lachmund to William Reddington. Q C. 100
 Wythe av, s w cor Clymer st, 20x4 1/2 x 60. The Corporation Roman Catholic Clergymen, Maryland, to same. 6,000
 3d av, w s, 75.2 s 40th st, 25x100, excepts 3d av, w s, 100.2 n 41st st, 0.1/2 x 95 x abt 0.4x95. Edward Hallam to John J Gallagher. All liens. nom
 3d av, e s, 20 s 22d st, 19.10x100, h & l. Katharina Stork to Louis Stork. All liens. nom
 3d av, n e cor 34th st, 105.2x75, h & l. John Heyman, N Y, to Alfred L Cartland, Poughkeepsie, N Y. Morts \$31,000. Taxes 1897. nom
 4th av, w s, 58 n 14th st, 20x86.10, h & l. L Richmond Ray to D Brainerd Ray, New York. Mort \$10,000. nom
 4th av, s w cor 32d st, 100.2x400. Jay C Wemple Co, a corporation under laws New Jersey, to Jay C Wemple Co, a corporation under laws New York. Mort \$45,000 nom
 4th av, e s, 80 s Pacific st, 20x80. Anna L Constantine formerly Buell to Matilda E Walling. Mort \$3,000. nom
 5th av, e s, 25 s Bergen st, 26x100. William Lane to John Dobbin. Mort \$9,500. nom
 6th av, e s, 158.6 n Prospect av, 18x99, h & l. William Witz to Johanna Witz. Mt \$1,500, taxes, &c. nom
 6th av, s w cor 20th st, 100x100. John O'Connor to Bridget O'Connor. Morts \$8,000. 20,000
 6th av, w s, 61.6 n Garfield pl, 19.6x100. Margaretha Kuhles to Chas J M Christensen. Mort \$8,500. nom
 7th av, n cor 60th st, runs n w 101.8 x n e 35.2 x e 47 x s e 89.8 to av, x s w 80.2. Mary J Coffill to John Beet. Mort \$1,000. See 55th st. exch
 9th av, s cor 61st st \$2.6x100. Elizabeth Manz to Martin D Walsh. Mort \$272 exch
 9th av, w cor 61st st, runs n w 300 x s w 82.6 x s e 300 to av, x n e 82.6. Same to same. Mort \$800 exch
 12th av, n w s, 40 n e 74th st, 60x100. Franklin Allen to John Maxwell. 1,125
 17th av, e s, 60 n 69th st, 40x100. City and Suburban Homes Co to John P. Mern. Corrects error in amount in last issue. 3,884
 20th av, n cor 80th st, 100x120. John L Nostrand to Charles Lamb. 2,250
 20th av, w cor 79th st, 100x120. Same to same. 2,250
 24th av, south cor 84th st, 100x60. James D. Lynch, New York, to Wm G Morrissey. nom
 25th av, west cor 85th st, 100x100. James D Lynch, New York, to Wm G Morrissey. nom
 25th av, west cor 85th st, 100x100. 24th av, south cor 84th st, 100x60. Bay 38th st, south cor 86th st, 100x96.8. Wm G Morrissey to Anton C Moe. Mort \$4,095. nom
 Gravesend Bay, being land under water adj land grantee, contains 9 4-10 acres. People State of New York to Wm H West. letters patent
 Gravesend Bay, being land under water adj land grantee, contains 5 89-100 acres. People State of New York to Maria Fitzgerald. letters patent
 Gravesend Bay, being land under water adj land grantee, contains 2 395-1,000 acres. People State of New York to Saml L Soer. letters patent
 Gravesend Bay, being land under water adj land grantee, contains 2 1/2 acres. State of New York to Johanna Blohm. letters patent
 Gravesend Bay, being land under water adj upland of grantee, contains 5 54-100 acres. Same to Geo G Curnow. letters patent
 Gravesend Bay, being land under water adj upland grantee, contains 4 21-100 acres. City of Brooklyn to Joseph H Horton. letters patent
 General assignment. John Stevenson, furniture dealer, 401 and 403 Manhattan av, to Jeremiah Walsh. nom
 General assignment. Geo A Voss as assignee Cumming & Seeley to Thomas Cumming, Jr, and Edwd H Seeley. nom
 Interior lot, 60 e East 23d st and abt 80 n Av C, runs w 40 x s 20x40x20. Release mort. Wm C Courtney to Fredk L Bartlett. 200
 Interior lot, 88.4 n Fort Hamilton av, and 120 w Prospect av, runs w 42.3 x s abt 2 x e 42.3 x n abt 2. Ann M Wigley to Alexander C Muir, B & S. 40
 Interior lot, 141.7 w Ocean av and 350 s Av A, runs w 10 x s 38.11 x n e 10.7 x n 35.4. Waitie W Tyler to May L Tyler. nom
 Interior lot, 50 w Nostrand av and 98.9 n Pacific st, runs n 2.3 x w 40.5 x s e 13.8 x n e 40. Bernard Fowler to Frances O wife of Henry Drisler, Jr, and Florence A wife of David S Wells. Correction deed. nom
 Interior lot, 71.8 w Rockaway av, and 68 n

Sumpter st, runs w 17.2 x n e abt 19 x e 6.10 x s 16. Charles Collins, Harrison, N Y, to John Cassidy. nom
 Interior lot, 71.8 w Rockaway av, and 68 n Sumpter st, runs w 17.2 x n e abt 19 x e 6.10 x s 16. Release mort. Richd S Collins trustee will Stephen Willets to Charles Collins, Harrison, N Y. nom
 Lot 57 map heirs Samuel Garritsen, Flatbush, except part taken for Brooklyn, Flatbush and C. I. R. R. Comptroller State N Y to Lillian V Rourke. Tax deed 6
 Lot 5 same map, except portion taken for Washington av. Frank Crooke to Edmund A Ferrus-n. Q C. nom
 Lots 4 and 5 block 102 assessment map 24th Ward. City of Brooklyn to Alexander Ray. 200
 Lot 11 block 24 assessment map 15th Ward. Same to Daniel Brush. 800
 Lot 19 block 97, lot 18 block 112 and lot 41 block 151 assessment map 22d Ward. City of Brooklyn to Charles, William and Louis Reimer and Otto Lohrs. Taxes 1897. 1,075
 Plot bounded n w by meadow Jacobus Schenck, n e by Indian Creek, s e by meadows heirs Samuel Brainerd, and s w by Bedford Creek, contains about 4 1-10 acres. Edwd V Klein to John O'Brien. 1/2 part. 350

MORTGAGES.

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given, and the amount. The general dates used as headings are the dates when the mortgage was handed into the Register's office to be recorded. Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date. Whenever the rate is not given, read as 6 per cent.

January 7, 8, 10, 11, 12, 13.

Allen, John H to Eagle Savings and Loan Co. Kingston av, s w cor Dean st, 20x60. Jan 12, installs. 11,100
 Allers, William to Otto Huber Brewery. Broadway, Nos 1223 and 1225, cor Van Buren st. Leasehold. Jan 7, demand. 6,000
 Armstrong, Maria widow to Catharine M Armstrong. Bergen st, s s, 250 w Bond st, 25x100. Jan 3, due Jan 2, 1899, 4%. 3,000
 Babcock, Cath L and as trustee to Mai L Tallman. 18th st, s s, 412.6 e 6th av, 20.10x159x20.10x161. Jan 10, 3 years, 5%. 1,000
 Baker, Harry to Thomas Krekeler. Grant av, w s, 595 n Union av, 40x125. Sub to mort \$5,200. Jan 5, 6 months. 650
 Baldwin, Mary K and David A to The Bowery Savings Bank. Monroe st, n s, 140 w Tompkins av, 20x80. Jan 10, 1 year, 4 1/2%. 2,000
 Barrow, Clarence A to Title Guarantee and Trust Co. 83d st, s s, 120 w 12th av, 80x100. Jan 6, 3 years. 1,250
 Bauer, Emil C to Williamsburgh Savings Bank. Broadway, e s, 60 s Lafayette av, 20x90. Jan 12, 1 year, 5%. 4,200
 Bausch, Jacob to Christina Taylor. South 3d st, n s, 178.6 e Berry st, 25x90. Jan 12, 5 years, 5%. 2,000
 Beatty, Geo P to John G Gauntlett admr Jennie McG Fiske. Douglass st. P M. Nov 30, 1 year, 5%. 1,200
 Becker, Anna C to Chas E Schellenberg. Pitkin av. P M. Jan 7, 1 year. 1,000
 Beers, Mary L widow to Richard M Hoe and Tracy Dows as trustees. Washington av, s e cor Flushing av, runs e 124.7 x s 138.8 to centre Old Wallabout road, now closed. x n e 49.11 x e 26.7 to Hall st, s s 265 x w 200 to Washington av, x n 420.8. Jan 12, 1 year, 4%. 100,000
 Beet, John to Bernard J Feely. 51st st, n s, 328 e 4th av, 18x100.2. Jan 10, 1 year. 600
 Beet, John to John Ludlum, Hempstead, L I. 58th st, s w s, 180 s e 4th av, 20x100.2. Dec 31, due Jan 1, 1901, 5%. 4,000
 Behlen, Anton and Kate to Catharine Hurley. East Orange, N J. Myrtle av, s s, 450 e Nostrand av, 25x100. Jan 5, demand, 5%. 2,500
 Berbert, Philip and Katie to Frederick Berger. Stockholm st, s s, 85.2 e Myrtle av, runs s 35.7 x still s 35.7 to Myrtle av, x e 25 x n 46.1 x still n 46.1 to Stockholm st, x w 25. Jan 11, 3 years. 500
 Biervier, Nicholas and Catherine to John Morrow. Cooper st. P M. Nov 26, due Dec 1, 1900, 5%. 2,150
 Bottjer, Annie, N Y, to Abram Cooke. Reid av, s w cor Lafayette av, 25x100. Jan 7, due Aug 5, 1898, 5%. 500
 Bosch, Catharena E and Henry to Title Guarantee and Trust Co. 56th st. P M. Jan 5, 3 years, 5%. 3,750
 Same to William S Hassan. Same property. P M. Sub to last mort. Jan 5, installs. 1,500
 Bowen, William T and Catharine to James Gascoine individually and with others exrs John J Cozine. Ridgewood av, n e cor Pine st, runs n 202.8 x e 93.9 x s 100.11 x

