

REAL ESTATE RECORD AND BUILDERS GUIDE.

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BUSINESS AND THEMES OF GENERAL INTEREST.

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NO regular or sustained advance in the stock market may be expected for some time. In the first place, the market is a professional one, a fact that always means an uncertain irregular movement, with the general tendency downward. There should soon be a rally of some proportions, not only as a reaction to be naturally expected from the sharp decline, but because people are becoming saner regarding the results of the fall in prices of commodities generally, and because events in South Africa are trending towards conditions that ought to have, temporarily at least, a good effect upon prices. In fact, if our party managers, who are now so deeply thinking over the probable effect of a pro-Boer plank in their platforms, and for which the pro-Boers are beginning to clamor, cannot induce Lord Roberts to stay his advance for a month or two, their thinking will be wasted mental effort. The idea of a sympathy for the Boers for election purposes only, which was promulgated in this city this week, is not a nice or dignified one, and it will not hurt us as a nation if we are spared its further spread. Another but lesser consideration is, that it is likely to hurt business; and, if business must be hurt it surely had better be for conscientious reasons than for political cant. Regarding the decline in commodity prices, it may be said there is no reason for a scare on that account. Such abnormal quotations for iron and other materials as were prevalent last year could not possibly continue, but there is no reason for supposing that the decline will be more than sufficient to hold the business of consumers. Mr. Carnegie's interview, published a day or so ago, expressed the correct notion as to the iron and steel trade, and similar conditions will be found in other lines. An enormous commercial movement, such as was gained last year, does not collapse all at once. Under some conditions it may be maintained for years. For an illustration of this, we have only to look to Europe, where, after six or seven years of unexampled prosperity, business is still straining capital resources in order to expand and develop. In Great Britain average prices were highest, though stationary, during the last two months. As a nation, we are given to regard presidential years as times of political fetes and to neglect our ordinary pursuits, whether legitimate or gambling, as a consequence, so that transactions in all lines fall off and prices with them as a general tendency; but even this is interrupted by rallies at intervals which have, on the whole, a sustaining effect.

FACTS given in another column, relating to the awards recently announced for property taken for the site of the new Hall of Records, bring out some of the injustices imposed by the law upon owners and others interested in land and buildings taken for public use. In the first place, it is very hard that any one having an established business, with fittings and machinery for carrying it on, should be ousted and thrown, so to say, into the street with all his belongings without the slightest compensation. But this is what the law does. It says the municipality may take any property it pleases and only pay the value of the land and any buildings that may be upon it. If a landlord has parted with any income-producing privilege, which is marketable and of which the value can be ascertained, that value shall be deducted from his award for the loss of his fee. A lessee having only intangible interests, such as good-will or the like, is simply told to take his belongings and go elsewhere, with nothing to compensate him for the loss or disturbance of his business, or the expense of his enforced removal. The landlord, too, when the city announces its intention of taking his property has to employ legal aid to secure his just compensation, and this fact cannot be considered by the Commissioners of Estimate in making their award, which is restricted to the actual market value of land and buildings at a certain date. This injustice is so striking that the Chairman of the Commission of Estimate

for the Hall of Records' site calls attention to it, as will be seen by his remarks given elsewhere, and it was commented upon in the articles, published by us some time ago, which treated of the injuries inflicted upon property owners and their tenants by the provisions of the law regulating the exercise of the right of eminent domain by the municipality.

The Borough System.

A QUESTION OF EXTINCTION OR REFORM FOR INCREASED USEFULNESS.

THERE are already signs that the question of the reform of the borough system in our municipal government, or its entire abolition, will occupy considerable prominence in the discussion about to take place on the revision of the charter. This week the Board of Trade and Transportation took the matter up and referred it to their Committee on City Affairs. Other organizations will undoubtedly follow suit and all will finally offer suggestions to the Charter Revision Commission when opportunity offers, as to what should be done with the boroughs and their representative boards.

We may expect to see the lines of divergence very sharply drawn between those who favor and those who oppose the borough system. This was the case in the Board of Trade and Transportation, where one proposition, that each borough should pay the expenses of its separate management and, pro rata, its share of the expenses of the general municipal government, was opposed by another for the abolition of the borough system with the wiping out of all borough lines and forbidding variations in the tax rates anywhere in the city. These two propositions may be taken to fairly express the views most generally held, though they have not yet been sufficiently discussed to enable anyone to say which the majority favor.