e 6.5 x s 93.1 to av, x s w 105.10. Nov 1, demand Building Loan. 11,000
 Same to Frederick Hornby. Same property. P M. Sub to last mort. Nov 1, demand. 9,2x0
 Brady, Patrick, New York, to Realty Trust Co. Stillwell av, e s, 45 s Av Q, 40x100. Dec 8, 1 year. 280
 Bright, Mary E and Arthur D to Title Guarantee and Trust Co. 82d st, s w s, 240 s e 13th av, 60x100. Jan 11, installs. 2,500
 Brooklyn Citizen, a corporation, mortgagor with Sarah M, Emma A and Sarah E Jones. Extension of mort. Dec 31. nom
 Brown, John W to Hamilton Co-operative Building and Loan Assoc. Washington av, s e cor Butler st, 65.1x80.7x27.1x100. Jan 10, installs. 7,750
 Brown, John T, Jr, to Frank W Werner. Sutton st. P M. Jan 12, ins'all's. 600
 Burke, Alfred M and Leonard to Jacob and Mary Dockweiler. Stewart st. P M. Nov 22, 6 years, 5%. 600
 Caemmerer, Amelia widow to John Johnson. Hanson pl, n s, 79 e Ashland pl, 20x85. Jan 7, 1 year. 600
 Cairns, Isaac and Lydia to Title Guarantee and Trust Co. Main st, e s, 120.3 s Plymouth st, runs e 104 x s 13.9 x w 44.9 x s 11.6 x w 59 to Main st, x 24.1. Jan 11, 3 years, 5%. 2,000
 Cangro, Frank and Noble Ventaliano to Michael Seitz. North 5th st, s w s, 115 n w Havemeyer st, runs n w 132.7 x s w 17 x s 66 x s e 98 to Havemeyer st, x n e 59. Dec 1, 1 year. 5,000
 Carroll, James G to George H Granniss, New York. 3d av, s w cor 47th st, 25x95. Jan 3, due Jan 2, 1901, 5%. gold, 9,000
 Carland, Alfred L, Poughkeepsie, N Y, to Benjamin P Moore, N Y. 3d av. P M. Jan 4, 1 year, 5%. 2,500
 Childs, Mary C and Walter L to Augustus F Childs, New York. Monroe st, s s, 197.9 w Throop av, 19.3x100. Jan 12, 2 years. 1,000
 Clark, Mary J to William Ultz. Greene av, n w s, 40 s w Evergreen av, 20x80. Dec 31, 1 year. 1,664
 Clayton, Chas A mortgagor with Louis Billou. Extension mort. June 1. nom
 Cook, Geo H to Title Guarantee and Trust Co. St Marks av, s s, 100 w Nostrand av, 40x125.3. Jan 1, 1 year, 5%. 4,000
 Cook, Harriet P to Carrie A Wilkinson. Lafayette av, n s, 287.6 w Lewis av, 18.9x100. Jan 1, 1 year, 5%. 1,000
 Cooke, Lillie wife George W to Abram Cooke. Grand st, n s, 265.1 e Humboldt st, 24.6 x 79.5x25.3x73.5. Jan 6, due Feb 15, 1899, 5%. 1,000
 Coombs, Annie E widow to John O'Berry. Myrtle av, Nos 353 and 355, n w cor Adelphi st, 44.1x75x28.8x82.6. Jan 4, due Oct 1, 1900. 1,000
 Cooper, Frank to Elizabeth Koch. 55th st. P M. Jan 6, 3 years, 5%. 3,000
 Cox, Charles to Lucia M Bryce. Moffat st. n w s, 308 s w Evergreen av, 20x100. Jan 11, due May 1, 1901, 5%. 3,000
 Craft, Annie B to Florence D Kellogg. Gates av, s s, 345 w Marcy av, 20x100. Sub to mort \$4,000. Dec 29, 1 year. 750
 Davies, Annie and John J to Agnes N Lake. 14th st, n s, 122.10 w 6th av, 16.8x100. Jan 6, due Nov 1, 1899, 5%. 1,000
 Davies, Mary A to Eagle Savings and Loan Co. Lott st. P M. Jan 10, installs. 4,200
 de la Harpe, Mary R to Joseph and Mary Werner. Rochester av, n e cor Atlantic av, 18.9x68. Dec 30, 3 years. 2,500
 Delaney, Peter F and Peter J Collins to William Gubbins. Montgomery pl, s s, 178.10 e 8th av, 100x100. Jan 8, demand. 10,000
 Demarest, David J to Henry C Trumper, Bergen Fields, N J. Greene av. P M. Dec 30, due Jan 6, 1901, 5%. 2,000
 Deppie, William and Mary to John Reilly. Park pl, n s, 175 w Franklin av, 75x106. Sub to mort \$22,000. Jan 8, due June 8, 1898. gold, 460
 Dexter, Fredk C to Bond and Mortgage Guarantee Co. Underhill av, s e cor Sterling pl, 49.4x100. Jan 8, 1 year. 4,000
 Dexter, Fredk C to Title Guarantee and Trust Co. Lexington av, n s, 125 e Grand av, 150x100. Jan 8, due Jan 13, 1899. 5,000
 Dichtung, Herman to Anna Grossarth. Sumpter st, s s, 325 e Ralph av, 25x100. Jan 12, due Jan 1, 1900, 5%. 1,500
 Dietrich, Robert to Charles Kiehl. Broadway, east cor Granite st. P M. Jan 5, due Jan 1, 1901, 5%. 9,000
 Dilthey, Wm T to James M Wentz, Newburgh, N Y. 8th av, n w cor 1st st, 60x92.10. Building loan. Jan 13, demand. 30,000
 Doenecke, Christian to Melvin Brown. Prospect Park West, n w cor 11th st. P M. Nov 8, 1897, due Nov 9, 1898, 5%. 5,400
 Dorr, Henry G to James D Lynch. Russell st. P M. Jan 10, 1 year. 2,150
 Doyle, Josephine and Annie I Hawes to John A Vanderveer and ano exrs John J Vanderveer. Sheepshead Bay road. P M. Mar 1, 1883, due Mar 1, 1885, 5%. 4,900
 Eden, Annie S to J Russell Taber. 77th st, s w s, 100 n w 4th av, 40x109.4. Jan 10, installs, 5%. 1,000
 Ehlers, Anna widow to Walter R Davies.