Our two years or more of government by an assembly composed of such opposing elements as a city so extraordinarily constructed as this could not fail to bring together, has been most unsatisfactory. The Assembly has been what was predicted for it, a place for the airing of petty jealousies and where the strife engendered by opposing interests made useful work impossible. As on the first day of its meeting, the Assembly is to-day a bar to progress and a detriment to the general welfare. Consequently a cry has gone up for the abolition of the Assembly and the substitution of some other form of representative body. The borough boards have, it is claimed, done little but afford some excellent sinecures for favorites of the party bosses; and, on that account, it is claimed they should also be abolished. But, it should be remembered to the favor of the borough boards, that their rights are few and powers none. The little they could do in hearing petitions for various small matters and suggesting improvements, they have done; it is unfair to condemn them for not doing things they had no power to do. It would certainly be unwise to retain these boards in their present form; if they cannot be entrusted with powers to initiate and execute the improvements their boroughs require, they ought to be abolished as an unnecessary expense to the community. But does not the little they have done suggest that they could do more and do it better than a board made up of inflexible elements and in which sectional differences must prove obstructive of all real progress? Or to put it another way, does not the two years' history of the Municipal Assembly prove that a body, composed as it is, is incapable of dealing with the multitude of wants, large and small, that must arise in a city that has the wonderful quality of being agricultural, and not only manufacturing and commercial as big cities ordinarily are.

Think what the charter requires from the Councilman and Assemblyman from Queens or Richmond, for instance. He is supposed to understand and pass upon all the requirements of two commercial communities like Manhattan and Brooklyn—the hanging of an awning over a store, the building of a sewer, the paving of a street like Broadway and other works rising in importance to the building of a rapid transit railway. All the time he has to look to his constituents for their approval of his conduct in the Assembly, this whether he desires re-election or not, because the local influence will in any case prevail in his mind. What can he do but be obstructive when he believes, as he is sure to do, that every improvement made in another borough lessens the chances of securing those his constituents are imploring him to get for his own. Then what can the representatives of commercial Manhattan and Brooklyn care about the local requirements of two semi-agricultural regions like Queens and Richmond, where ploughing and the price of hogs, or the returns of the dairy are the chief subjects of conversation in more than nine-tenths of their area. In the Bronx, where land has gone or is rapidly going out of cultivation owing to the rise

in values under the demand for building, the physical extension of the street lines, grading, paving and sewerage are held up because of the unworkability of the system the charter imposed upon this borough in the place of one of local self-government that in ten years developed it marvellously and added many millions to the tax valuations. What does all this point to but the necessity of distributing among the boroughs themselves the powers of government for local purposes that are now massed and consequently unworkable in the Municipal Assembly.

Of course any powers that may be lodged in borough authorities should be accompanied by conditions to prevent extravagance, and no better check could be devised than that of throwing the entire expense of purely local improvements upon the boroughs in which it is incurred. With the several boroughs each able to foster its own development and a central authority to supply common needs and with proper restrictions upon expenditures in all, conditions would be created from which steady progress and advancement might be expected in place of the partial and jerky movements that have been characteristic of the past two years. This would come naturally from the fact that those alone who knew the needs of the several boroughs would be ministering to them.

Improvements and Rising Rents.

INFLUENCE ON VALUES AND THE GENERAL MARKET.

THE brokerage reports do not reveal any departure from the more or less general inactivity which has prevailed in the real estate market since the rise in building materials a year ago. Speculative building, with the attendant movement in lots, subsided upon the rise in cost of construction, and the expected compensatory mobility in improved property has not developed beyond a feeble beginning. Were it not for the lateness of the season, however, it would seem as if both speculative and investment capital must presently be attracted in volume to improved realty. On the one hand, quotations, except perhaps on some strictly new buildings, remain as free from inflation as the process of liquidation left them two years ago. On the other, rising rents and important public and private improvements are steadily adding to the fee value of property.