- Broadway, n e s, 174.6 s e De Kalb av, 22x 100, Jan 13, due Dec 1, 1899. 500
- Everson, Isabella wife of George to The Brooklyn Savings Bank. Fulton st, e s, 150.4 s Myrtle av, 20x88.2x20.1x89.2; Fulton st, e s, 150.6 — Myrtle av, 20x90, Jan 7, 1 year, 4%. 2,000
- Fagereng, Andrew J to Title Guarantee and Trust Co. Eldert st, n w s, 300.3 n e Hamburg av, 59.9x100, 3 lots. 3 morts, each \$2,500. Jan 6, due Jan 7, 1901, 5%. 7,500
- Faller, Theodore and Emilie to Germania Real Estate and Improvement Co. East 34th st. P M. Jan 3, installs. 1,700
- Farrell, Mary widow to Charles B Schellenberg. Steuben st, w s, 200 n Myrtle av, 50x100. Jan 12, 3 years, 5½%. 4,000
- Feltman, Samuel and Catharine to Albert G McDonald. West 4th st, e s, 125 n Av T, 2 lots, each 25x100. Jan 11, due Jan 1, 1900, 5%. 2 morts, each \$1,000. 2,000
- Fischlen, Frank and Louisa A to Mary M Welch. Gravesend av, e s, extends from Lawrence to Washington av, 219x225.9x 200x136.4. Jan 8, due Jan 1, 1900, 5%. 2,000
- Flynn, Ellen and John to Title Guarantee and Trust Co. 5th av, n cor 48th st, 25.2x 75. Jan 11, 3 years, 5%. 8,500
- Same to same, 48th st, n e s, 75 n w 5th av, runs n e 50.2 x n w 5 x n e 25 x n w 20 x s w 75.2 to st, x s e 25. Jan 11, 3 years, 5%. 1,000
- Footo, Margt M and Catharine Freeman both mortgagees. Agreement to subordinate mort made by Wm H Kurtz. Extension of mort. nom
- Fotheringham, James H et al, a committee representing a syndicate of stockholders of Brooklyn & Brighton Beach R R Co. to The Phoenix Bridge Co of Philadelphia, Pa. Fulton st, s w cor Franklin av, runs s 264.11 to Lefferts pl, x w 88.1 x n 125 x w 60 x n 117 to Fulton st, x s e 40.5; Lefferts pl, s w s, 23.10 n w Franklin av, runs n w 27.8 x s w 101.1 to n s Brooklyn & Jamaica turnpike, now closed, x w 20 x s 62.1 x s w 81.3 to Atlantic av, x s e 30 x n e 78.4 x n 20 x n e 45.4 x n e 94.7. Nov 12, 2 years, 5%. 27,000
- Fowler, Clarence M to Reese B Givillim. Sackman st, e s, 119.11 n Atlantic av, 16.10 x 92.6; Sackman st, e s, 153.5 n Atlantic av, 16.8x92.6. Jan 6, 1 year. 1,200
- Fowler, Katharine V B and Edward S to Title Guarantee and Trust Co. 8th st. P M. Jan 5, due Jan 7, 1899, 5%. 3,000
- Fox, Louise S to Emeline Fox. 72d st, n s, 293.4 w 3d av, 16.8x100. Dec 30, 1897, 1 year. 700
- Fox, Mary E and Wm H to Title Guarantee and Trust Co. Madison st, s s, 360 w Reid av, 39.4x100. Jan 12, 3 years, 5%. 4,500
- Fox, Mary E to Chas T Corby. Same property. Sub to mort \$4,500. Jan 12, installs. 400
- Fuller, Marie T wife Louis J to Jane O Metcalfe. Hendrix st, e s, 175 s Arlington av, 25x100. Sept 30, 2 years. 500
- Garoni, Giovanni to Wm H Cammann. Stone av. P M. Jan 3, installs, 5%. 1,200
- Gelston, Frank to Hugh O Harris. 5th av, n e cor 50th st, 19.2x90. Jan 12, 1 year. 2,000
- Germania Real Estate and Impt Co with Title Guarantee and Trust Co. Agreement as to priority of morts by Edward R Strong. Jan 10. nom
- Giess, Elizabeth to Annie C McBride. Miller av, w s, 175 s Fulton st, 20x100. Jan 12, 3 years. 1,500
- Gillespie, Thos E to Albro J Newton. 4th av, w s, 133 s 60th st, 27x100. Jan 3, 1 year, 5%. 5,500
- Giordano, Antonio to Michael De Candlo. Withers st. P M. Jan 12, 5 years, 5%. 2,400
- Gould, Albert A to Eugene R Tichenor. Pitkin av. P M. Jan 7, installs. 1,000
- Guerrier, Mary to Gesena Koch. Underhill av, s w cor Park pl. P M. Jan 10, 1 year, 5%. 3,245
- Haferkorn, Oscar F and Frederika to Chas C Haferkorn. Driggs av. P M. Jan 1, 2 years. 1,000
- Haltigan, Nina G to Germania Real Estate and Improvement Co. New York av. P M. Jan 6, 3 years, 5%. 575
- Halstead, Jesse T and Martha J to Title Guarantee and Trust Co. East 14th st, e s, 250 s Av B, 50x100. Jan 5, 4 years, 5%. 3,250
- Hanna, William H to Alida Christie. Vanderbilt st, s s, 200 e Short st, 12.6x104. Jan 10, 1 year. 500
- Harrison, Charles to John Reis and Flora L Davenport. Nostrand av, e s, 150 n Grant st, 20x100. Jan 8, 1 year. 400
- Harrison, George T to Germania Real Estate and Improvement Co. Rogers av. P M. Jan 7, 1 year, 5%. 950
- Harrison, Geo T to Benjamin F Pendleton. Vernon av, s w cor Prospect st, 20x100. Jan 12, 3 years, 5%. 4,000
- Hass, Chas F to The Assured Building Loan Assoc. Covert st, s e s, 344 n e Evergreen av, 62.6 to centre old Bushwick road, x101.2x77.10x100. Dec 21, installs. 3,600
- Hedman, Edwd A to Oscar L Richard, N Y. 39th st, n e s, 100 n w 8th av, 20x100.2. Jan 10, demand. 1,200
- Hechinger, Edward and Christina mortgageors with Maria E Scheu widow. Extension of mort. Jan 10. nom
- Heffernan, Margaret to Otto E F Risch. East 4th st, w s, 69.7 n Greenwood av, 36.1x 59.1x34x47. Jan 1, 3 years. gold, 2,500
- Helfenstein, Henry to N Park Collin and George H Roberts, Jr. Graham av, w cor Withers st, 25x50. Jan 10, 1 year, 5%. 1,000
- Hellen, Henry M and Maria M to George P Jochum. Ainslie st, n s, 236.10 w Lorimer st, 20x100.3. Jan 11, 3 years. 1,000
- Hennemann, John J to George Straub. Gates av, n w s, 100 n e Hamburg av, 250x100. Jan 10, 2 months. 1,000
- Hermann, Paul and Anna his wife to The Williamsburgh Savings Bank. Irving av. See Conveys. Jan 12, 1 year, 5%. 3,250
- Horton, Mary C wife of John R, Jr. to Florence L Horton. Steuben st, e s, 256 s Willoughby av, 16.8x84. Jan 11, 1 year. 150
- Hermann, Tobias and Elizabeth to Martin Ibert. Stewart st, n w s, 236.5 n e Broadway, 21.4x113.6 to Manhattan Beach R R, x75x100. Dec 31, due Jan 1, 1899, 5%. 600
- Higgins, Patrick to Amelia P Charles. Liberty av, n s, 75 e Linwood st, 25x100. Jan 10, 3 years. 1,800
- Howell, Sophie H and Edwin F to Serial Building Loan and Savings Inst. Parkway, s s, 139 e Buffalo av, runs s 57 x e 3.10 x s 72.9 x e 38.6 x s 90 to Union st, x e 80 x n w — x e 2 x n 53.7 to Parkway, x w 94. Jan 7, installs. 600
- Hoyt, Ella L, Stamford, Conn, to Agnes M Mertens. South 4th st, s s, 157.10 n w Marey av, 19.7x—x20x—. Jan 6, 3 years, 5%. 2,000
- Hyland, Annie M to Eliz A Whiting. Butler st, s s, 120 w Hoyt st, 20x100. Jan 10, 3 years, 5%. 2,000
- Jaccard, Louis G to Constant Jaccard, St Croix, Switzerland. Cleveland st, w s, 125 s Ridgewood av, 50x100. Jan 3, 5 years, 5%. 2,884
- Johnson, Walter L and Chas W McChesney to Phebe M Clarke et al exrs Henry L Clarke. 85th st, s w s, 100 s e 10th av, 2 plots, each 100x200 to 86th st. 2 morts, each \$2,500. Jan 8, 1 year. 5,000
- Same to James S Suydam. 84th st, s w s, 100 s e 10th av, 60x100. Jan 8, 1 year. 3,300
- Johnson, Mangus to William Herod. Sterling pl. P M. Jan 12, installs, 5%. 1,700
- Jordan, Sophia E to The Franklin Society for Home Building and Savings. 85th st. P M. Dec 31, 3 years. 450
- Kavanagh, John to Kate Kavanagh. East 92d st, e s, 480 s Denton av, 200x—x—x 100. Jan 10, 5 years, 5%. 10,181
- Keller, Christiane to Title Guarantee and Trust Co. Flushing av, s s, 25 e Spencer st, 25x100. Jan 12, 3 years, 5%. 1,000
- Ketcham, Everard C to William E Riker. Jerome st. P M. Jan 8, due April 5, 1898. 2,000
- Same to Henry C Bauer. Same property. Sub to last mort. Jan 8, 3 months. 500
- Same to same. Decatur st, n s, 291 e Howard av, 17.2x100. Jan 8, due April 5, 1898. 700
- King, Chas D to The Riverhead Savings Bank. Decatur st, n w cor Patchen av, 25x100. Jan 10, 3 years, 5%. 14,000
- Kings County Electric Light and Power Co to Central Trust Co in trust. Gold st, w s, 165.3 n John st, 380.3 to exterior pier line East River, x162.4x360.1x160. All plant thereon, also street conduits, cables, &c. of mortgageors. Oct 1, due Oct 1, 1937, 5%. 2,500,000
- Klam, Andrew and Amanda to Fredk W Hesser. 42d st, n s, 120 w 4th av, 20x100.2. Jan 10, 3 years, 5%. 2,500
- Kleinau, Lina to Sophie Wagner. Main road, west cor Av N, 100x100. Jan 5, 3 years, 5%. 1,500
- Kleinfeldt, Carl J A mortgageor with Augusta C Barker, Stamford, Conn. Extension of mort. Oct 13. nom
- Klots, Chas A and Maud A, Huntington, L I, to William H Barnes, Howard Haviland and Orrin F Perry as trustees for creditors. Morgan av, centre line, at intersection of land of South Side R R Co, of Long Island, runs n along av to centre Meserole st, x e 129 x n 88 x e 340 x s 18 x e 30 x s 30 x e 56 to centre of Newtown creek, x s and s e to boundary of meadows of F Vandervoort and Michael J Gaffney, x s w to lands of South Side R R Co, x w 286. Nov 29. Secures notes. 18,770
- Kock, John C and Augusta to Fred E Rosebrook. Broadway, s w s, 25.9 s e Vernon av, 25x75. Jan 11, 1 year. 671
- Kohler, Frances, Savannah, Ga, to Title Guarantee and Trust Co. Hudson av, No 372. Jan 7, due Jan 11, 1901, 5%. 2,750
- Kraus, Simon to Magdalena Bohner, New York. Diamond st, e s, 315.6 n Driggs av, 25x71.11x25.3x68.6; Humboldt st, w s, 321.10 n Driggs av, 25x71.11x25.3x68.6. Jan 4, due Jan 1, 1900, 5%. 3,000
- Kraut, Hermann and John Mindermann, of firm of Kraut & Mindermann, to Christiana Bungart. Woodhull st. P M. Jan 5, due Jan 10, 1901, 5%. 11,000
- Krier, George R to Christina Kaiser. Conklin av. P M. Jan 6, due Jan 1, 1901. 1,000
- Lamb, Charles to John Lott Nostrand. 20th av, 79th st and 80th st. P M. 2 plots. Jan 10, due Jan 1, 1900, 5%. 2 morts, each \$1,200. 2,400
- Same to same. 80th st, 3 plots. P M. Jan 10, due Jan 1, 1900, 5%. 3 morts, each \$600. 1,800
- Same to same. 77th st, 2 plots. P M. Jan 10, due Jan 1, 1901, 5%. 2 morts, each \$600. 1,200
- Lamb, Charles to John L Nostrand. 76th, 77th, 79th and 80th sts. P M. 13 morts, each \$600. Jan 10, due Jan 1, 1900, 5%. 7,800
- Same to same. 79th and 80th sts. P M. 2 morts, each \$1,200. Jan 10, due Jan 1, 1900, 5%. 2,400
- Landgraf, Daniel and Mary to Carl and Margaret Breitsch. Stone av, e s, 126.2 s Dean st, 44x100. Jan 8, 5 years. 500
- Lane, William to John Dobbin. 51st st. P M. Jan 10, 1 year, 5%. 8,500
- Lee, Deborah wife Joseph to Sarah C Green. Pulaski st, n s, 140 w Lewis av, 20x100. Jan 6, 3 years, 5%. 1,500
- Lehrberger, Dora and Joseph B to Wm V Young. Pacific st, n s, 118 e Albany av, 18x100. Jan 13, installs. 1,000
- Leimgruber, John to Margaret Schauf. Ten Eyck st, s s, 175 e Union av, 25x100. Jan 6, due Jan 2, 1901, 5%. 1,500
- Liegeois, Magdalena and Constant to Louis Hurst. Dumont st. P M. Nov 29, installs. 1,000
- Lodge, Rebecca widow to Eliz E Heffron. Macon st, s s, 267 w Patchen av, 18x100. Jan 7, 1 year. 1,200
- Loftus, Martin J, to Patk G and Margaret Clancy. Park pl, n s, 275 e Underhill av, 18.9x131x18.9x131. Jan 10, 3 years, 5%. 2,500
- Lorenz, Augusta C wife of Joseph to John Mangels. East 25th st, w s, 50 n Av E, 40x102.6. Jan 5, due Jan 1, 1903. 800
- Lott, Phebe M, Charles H and Moe S to James S Suydam. 53d st, s e s, extends from 18th to 19th avs, 700x53.2x—x134.3. Jan 5, 3 years, 5%. 6,700
- Lueg, Minnie wife William mortgageor with Meta K Hashagen. Extension of mort. Jan 3. nom
- Luisi, Marie to Michael Seitz. President st. P M. Jan 7, due Dec 31, 1898, 5%. 1,000
- Mack, Alice R wife James R to Melvin Stephens exr Nathan Stephens. 18th av, s e s, 134.8 s w Bath av, 260.9x151.2x 250.9x138.8. Sub to mort \$12,000. Jan 6, due Feb 1, 1899. 1,000
- Mang, Peter F and Lily M to Mary A Fordham. Hull st, n s, 100 e Saratoga av, 25x 100. Dec 23, due Jan 1, 1901, 5%. 1,000
- Martin, John J to Geo M Walgrove et al exrs George W Walgrove. Greene av, n s, 353 e Throop av, 19x100. Jan 6, 3 years, 5%. 5,000
- Maurer, David W and Louise to Justin Klimgenbeck. Nostrand av. P M. Jan 7, 1 year, 5%. 700
- Maxwell, John and Doris to Franklin Allen. 12th av. P M. Jan 10, 2 years, 5%. 400
- Meagher, Walter J and Carrie A to William Sievers. Butler st, s s, 360 e Prospect st, 22.10x100x25.8x100. Jan 3, 3 years, 5%. 2,000
- Mendel, Adolph and Isidor Freedman to Henrietta Kahn. Fulton st, s s, 67.3 w Hoyt st, 25.8x100x25.11x100. Jan 5, due Jan 1, 1899, 5%. 20,000
- Same to Gussie Mendel guard of Bernard Shenfeld. Same property. Jan 5, due May 1, 1898. 11,937
- Meusbacher, John to Margarethe Haecker. East New York av, n s, 224.2 w Rockaway av, 25x154.10x25x—. Jan 6, due Jan 2, 1901, 5%. 700
- Meyer, Gottfried to Charles Pruchnow. Canarsie, or Little lane, n s, 350 e Prospect st, 50x150. Jan 10, 5 years, 5%. 2,000
- Meyer, Philippina to Robert Plaut or Plant. Knickerbocker av, n e s, 75 n w Himrod st, 25x100. Jan 6, 5 years, 5%. 1,000
- Michel, David to Title Guarantee and Trust Co. Bainbridge st. P M. Jan 12, 3 years, 5%. 3,000
- Miller, Benj C to Caroline A Spear. Dean st. P M. Jan 10, 3 years, 5%. 3,000
- Miller, Henry to Diedrich Bahrenburg. Gold st. P M. Jan 10, 3 years, 5%. 3,000
- Moore, Daniel W to Chas C Kreppel. East 29th st, w s, 100 s Av C, 100x100. Jan 7, demand. 2,500
- Moore, Marion E, New York, to Sarah J McKay. 84th st, n e s, 180 n w 22d av, 60 x100. Jan 13, 5 years. 700
- Morrissey, Wm G to James D Lynch, New York. 25th av, 85th st; 24th av, 84th st; Bay 38th st, 86th st. P M. Jan 2, due Jan 7, 1899, 5%. 495
- Morrissey, Wm G to Phebe A and David M Resseguie trustees for Chas B Resseguie will of Rufus Resseguie. Bay 31st st. P M. Jan 10, due Dec 15, 1900, 5%. 1,000
- Moss, John T to Gertrude V C Hamilton trustee Schuyler V C Hamilton. Hale av. P M. Jan 8, due Jan 1, 1900. 800