The reports of the week contain ample evidence of the handsome returns available by judicious operation in run-down investment realty. A Madison avenue dwelling, bought six months ago, and altered at an expense of \$15,000, realized a profit of \$22,500. A prominent builder who figures in the week's budget has purchased, though the purchase has not been made public, a big apartment house, which he purposes to modernize at a comparatively small cost. Another example of larger employment for old property was the dispersal on May 1 of the express companies at the northeast corner of Broadway and 22d street, which for twenty-five years has been a center for the express business. F. E. Barnes, agent for the Phil. Kearny estate, which owns the 4-story buildings in which most of the companies were housed, said, in explanation of their removal: "The express companies, which occupied the stores, by littering up the sidewalks, prevented us from obtaining tenants for the upper floors. We think the time has come when we shall be able to select tenants for the stores that will be a benefit rather than a detriment to the lofts. We intend to let the upper floors for offices, and to make alterations, which may include the introduction of an elevator service, if that can be made to pay." It is interesting to note that, of the four companies unhoused, three have found quarters in new nearby stores in 5th avenue, and one directly opposite its old location, in a store fronting on both Broadway and 5th avenue. One of the companies is located in the building sold this week by Henry Corn.

The budget continues to attest the marketability of elevator flats, purchasers being most frequently investors who give antiquated investment property in part payment. This sort of trading is quite different from the exchange of equities between professionals, and is a natural and wholesome feature of the market, considering the great capital represented by a fifty, seventy-five, or hundred-foot elevator apartment house. The initial outlay required for the construction of houses of this kind, by the way, is compelling builders to time their operations with more precise reference to the renting and selling season than was regarded necessary in the case of 5-story flats covering a single lot. The tendency toward rapid construction is well illustrated by a 7-story apartment house under erection in 118th street, between Morningside and Manhattan avenues. Ground was broken on May 2. To-day the building is topped out, the electric wiring and gas piping are done, the rough plumbing is completed, the steam mains are in, as are also the iron stairs and landings, the plastering is started, and the apartments will probably be ready to receive tenants by the middle of August.

Max Vogel, who is conducting the operation in question, said, in speaking of the progress on the building: "A builder nowadays has to be a financier as well. Why, in a comparatively small operation, involving, say, \$160,000, the interest charge alone at 6 per cent., the current rate on building loans, amounts to nearly \$900 a month. Besides, for every month of unnecessary delay, you lose perhaps a couple of thousand dollars in rent, while, if you miss the renting and selling season, you may have botched the whole operation from a financial standpoint. I am on the premises as many hours a day as my workmen, and my shanty there contains a telephone. The proper way to build is to proceed as fast as the various inspectors of the Building Department and the Board of Underwriters can keep up with you, and to pay cash for your materials."

The leading event in the auction room was the sale by Bryan L. Kennelly of \$236,700 worth of property for the Oscar T. Marshall estate. The offering included five 3d avenue pieces. Some thirty more 3d avenue parcels will be put up on May 22 by Richard V. Harnett and Peter F. Meyer, so that we shall presently have the data for an intelligent conclusion as to the present tendency of values in this perplexing avenue. Following recent precedent, a large proportion of the Marshall offering was bought by heirs. The Wagstaff place of 526 acres, with mansion, trout pond, etc., at Babylon, L. I., sold by Richard V. Harnett on the premises, was bought by Samuel A. Wood for \$71,000. At the Court House, in White Plains, Bryan L. Kennelly sold the Alexander Taylor property of about five acres in Mamaroneck to Charles Strauss for \$19,000.

Architectural Composition.

Mr. John Beverley Robinson has undertaken a rather thankless though important task in venturing to discuss the principles of architectural composition, and in illustrating his theories by examples. It is hardly necessary to say that an architect who offers pictures of the work of other architects as specimens of bad composition, and shows by sketches how he would improve them, runs a risk of incurring the violent resentment of the authors of the works which he holds up to reprobation at the same time that he exposes his own work to criticism; and yet every architect acknowledges in his heart that the principles under which certain combinations and proportions of line and mass excite intellectual pleasure, while others do not, are capable of being elucidated, and that it would be an advantage to the art of architecture to have them elucidated; and, as they can only be studied by means of examples, those persons who have the courage to use examples for such a purpose are entitled to commendation and respect, even from those who may feel themselves aggrieved by them.

Taking the golden rule of all art, that of unity, as a starting-point, Mr. Robinson develops it in a very interesting manner, and with an earnestness which cannot be too highly praised. With him, as we hope with every other conscientious architect, the pursuit of the beautiful is a most serious consideration, and although we have not much faith in the theory of angular proportions of antique work, to which he devotes a good deal of space, everything that may help to refine the design of buildings is worthy at least of study, and Mr. Robinson is far too good an architect to attribute to the "sacred triangle" or the "diagonal of the square" the mystic virtues with which amateurs clothe them.

Starting from his first proposition, that unity is a necessary quality in architectural design, Mr. Robinson goes on to show how two equal features, as two towers or church spires, may be so combined as to be pleasing, and then takes up the question of three parts. There is no mysticism or anything else except clear common-sense, reinforced by example, in his conclusion that, with three principal features, one should dominate, and, in general, that the predominant one should be in the middle. It is easy to see how the discussion of such simple rules as these, with their exceptions and their development into more complex principles, may be made extremely interesting; and although Mr. Robinson does not pretend to have said all that there is to be said on the subject, he has at least produced a work of much value to architects and students, and has, we hope, opened the way to a discussion which may have important consequences. The profession has suffered long enough from the amateur discoverers of proportional mares'-nests, and if the people who have spent a lifetime in combining and refining masses, lines and details can be induced by Mr. Robinson's example to join in the inquiry into the true sources of architectural beauty, the world of art may profit greatly. From "The American Architect," City.

"Principles of Architectural Composition," by John Beverley Robinson, treats of these matters. It is a book for Architects, Builders and the General Reader. All who BUILD ought to read it. It is not technical. Three hundred illustrations.

Price\$2.50.

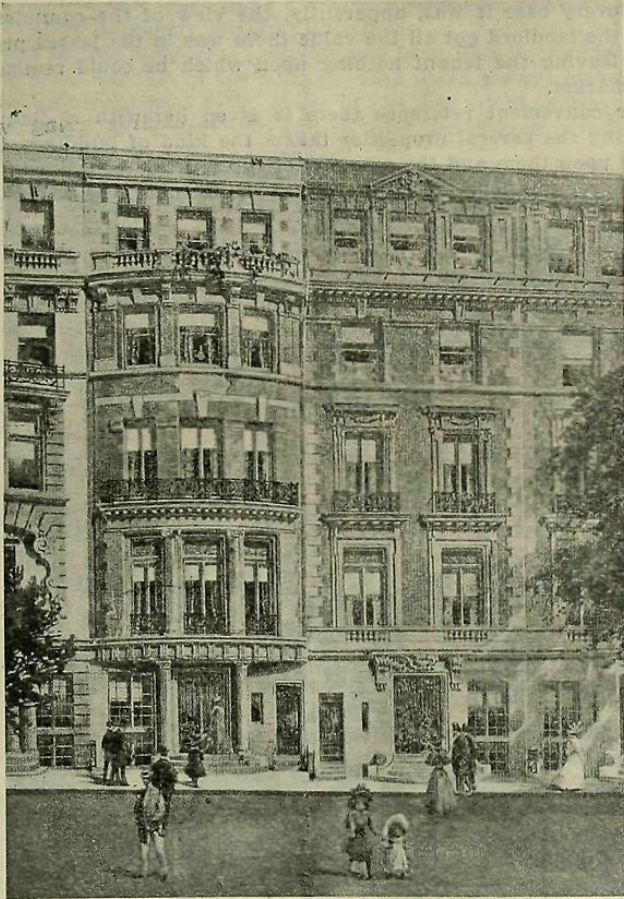
Architectural Record Co., 14 and 16 Vesey St.

Up-to-Date Dwellings

A Block of Eight on West 106th St., near Riverside Drive.

Joseph A. Farley is meeting with equal, if not more, success in his new operation on West 106th street, than he did with that on 108th street.

His work in the production of high-class dwellings has given this builder a reputation that holds with the public, who realize that he builds well, with taste, careful attention to details and enterprise in securing the latest and most effective appliances.



NOS. 303 & 309 AND 305 & 307, EACH TWO ALIKE.

The operation on West 106th street comprises eight dwellings varying in front width from 19 to 23 feet, on the north side of the street, Nos. 303 to 317, divided into four distinctive designs, harmonized under an inclination toward the sumptuous French Renaissance style with its many charming attributes and adaptability to street architecture especially. These designs and the practical lay-out of the interior have so appealed to the taste of the buying public that four of the eight have already been sold and the owner is encouraged from inquiries being made to believe that he will speedily find a market for the remaining four.