Muller, Henry and Ernestina to John Mc-Loughlin. Gold st, e s, 50 s High st, 26x75. Jan 8, 3 years, 5%. 1,400

Muller, John to Bushwick Co-operative Building and Loan Assoc. Greene av. P M. Jan 10, installs. 4,250

McCarthy, Wm F to Equitable Co-operative Building and Loan Assoc. 57th st, n e s, 150 s e 14th av, 50x100.2. Jan 8, installs. 4,750

McCormick, Thomas to Andrew and Christian Hahn. Bleecker st. P M. Jan 8, due Jan 1, 1901, 5%. 2,500

McCord, Mary and William to Serial Loan and Savings Inst. Bergen st, s s, 250 w Hopkinson av, 25x127.9. Jan 7, installs. 200

McCreary, James to Phebe R Kissam. Pacific st. P M. Dec 31, due Jan 12, 1901, 5%. 1,600

McGuinness, Chas J to Robert Thomas. South 8th st, s s, 200 e Driggs av, 25x131.11x25.1x129.11. Jan 11, 5 years, 5%. 5,500

McNeile, Hector and Francesca W to Geo W Palmer. Diamond st, w s, 275 n Nassau av, 25x100. Jan 10, 1 year. 300

McQuade, John, Queens Co, to Geo L Fox. Berry st, w s, 125 s South 5th st, ——. Jan 6, due Jan 7, 1899, 5%. 1,000

McTiernan, Patrick to The Greenpoint Savings Bank. North Henry st, w s, 225 n Nassau av, 2 lots, each 20x100. 2 morts, each \$2,250. Jan 10, 1 year, 5%. 4,500

Neff, Leo M to Germania Real Estate and Improvement Co. East 23th st. P M. Dec 30, 3 years, 5%. 500

Nicholas, James to Angelo Nicholas. Union st, s s, 122 w Columbia st, 20x100. July 6, 1894, due July 5, 1896, 3%. 1,000

Nilson, Johanna wife of Andrew to J H Walters. Lawrence st, e s, 150 s Vernon av, 50 x100. Sub to mort \$575. Nov 12, demand. 50

Olafson, Olaf and Mary Smith to Chas J Patterson. 5th av, w s, 40.2 n 55th st, 26.2x80. Jan 5, due Jan 7, 1901. gold, 6,500

Palmer, Wilbur M to Herbert L Bridgman. Ocean av, e s, 169.11 n Fenimore st, runs n 94.3 x e 150 to Brooklyn, Flatbush & Coney Island R R, x s 80.2 x w 64.3 x s w or w 86.6 to beginning. Secures notes. Jan 7. 2,500

Pavey, Charles to Gerrit H Wyckoff. St Marks av. P M. Jan 11, 3 years, 5%. 7,500

Pearce, William R, Jersey City, N J, to East Brooklyn Savings Bank. Park pl, s s, 100 w Franklin av, 3 lots. P M. Jan 11, 1 year, 5%. 3 morts, each \$8,500. 25,500

Same to same. Park pl, s s, 220 w Franklin av, 3 lots. P M. Jan 11, 1 year, 5%. 8,500

Pearce, William R, Jersey City, N J, to Eliz F R Laing et al exrs Wm L Laing. Park pl. P M. Jan 11, 3 years, 5%. gold, 8,500

Pennock, Jerome H to The Franklin Society for Home Building and Savings. 87th st. P M. Jan 11, 3 years. 2,200

Pertsch, John to Adolph Bergida. Snediker av, e s, 415 n Liberty av, 20x100. Jan 13, 1 year. 500

Petit, Louis C, New York, to Anna M Ferris. Ocean av. P M. Jan 6, 5 years, 5%. 4,000

Potts John to Elizabeth Prosser et al exrs Thomas Prosser. Garfield pl, s s, 387.4 w 6th av, 18.8x100. Dec 27, 2 years, 5%. 6,000

Same to Charles McLoughlin. Bergen st, s e cor Albany av. P M. Dec 27, demand. 19,250

Prendergast, Patk J exr Ann Lindenberg and Esther Coleman and Ann Bradley devisees under her will to George Q Laidlaw. Atlantic av, n s, 140 w Hicks st, runs n 80 x w 34 x s 27.4 x w 23.10 x s 52.10 to av, x58. Jan 6, 6 years, 5%. 6,000

Puelo, Joseph P and Carrie L to Peter C Puelo. Atlantic av, s e cor Beach 44th st, 100 x w x — x100. Mort \$3,500. Jan 7, 1 year. 1,500

Raymond, Ernest to Albro J Newton. 40th st. P M. Dec 30, demand. 6,750

Reddington, William to William Ulmer. Wythe av, s w cor Clymer st. P M. Dec 13, due Jan 8, 1899, 5%. 6,000

Reilly, Patk J and Mary A to The Long Island Title Guarantee Co. 8th av, s w cor 41st st, 50.2x100. Jan 10, 2 years. 300

Reynolds, William H to Title Guarantee and Trust Co. Park pl, s e cor Underhill av, runs e 125 x s 131 x w 25 x s 100 x w 100 to av, x n 231. Dec 31, demand, building loan. 6,500

Rhoades, Mary C widow to Susan A Harris. Hooper st, n s, 125 w Harrison av, 18.9x100. Jan 1, 3 years, 5%. 500

Robedee, George W to Mamie E Cruse. 3d av, e s, 25.2 s 21st st, 38x75. 1-5 part. Jan 3, 2 years. 450

Robbins, Isabella to Saml M Meeker. Madison st, s s, 100.4 w Lewis av, 18.8x100. Jan 13, 1 year, 5%. 1,000

Robbert, William to Dora Hastedt. Malbone st, n s, at intersection lands Frances Anderson, runs e 27.5 to Catharine st, x n 11.1 x s w 25.1 to Malbone st. Jan 13, demand. 1,200

Roberts, Jacob H, Hempstead, L I, to Mary E Van Hamm. East 21st st, w s, 122.11 n Av D, 45x105. Jan 11, 3 years, 5%. 4,500

Robertson, Leonora A to Sarah Hawkridge, Hoboken, N J. Ditmars st, No 26, s e s, 237.6 n e Broadway, 18.9x95. Jan 1, 3 years. 500

Robinson, Margaret wife of Joseph to Adolph Eichhorn. Bath av, south cor Bay 10th st, 42.11x85. Jan 11, due July 11, 1898, 5%. 575

Rochester Avenue Congregational Church to Leonora A Payne. Rochester av, s e cor Herkimer st, runs e 74 x s 94 x e 24 x s 21 x w 98 to av, x n 115. Jan 11, 1 year. 1,500

Rogers, Chas H and Amanda H with Maria C Barnes. Extension of mort. Nov 16. nsm

Romano, Rosaria to Raphael and Angela L Cava. Mill road, n s, being lot 10 map Reformed Dutch Church, Bushwick, 25x100. Jan 6, due Jan 5, 1900, 5%. 1,000

Rosenstock, Meyer and Samuel Welsh to Title Guarantee and Trust Co. President st, s s, 60 e Hicks st, 20x80. Jan 7, 3 years, 5%. 3,500

Rosenstock, Meyer and Rebecca and Samuel Welsh to Title Guarantee and Trust Co. Degraw st, s s, 176.9 e Court st, 19.4x100. Jan 7, 3 years, 5%. 3,250

Rothacker, Henriette W, New York, to John W Schaefer. Chauncey st, s e s, 120 n e Bushwick av, 20x100. Dec 29, 1897. 3,500

Schlick, Phebe to The Mutual Benefit Society of the Eastern German Conference of the M E Church. Maujer st, s s, 200 e Lorimer st, 25x100. Jan 12, due Jan 1, 1900, 5%. 500

Schwarzkopf, Karl by Emil Haenschens his attorney to Thomas Krekeler. St Marks av, n s, 450 e Grand av, 25x126. Sub to mort \$21,000. Jan 5, 6 months. 1,052

Secor, John D to The South Brooklyn Savings Institution. Hancock st, n e cor Marcy av. P M. Jan 7, 1 year, 4 1/2%. 8,000

Sexton, Mary Ann wife of John to Mamie E Cruse. 12th av, s s, 375 w Chester av, 100 x100. Dec 28, 2 years. 900

Shaw, Clara to John Robins, New York. 6th st, s s, 272.10 w 6th av, 15x100. Jan 8, due Jan 10, 1899. 550

Sharkey, Mary E and Martha E to Lewis Hurst and ano exrs Henry Johnson. Gravesend, Ocean Parkway, w s, adj land of E. Schoonmaker, contains 7 1/2 acres. 1/2 part. Jan 10, 1 year. 4,500

Sherman, Thos H to Clark and Margt J J Armour. 20th st, w s, 39.6 s Terrace pl, 21x100. Jan 5, due Jan 1, 1901. 1,300

Same to same. 20th st, w s, 60.6 s Terrace pl, 18x100. Jan 5, due Jan 1, 1901. 1,200

Sinderhauf, Edward to John Davies. Van Buren st. P M. Jan 7, due Dec 7, 1900. 1,700

Smith, Lyndon P, New York, to Title Guarantee and Trust Co. 11th st, n e s, 95.9 n w 5th av, 33.5x100, 2 lots. Jan 7, due Jan 11, 1901, 5%. 2 morts, each \$2,500. 5,000

Same to same. 11th st, n e s, 279.3 n w 5th av, 16.8x100. Jan 7, due Jan 11, 1901, 5%. 2,500

Same to same. 11th st, n e s, 362.9 n w 5th av, 2 lots, each 16.8x100. Jan 7, due Jan 11, 1901, 5%. 2 morts, each \$2,500. 5,000

Smyth, Grace H to M Jennie Parker, Orange, N J. 4th st, s s, 271.10 w 7th av, 20x100. Jan 11, 3 years, 5%. 8,000

Smyth, Julia M wife of Joseph to John L Tonnele, N Y, trustee will John Tonnele for Rebecca T Gay. Chauncey st, n s, 250 w Ralph av, 50x78.5x50x77. 3 lots. Jan 10, 5 years, 5%. 3 morts, each \$4,150. 12,450

Snedeker, Elbert to the Bond and Mortgage Guarantee Co. Greene av. P M. Jan 12, demand. 13,500

Snedeker, Elbert to Frederick C Dexter. Greene av, s s, 100 e Grand av, 52x100. Jan 12, due May 1, 1898. 2,000

Stearns, James M, New York, to Edward E Cady. 6th st, No 448, s s, 330.10 e 6th av, 17x100, mort \$5,700; De Kalb av, No 963, P M, mort \$5,500; Ryerson st, P M, mort \$2,000. Dec 31, due June 3, 1898. 3,000

Stephens, Benj F to Title Guarantee and Trust Co. Gates av, n s, 354.3 e Sumner av, runs n 100 x e 14.8 x s 20 x e 76.1 x s 80 to Gates av, x w 90.9. Jan 13, 3 years, 5%. 9,600

Strong, Edwd R to Title Guarantee and Trust Co. Av F, s s, 65 e East 31st st, 35x100. Jan 11, 3 years, 5%. 2,750

Strusz, John to Anna Gooszen. Weirfield st, n w s, 341 s w Central av, 17.8x100. Jan 11, 1 year, 5%. 1,500

Swift, Edward L to Henry W Putnam, Jr. Douglass st, s s, 179.2 e Rochester av, runs s e 120.3 x n e 19.1 x s e 120.3 to Degraw st, x n e 120.2 x n w — to Douglass st, x s w 92; Howard av, s e cor Park pl, 225.9x—x183.3x225. Jan 10, 6 months. 12,000

Swimm, Cornelia M to Eliz K Truslow. Brooklyn av, w s, 60.4 n Dean st, 40x100. Jan 7, due Sept 1, 1898. 4,250

Sutherland, Chas H and Mary A to Ann wife of Edmond Huott. Bay 17th st. P M. Jan 10, 5 years, 5%. 2,500

Testagrossa, Giuseppe to Catharine and Chas F Brennan and Eliza Cornish. Hudson av, e s, 50 n Prospect st, 25x100 to Catharine st. Jan 4, due Jan 1, 1901. 3,000

Topping, Eliza S to Birkbeck Investment Savings and Loan Co. Kosciusko st, n s, 225 w Marcy av, 50x100. Jan 3, installs, 5%. 4,000

Treacy, Eliza to Phebe Stillwell. Buffalo av, s w cor Butler st, 30x100. Dec 22, due Nov 1, 1898, 5%. 200

Tuchman, Dora to Maurice Lazarnik. Cook st, s s, 175 e Morrell st, 25x100. Dec 16, 1 year. 1,550

Tunstill, William to Louisa Kaufold, New York. Jackson st, s s, 200 e Lorimer st, 25x100. Jan 3, 3 years. 300

Turner, Geo W to Robt S Minturn, New York. Lafayette av, No 1017, n s, 154.10 w Reid av, 20.2x100. Sub to mort \$1,000. Jan 6, due Oct 25, 1898, 5%. gold, 200

Tyler, Waitie W to Walter L Tyler committee Wm A Tyler. Ocean av, w s, 350 s Av A, 70x141.7. Dec 22, 3 years, 5%. 12,000

Uilo, Guilia and Lorenzo to Cath S Hunter. 83d st, s s, 260 w 11th av, 100x100. Jan 6, 3 years, 5 1/2%. 5,500

Uilo, Guilia and Lorenzo to Walter L Johnson. 83d st, s s, 260 w 11th av, 100x100. Jan 6, due Sept 14, 1899. 1,545

Valentine, Richd L to Williamsburgh Savings Bank. Greenpoint av, n s, 25 e West st, runs e 100 x n 95 x w 50 x s 25 x w 50 x s 70. Jan 11, 1 year, 5%. 5,000

Van Doorn, George F and Isabella to The Teachers Building and Loan Assoc. Pacific st, n s, 148 w Buffalo av, runs n 47.8 x w 16.3 x s w 11.2 x n 57.6 x w 5 x s 100 to st, x e 32, 2 lots. Jan 8, installs, 5%. 2 morts, each \$1,680. 3,360

Van Slooten, William to Martin L Greenwood. Sidney pl, No 52, w s, 125.6 n State st, 25.1x100x23.9x100. Sept 22, 1897. 1 year. 1,500

Van Wyck, Stephen to Anglo-American Savings and Loan Assoc. Rogers av, s w cor Douglass st, 127.6x155.4. Dec 31, 6 mons. 60,000

Same to same. Douglass st, s s, 200 e Nostrand av, 200x255.7 to Degraw st. Dec 31, 1 year. 127,500

Van Wyck, Stephen to The City Trust, Safe Deposit and Security Co, of Philadelphia. Rogers av, s w cor Douglass st, 127.6x155.4. Dec 30. Secures indemnity bond for 19,000

Vennen, William to East New York Co-operative Savings and Building Loan Assoc. Elton st. P M. Jan 7, installs. 3,100

Ventieri, Maria A and Carmine to The East Brooklyn Co-operative Building Assoc. Hudson av. P M. Jan 3, installs, 5%. 1,100

Walker, John H to Murtha H Kavanagh. Gravesend av, n w cor Av T, 174x150 to Lake st, x161.1 to Av T, x154.9, except Gravesend av, n s, 100 w Av T, 20x100 to Lake st. Jan 12, 1 year. 200

Walsh, Thos P and Annie A to Title Guarantee and Trust Co. Sackett st, s s, 153.6 e Hicks st, runs s 60 x e 0.6 x s 40 x e 18.9 x n 100 to Sackett st, x w 19.3. Jan 3, 3 years, 5%. 2,500

Ward, John M to Title Guarantee and Trust Co. Norman av. P M. Jan 8, 3 years, 5%. 3,250

Wasserman, Nathan and Eetsy to Fredk E Clark. Belmont av, n s, 50 w Watlins st, 25x100. Jan 10, installs. 300

Weber, Emma M and John F. to Title Guarantee and Trust Co. Willoughby av, n w cor Evergreen av, 50x100. Jan 7, 3 years, 5%. 7,000

Weirich, Elizabeth M by Henry B Woods special guard to Katharina Hostman. North 9th st, n e s, 175 s e Wythe av, 25x100. Jan 10, 3 years, 5%. 2,000

Weirich, Elizabeth to same. Same property. Jan 10, 3 years. 1,000

Weisenborn, John to Herman and Catharina Watjen. Court st. P M. Jan 10, 3 years. 3,000

Weissmann, Caesar and John H Brouwer to Title Guarantee and Trust Co. Nostrand av, e s, 130 n Av D, 4 lots, each 20x100. 4 morts, each \$1,750. Jan 13, 3 years, 5%. 7,000

Wetzel, Frank to Johanna Doelger. Greene av, s e s, 116.8 s w Irving av, 26.8x100. Jan 8, due Jan 1, 1903, 5%. 3,000

Wilhelm, Emily H and Richard B to Harry P Bartlett. Bush st, n s, 104 w Henry st, 100.6x100. Jan 7, 1 year. gold, 12,000

Wilkins, Simon to Judith W Richardson. Montague st, n s, 50 w Hicks st, 100x200 to Pierrepont st. Jan 7, demand. 60,000

Wood, Albert W, New York, to Catherine Cowenhoven. Bath av, s w s, 42.11 s e Bay 11th st, 42.11x100. Jan 7, 3 years, 1,700

Woychynski, Frank to George H Gerard. Dupont st, n s, 150 e Oakland st, 25x100. Jan 8, due Jan 1, 1903. 500

Ziegler, Asmus and Suzanne to John G & Catharine Lutz. Melrose st, s e s, 375 n e Evergreen av, 25x100. Jan 3, 3 years, 5%. 1,500

Zwisler, Conrad to Caroline Plattich. Scholes st, No 25, n s, 250 w Lorimer st, 25x100. Jan 7, demand. 600

MORTGAGES—ASSIGNMENTS.

January 7 to 13—Inclusive.