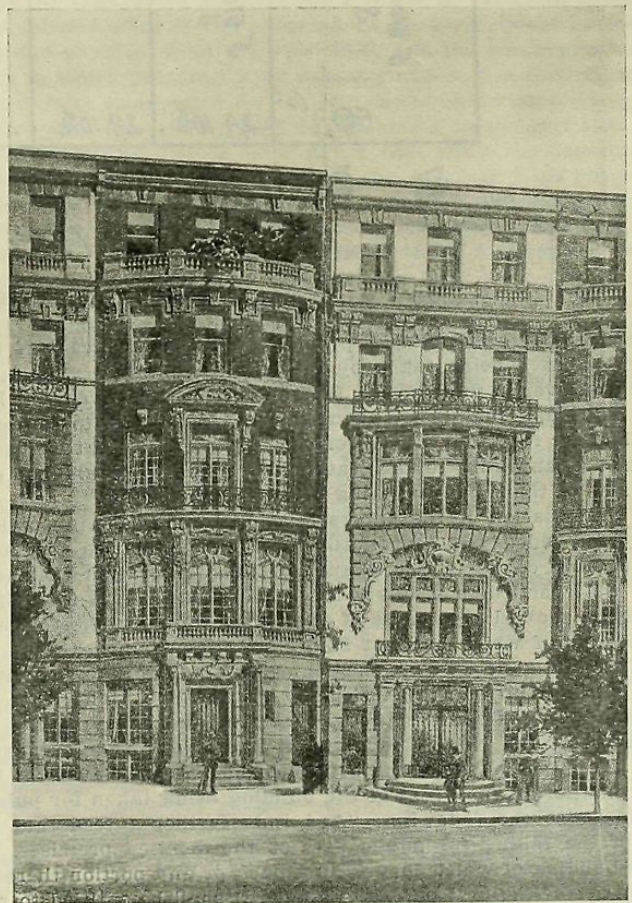
Originality in the construction of these houses does not end with the exterior design, because they contain many new and interesting features. For instance, in six the fore part of the sub-basement has been converted into a billiard-room, and thus has overcome a difficulty that has hitherto puzzled designers of dwellings. Nowadays so many apartments are desired that it has proved difficult to devote one apartment to billiards that will be suitable and at the same time easily accessible to a householder and his visitors. This difficulty has been admirably overcome by Mr. Farley through the cutting off of a portion of the sub-basement for this room, and connecting it with the main hall or reception room by a special stairway. In appointments, of course, a billiard-room can be as rich at the bottom as at the top of the house. In this case it is lighted from the area, and is fully panelled in dark oak, leaving opportunities for suitable decoration, and having attached the usual lavatorial chamber. Another feature that is entirely novel is a conservatory-smoking room, opening off from the dining-room, formed of a large window recess and enclosed in ornamental leaded glass. This permits of a more interesting background to the city dining-room than the usual one, an outlook onto a rear wall of an opposite house and is, therefore, appreciated for its aesthetic advantages.

The illustration, given herewith, shows that these houses are all in the favorite American basement style. The floors are laid out to the utmost advantage. Besides the billiard-room, the

sub-basement contains the furnace-room and a wine-cellar. The entrance floor contains vestibule, hall, kitchen and laundry; the first floor, drawing-room, foyer, dining-room, all communicating through sliding doors, and parquetted throughout, and butler's pantry; the second, library, dressing-room, chamber and bathroom; the third, two chambers with connecting dressing-rooms and bathroom; the fourth, two front family chambers with dressing-closets, store and bathroom, and separately enclosed servants' quarters. Auxiliary to the bedrooms are large wardrobes or closets, and attached to the houses are unusually large yards, 40 feet long by the several widths of the houses. The houses are all piped for gas and wired for electric light, while the plumbing and furniture and fittings of the bathrooms, kitchens and laundries are in material, style and workmanship, the best the market supplies, and the most reliable from the sanitary point of view. Special attention has been given to the trim in order to secure good effects and as a result the cabinet work is to be highly commended alike for the material, workmanship and finish. In the lower floors variety is found by the employment of enamel, mahogany and oak, and in the upper ones by the use of the lighter woods suitable for bedrooms, such as birds-eye maple, sycamore, etc. Mantels to match the trim are in all the rooms, accompanied by appropriately colored tiled fireplaces.

In the important matters of location and transit facilities these houses have every advantage. They are in that short stretch of West 106th street, between the Riverside Drive and Broadway, near where it joins West End avenue, and have therefore plenty of air and sunshine. They have all the advantages of their contiguity to the Riverside Drive and Central Park, which are yearly becoming more and more attractive to the nearby residents for purposes of recreation. As to transit, the Broadway Electric Line, just completed, gives communication with every other part of the city, and a station of the Elevated Railroad is within easy walking distance. A station of the new underground railroad has been located on Broadway only two blocks south of 106th street. With all these means of travel available, nothing is left to be desired in that respect.