Albertson, Phebe W, Glen Head, L I, to Margaret Darcy. 1,517

Bamberger, Friederike to Frederick Bachman, Staten Island. 2,500

Burtis, Oliver D, Commack, L I, to Emma Mullins, Jersey City, N J. 600
 Brasier, Geo M, New York, to Frank E Laegen. 900
 Bridges, Serena L to James Gascoine individually and with others exrs John G Cozine. nom
 Butcher, William W exr William Meth to William C Bolton. 825
 Beer, Louis and Michael Schaffner to Louis Schaffner. nom
 Blanchard, Alpheus S to Herman C Riggs. 3,000
 Braillard, Annie H to Title Guarantee and Trust Co. 6,500
 Conrady, Howard C and ano exrs Henrietta Haegge to Regina J Nagel. 2,000
 Coombs, Samuel H to John L Miller. 4,500
 Colver, Wm S to Henry D Lott. 700
 Crommelin, Ann E to Mary J Williams. 1,000
 Davis, Benjamin P exr Benj W Davis to William R Webster. 2,000
 Doody, Daniel F to John T Hart. nom
 Daley, Geo H trustee of Albert Ward to Jas A Connell. 46
 Davenport, Delia M to Mary I Forbes. 700
 Davidson, Phineas O to Jessie B Stubbs. 1,000
 Dean, Emma L to John P Tribcken. 5,550
 Donohue, Catharine, New York, to Mary A Lynch. 36,660
 Erhardt, Frederick to Meta K Hashagen. 300
 Filhian, David A to Hyman Haggren. 500
 Finegold, Hyman S, New York, to Samuel Levine. 3,500
 Fowler, Frances R to Nicholas Doyle gen guard Daisy, Frank, Herbert and John Doyle. 2,600
 Feder, Minnie to Deborah Lehman. 3,000
 Germania Real Estate and Impt Co to Henry D Lott. 2,950
 Green, Eliz A to Eliza Ross. 4,500
 Horton, Wm H, Jr, Syosset, L I, to Millard F Smith, Kearney, N J, exr Catharine Brochle. 4,500
 Hoyt, Chas G to George and Anna Stockhoff. 3,000
 Hoagland, Cornelius N to The Hoagland Laboratory. nom
 Hube, Annie E to Wm H Warts. Assigns note. 300
 Hollis, Louisa J extrx Wm H Hollis to Ernest Obermeyer. 4,500
 Harris, Hugh O to John Carlson. 2,000
 Johnson, Ephraim survivor of William and Ephraim Johnson to Warren C Hubbard, Rochester, N Y. 2,300
 Same to Samuel H Coombs. 2,300
 Kaufman, Adolph exr Chas S Paterson to Title Guarantee and Trust Co. 2,500
 Same to Jacelyn Paterson. nom
 Kropf, Adam exr John L Fabie to Title Guarantee and Trust Co. 8,500
 Kuhn, John R trustee for Harda V, Alfred E and Eleanor T Rooney to Conrad C Stutts. 1,000
 Kretz, F Henry to Francis H Bergen, Staten Island. 3,000
 Lott, Carrie A to Title Guarantee and Trust Co. 2 assigns, each \$2,500. 5,000
 Lynch, James D, New York, to John Davies. 1,000
 Lassoe, Julius H to Anthony Graef and ano exrs will Wilhelmina Sieger. 550
 Ludlam, Henrietta P and ano exrs Edward Ludlam to Henrietta P and Edwin Ludlam. 2,500
 Lampe, Louise widow, Jersey City, N J, to Auguste wife of Otto Von Fell, Jersey City, N J. 5,000
 Levy, Rosa to Henry Schuler. nom
 Mutual Life Insurance Co to Alfred J Pouch. 41,773
 McCord, Mary H to Mary W Smith. 1,350
 Moll, Catharine to Mary Meister individually and as trustee for Martha Moll. nom
 Moore, Benj P, New York, to Simon Wilkins, Westbury, L I. nom
 Marshall, Jessie V to Charles Kinken. nom
 Meyer, Henry to Christian Trittlien. 4,000
 Mitchell, John to Emma Zwingli. 1,200
 Nostrand, John L to Belinda H Nostrand. 1,200
 Same to same. 1,000
 Ogden, Alfred to Frederick C Ogden. nom
 Phillips, Chas S, committee Walter S Lawrence, to same as admr estate of same. 3 assigns, \$2,000, \$1,500 and 1,800
 Pearsall, Cec W to Hyman Brilliant. 50
 Puels, Peter C to Eugene G Blackford. nom
 Phillips, Chas S committee of Walt S Lawrence to Chas S Phillips admr of Walt S Lawrence. 1,500
 Same as admr of same to John H Stitt. 1,502
 Plaut or Plant, Robert to William and Agnes Geyer. 1,500
 Pratt, Mary J F extrx Amasa S Foster to George V Brower. 100
 Potts, Eliza to George Potts and Chas F Partridge, firm Potts & Partridge. 3,000
 Potts, George and Chas F Partridge, firm Potts & Partridge, to H L Christian and Audley Clarke, firm of Christian & Clarke. 3,000
 Ritchie, Wm T and Annie C to James Woodley. 5,000
 Robinson, Margaret to Adolph Eichhorn. nom
 Ranhauser, Louis to Cath L Ranhauser his wife. nom
 Reis, Rose and Flora L Davenport to Mary I Forbes. 254

Richardson, Judith W to Wm H and Amelia Torstrick. 4,000
 Seward, Thomas to Title Guarantee and Trust Co. 700
 Smith, Laura V, Arlington, N J, to Wm H Horton, Jr, Syosset, L I. 2,000
 Smith, Millard F, Arlington, N J, to same. 4,500
 Seibert, Mary H R to W C Taber trustee of A D Van Doren. nom
 Scharmann, August C to Herman B Scharmann. 10,000
 Seaman, Albert W trustee will Eliza Eagle to Thos W Jones, Seaford, L I. nom
 Sinnott, John T and ano exrs Susan Watson to Bernard R F Devine. 5,000
 Same to same. 2 assigns, each \$2,500. 5,000
 Same to same. 3 assigns, each \$4,000. 12,000
 Same to same. 3,000
 Swezey, Christopher to Eleanor S Irish. 315
 Sussman, Matilda to Adolph Sussman. nom
 Thompson, Harriet E trustee to Jeremiah Reid. 3,500
 Tebbetts, Emeline F to Francis Mansfield trustee for Francis H Mansfield. 2,000
 Title Guarantee and Trust Co to A Rogers Lee. 3,500
 Title Guarantee and Trust Co to Ignaz Gaus. 8,000
 Same to Clara Betzung. 1,875
 Same to Wesleyan University, Middletown, Conn. 2,250
 Same to same. 3,250
 Same to Caroline Heuser. 3,500
 Same to Grace K Robeson. 2,250
 Same to same. 2,750
 Same to John J Boyd and Harold L Crane trustees. 2,500
 Same to William W Clark. 2,250
 Same to C Eugene Gunther. 2,250
 Same to Julia Franklin. 2,000
 Same to John H Mills. 2,000
 Same to Martha Baker. 3,400
 Same to Matilda Moser. 4,000
 Same to Jennie E Cutler. 3,000
 Same to Carrie Haldeman. 1,000
 Same to Rosalie S Bates. 1,250
 Same to Diedrick Block. 3,000
 Same to Elizabeth Wilson. 4,500
 Same to Mary A and Wm B Woolsey and Ellen Dunn. 1,500
 Same to Henry P Hendrickson. 4,000
 Same to Home Life Ins Co. 6,000
 Same to same. 3 assigns, each \$4,500. 13,500
 Same to same. 2 assigns, each \$6,500. 13,000
 Same to same. 3,000
 Same to Methodist Episcopal Hospital, Brooklyn. 4,000
 Same to same. 4,000
 Same to Mary Jane Bell. 2,250
 Same to Riverhead Savings Bank. 1,200
 Same to Atlantic Trust Co. 2,250
 Same to same. 20,000
 Same to Abel Huntington. 5,000
 Same to Charles Wood as admr. 4,000
 Same to Emma S Lewis. 5,000
 Same to Isidor Brand. 600
 Same to George Cornwell exr Simon C Abel. 3,000
 Same to Mary A Walsh. 1,800
 Same to Charles Kornder. 3,750
 Same to George M Wright. 3,500
 Same to Henry C Langhaar. 4,250
 Same to Edward H Crook. 1,000
 Same to Cordelia B Carman. 2,000
 Title Guarantee and Trust Co to Helmin Johnson. 2,500
 Same to Fredk R Welles as trustee. 1,500
 Same to same. 4,500
 Same to Geo C Freeborn. 2,000
 Same to Mary Schubert. 1,250
 Same to Belle W Baker. 4,500
 Same to Frances S Miller. 1,750
 Same to same. 1,875
 Same to Anna W Woodbridge. 1,200
 Same to Wm B Donahay. 3,750
 Same to Aaron Levy trustee will Gottfried August. 4,000
 Same to Ida Miller. 3,500
 Same to Mary E Blascor. 1,000
 Same to Eliza H McLaren. 3,250
 Same to Robert A Ryons. 2,250
 Townsend, Justine V R to Wm J Quinlan. 750
 Vanderveer, James to Peter L Vanderveer. 1,600
 Vanderveer, John A and ano exrs John J Vanderveer to Anthony Graef. 4,650
 Walter, Elizabeth, New York, to Wm G Walter. nom
 Walsh, Martin D to Maurice Enright. 1,000
 Wiltshire, Bella to Ernestus Gulick. nom
 Wade, Peter and Natalia to Laura Luttjen and Eberhard Hues, Jr. nom

10 Alyea, William—Esther B Sheldon. \$1.00
 10 Alberts, William H—C N Crittenton Co. 232.60
 12 Ahearn, Anna Waller extrx of John—W H Riley. 172.01
 7*Bromzon, Wolf—B Haas and ano. 525.66
 7 Benner, Jacob—H Weiller. 166.57
 7 Bell, Theodore—J H Brown. 83.62
 8 Bartlett, Chas F—W H Beebe. 229.80
 8 Burgess, Levi G—G H Schroeder. 86.82
 10 Boarer, Sarah—W T Dufek. 292.94
 10 Bowden, Apollonia—D Stevenson Brew Co. 114.94
 10 Brothers, William F—Hudson River Stone Co. 47.60
 10 Brown, William and Isabella—Bank of Huntington. 175.09
 10 Brown, William—the same. 106.89
 10 Brenner, Samuel—H Prince. 43.85
 11 Bulson, Henry O—C H Goldberg and ano. 101.28
 11 Bach, Benjamin—A Lewis. 74.50
 11 Bryan, George E—M Rosenfield et al. 78.45
 12 Bowen, Francis M—S Brower and ano. 223.32
 12 Berkovits, Kalman—J U Shorter. 215.25
 12 Beet, William—Annie Whalen. 50.00
 13 Banks, Willard U—Philadelphia Warehouse Co. 3,280.25
 13 Butler, George H H—H Abegg and ano. 8,574.76
 13 Boardman, George D—W H H Childs and ano. 135.88
 7 Conroy, Margaret M—Mary A C Bowe. 106.02
 7 Case, Henry—M Kowaleck. 20.10
 8 Coombs, Edward B—Shellas & Chestnut. 75.75
 8 Copinus, Theresa—Globe Corset Co. 75.46
 10 Charde, Matthew J—J Hosey. 265.41
 10 Cody, Richard J, James A, William J and Catharine—J Volkommer. 764.58
 11 Connors, Charles—E Holt. 454.77
 11 Cunningham, Andrew B exr of Jane—Sarah Cook. 515.17
 12 Cauldwell, William—S W Dunscomb, Jr. 272.08
 12 Cooney, Rosanna—J N Bruns. 119.77
 8 Devoe, Joseph and Jane—G S Hierapolis. 496.37
 8 Dempsey, Michael—J C Scott. 67.57
 11 Dennison, Real N as Treasurer of Euterpe Society—A H Littleton et al. 156.76
 11 Donnelly, Ellen by Mary A Kearns extrx—F J Partridge guard, &c. 319.73
 12 Davidowitz or Davis, Gershon, now known as Harris Davis—N I Meshkin. 310.74
 13 Dowdell, James H and Lena—E Kane and ano. 127.88
 13 the same—the same. 125.20
 7 Early, Martin—C Brodick trustee. 342.77
 7 Eisenberg, Joseph and Dora—Carrie Engs et al. (D) 975.70
 8 Ellinghausen, Carl—H A Bunker. 73.45
 8 Eastbrook, Edwin P—W A Wright. 35.00
 12 Ernst, Charles A—Ira O Miller. 112.34
 7 Friedlander, Julius—W E Iselin et al. 198.04
 7 Flynn, Thomas F—J Doelger et al. 572.09
 10 Farquharson, Gilbert H—J H Kitching. 714.75
 11 Flanders, Caroline B W admrx of George M—W E Burroughs. 87.60
 12 Frank, Annie—A Cohen. 41.30
 7 Glazier, William and Mary N—A N Cole and ano. 423.74
 7 Gorham, Frank B—T Lutkins. 154.11
 10 Goldstein, Henry admr of Reuben—Dry Dock, East Broadway & Battery R R Co. 119.37
 11 Gray, Frank M—R R Bennett. 44.67
 11 Glazier, William—J D Holsten. 336.59
 12 Guiliano, Giuseppe—F Di Martino. 93.47
 8 Healy, Michael E—S H Smith. (D) 119.26
 8 Hausler, Gottlieb and Gottlob—Annie Dill. 28.10
 8 Hart, Fred A—F Higgins recvr. 319.65
 10 Hughes, Orlando D—Esther B Sheldon. 81.05
 10 Hofele, Frederick W—Mary E Lee. 855.36
 11 Hayes, Eva, "Mary" and "Annie"—R Mazet. 56.10
 11 Hill, Charles D—B Koenke. 58.25
 12 Healy, Michael E—J V Jordan. 188.61
 12 the same—Sidney Bell. 172.51
 12 Hurevitz, Harris and Grady—J Frank. 140.90
 12 Higgins, Algernon, Jr—Peoples Trust Co. 690.10
 12 Holt, Edward W—Edison Elect Ill Co. 159.36
 13 Holcomb, William F—Beadleston & Woerz. 639.81
 13 Houghton, John F—Kingan Provision Co. 237.89
 11 Jennings, George R—Malcom Brewing Co. 115.80
 10 Keller, Mattie K—J Hosey. 265.41
 10 Kerster, Isaac and Bernard H—L & H Kessel. 292.56
 10 Kaplan, John J—R Luckey et al. 246.69
 11 Kavanagh, Andrew B exr Jane Cunningham—Sarah Cook. 515.76
 11 Kearns, Mary A admrx Ellen Donnelly—F J Partridge guardian, &c. 319.73
 12 Knauss, James A—G C Miller. 258.67
 13 Kenny, Lawrence—Malcolm Brewing Co. 204.30
 8 Lewis, George W—M Newman. 245.83

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. (†) 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.

Jan.
 S Alger, Edwin A—W A Wright. \$35.00
 S Allen, Catherine—Howard S Wilson. 98.32

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BOSTON.
146 Franklin St.

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447 Bourse Building.

Remsen, Abraham, Jr. to Ella V B Remsen. Central av, n s, abt 1/2 mile e of Farmers av, and adj land of Geo H Remsen, contains abt 75 acres, Springfield. Jan 5, 1 year, 5%. 4,000
Rudiger, John M, John W Burtis and Alton R. Chapin to The Hempstead Bank. Hempstead to Hicks Neck road, w s, adj lands of John Pettit, and road from said highway to Christian Hook, contains abt 76 acres, Hempstead. Nov 1, 1 year, 5 1/2%. 10,000
Schneider, Louisa wife of Conrad to Anna Theuner. Shell road, s s, 27 w Columbia av, —x—, Winfield. Jan 4, due Jan 1, 1899. 500
Schumacher, Wilhelmina wife of Gustav to Louis G Burger. Metropolitan av, n w cor Emma st, 137.10x143.10x78.4x—; also lots 15 to 18, 22 and 23 map of land of Ernst and Sophia Nurge, Newtown. Dec 21, due Dec 20, 1899, 5%. 15,000
Scott, Julia T wife of and Wm A to Cord and

Christian M Meyer exrs Cord Meyer. Elmhurst av, north cor 4th st, 50x100, Elmhurst. Jan 3, due Nov 1, 1899. 4,500
Stucke, Henry to Adam J Schaaf. Grant av, e s, 280 n Thomson av, 40x100, Newtown. Dec 24, 3 years. 950
Taylor, Armenia J to Nathl C Hendrickson. Fulton av, n s, 100 e Stoothoff av, 50x100, Jamaica. Jan 3, 1 year. 1,400
Terry, J Rufus to Annie Bell. De Bevoise av, w s, 390.3 n Webster av, runs w 90 x n 25 x e 115.1 x s 25.6 x w 20.5, 4th Ward, L I City. Dec 20, due Jan 1, 1901. 2,000
Trustees of Union College of Schenectady, N Y, to Title Guarantee and Trust Co. 9th st, n s, 92 w East av, 108x100, L I City. Jan 4, 1 year, 5%. 13,000
Same to same. 8th st, n s, 242.6 e East av, 82.6x100, L I City. Jan 4, 1 year, 5%. 12,000
Same to same. 9th st, s w cor East av, runs s

150 x w 100 x n 50 x w 150 x n 100 to st, x e 250 to beginning, L I City. Jan 4, 1 year, 5%. 17,000
Same to same. 9th st, s s, 180.3 e Vernon av, 99.7x100, L I City. Jan 4, 1 year, 5%. 14,000
Same to The Long Island Building and Loan Assoc. East av, n w cor 9th st, 100x90, L I City. Dec 31, due Jan 1, 1899, 5%. 4,250
Same to same. 9th st, n s, 225 w East av, 25x100, L I City. Dec 31, due Jan 1, 1899, 5%. 3,750
Valentine, Matilda wife of Hiram to Jennie H Foreman extrx Wm Foreman. Harrison av, e s, at n line of land of Milton Verity, runs s e 263.1 to land of M Doremus, x n e 68.11 x n e 6.7 to land of W B Smith, x n w 271.4 to av, x s w 75 to beginning, Baldwin. Dec 29, due Jan 1, 1900. 1,300
Walton, Edwd F to Peter Bodine. Potter av, s e cor Merchant st, 175x100; Goodrich st,

—Telephone, 1184 Spring.—

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