With so many advantages, coupled with the charming appearance of the houses both inside and out, the reputation of the builder and the hundred and one evidences of his desire to live up to that reputation shown in every detail, from the largest to



NOS. 311 & 317 AND 313 & 315, EACH TWO ALIKE.

the smallest. It is not surprising that they are appreciated and find ready buyers. The builder and owner's address is No. 2787 Broadway (with telephone 96 Riverside), where plans may be seen.

Hall of Records

Awards and Property Owners Wrongs.

"A careful examination of the question of the leaseholds has led the Commissioners to the opinion that the unexpired terms of such leases are of no value, and, therefore, there is no award made to any of the lessees for any damage." This statement, made by the Commissioners of Estimate for the Hall of Records' site, and published in our last issue, drew upon us inquiries as to why such a conclusion should be announced.

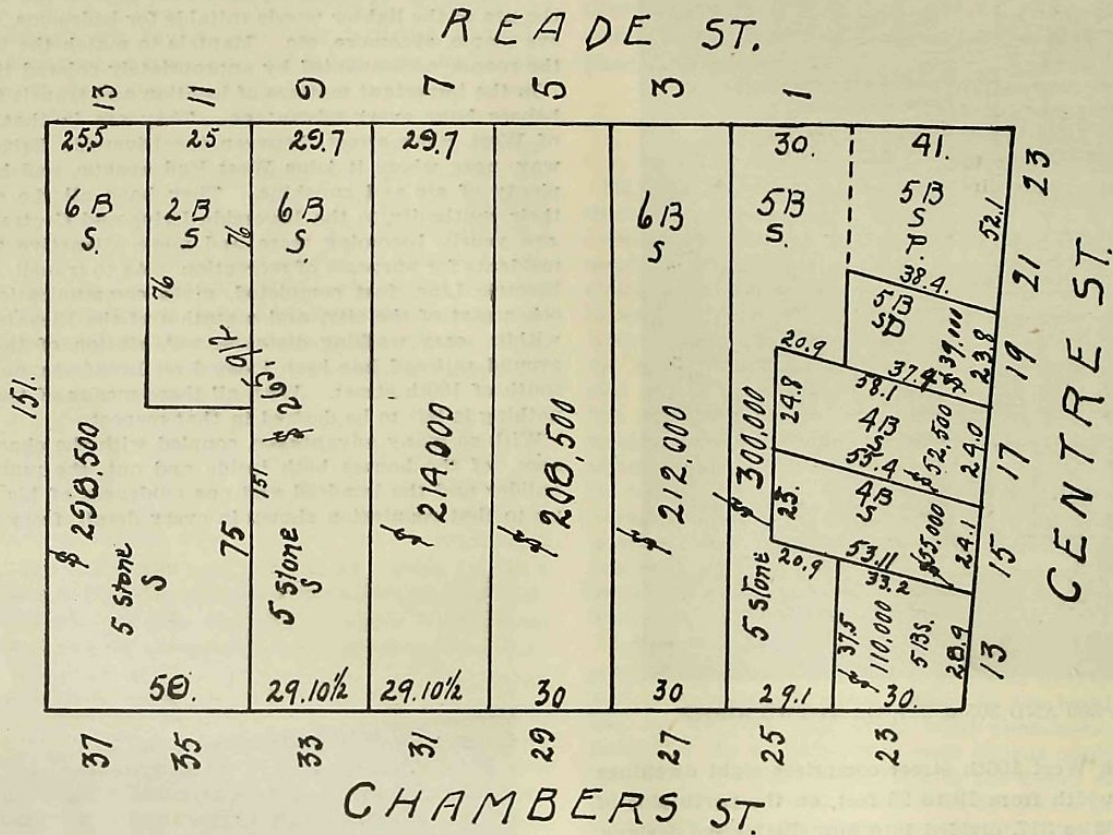
To furnish answers calls were made upon the members of the commission. Franklin Bien, one of them (the others being S. Stanwood Menken (Chairman) and Michael Coleman), on being asked why the commission made that statement, said it was because the leases had no market value, and some of them even contained provisions terminating them in the event of the property being taken for public improvement. The commission had first to determine the value of the lands and buildings taken, and then deduct the value of any unexpired leases. In this case there was no such value, and that was all there could be said about it.

S. Stanwood Menken made a similar statement. He said: "We made no awards for the leases because, after a careful examination of all the circumstances, we found they had no marketable value.

for compensation as injured lessor had a lease for No. 15 Centre st, to be used as a restaurant, for 4 years, to end May 1, 1900, at a rental of \$2,000 per annum, Croton water and repairs. The lease contained the following covenant: "And it is further provided and agreed that if the whole, or any part of the premises hereby demised, shall be taken by the city or State authority for any public use or purpose, then the term hereby granted shall cease from the time when possession of the part so taken shall be required for any such public purpose." The same party leased No. 17 Centre st, for 11½ months, and 2 years from May 15, 1895, at \$2,500 per annum, Croton water and repairs, but this lease contained no provision for its termination in the event of the property being taken for public uses.

In every case it was, apparently, the view of the commission that the landlord got all the value there was in the leased premises, leaving the tenant nothing upon which he could realize in the market.

For convenient reference there is given herewith a diagram showing the several properties taken, the kind of buildings that stood upon them and the amounts of the several valuations fixed by the commission. As of interest at the moment, the valuations



HALL OF RECORDS SITE AND AWARDS.

Some even contained clauses providing that in the event of the property leased being taken by the city there would remain no right whatever in the lessees. It is one of those cases in which a man may suffer damage without the law being able to compensate him for it. I felt a sense of very great regret that we could not award anything to the leaseholders; but we could not see that any of them had anything of marketable value."

An examination of the papers relating to the case, an opportunity for which was courteously afforded by Charles Olendorf, who so ably conducts that branch of the Corporation Counsel's office that condemns property for schools, parks and municipal buildings, showed that most of the leases were for short terms, the holders of which had not filed claims for compensation. Of those who did appear before the commission by attorney, one withdrew without introducing testimony as to value. The lease in question was for the first floor, basement and cellar of No. 29 Chambers st and No. 5 Reade st. It had only 7 months to run when the city took title, and contained not only a clause for its determination in the event of the building being taken for public use, but also the following: "And it is further agreed that in case of the taking for public uses of the demised premises, or of the building of which they form a part, or any portion thereof, the parties of the first part (the landlord) shall be entitled to receive the entire compensation awarded for such taking."

Not all the leases, however, were of this character. Perhaps the most important was that of the Herring-Hall-Marvin Company for 5 years, from Feb. 1, 1897, of the first floor and basement and part of the cellar of No. 31 Chambers st and No. 7 Reade st, at \$6,100 for the first 2 years, and \$6,600 for the other three, besides \$32 per annum for Croton water, the landlord to pay for improvements to the extent of \$5,000. Another claimant

of the experts who testified on both sides are reprinted from an earlier issue of this paper. All valuations, like the awards, are as of September 18, 1897, the day on which title vested in the city:

Location.	For city.		For property owners.		
	Jno. Davis.	Herbert C. Plass.	Frank Lord.	Alwyn Ball.	Wm. M. Ryan.
35-37 Chambers & 13 Reade.	\$227,878.75	\$215,216	\$347,400	\$363,750	\$368,164
33 Chambers and 9-11 Reade.	219,029.71	209,926	300,000	308,500	312,000
31 " " 7 Reade.	163,748.69	154,540	236,800	249,000	248,826
29 " " 5 " "	163,208.96	153,475	236,800	249,000	248,000
27 " " 3 " "	166,339.12	156,983	239,000	253,700	252,683
25 " " 1 R'de, 21-23 Centre	221,009.93	217,962	373,000	376,000	366,906
23 " " n w cor Centre	77,805.94	75,505	150,000	141,750	151,350
15 Centre st.	40,097.59	39,732
17 Centre st.	38,139.88	36,368
19 Centre st.	27,034.56	25,594	47,680

None of these condemnation cases can now be discussed without revealing some injury done to the property-owner, through unfair laws, and the Hall of Records case is no exception to the rule. Mr. Menken, when giving the reply to the main question reported above, volunteered this statement also: "You can say one thing more in connection with this matter. In my opinion there is a serious defect in the law relating to condemnation proceedings. The commissioners in this case endeavored to award the full market value of the property, and I believe they did so, but there is, nevertheless, a sense of injustice due to the circumstance that claimants must necessarily suffer loss in the expense incurred for the employment of counsel. In the present instance the counsel employed included leaders of the bar, men who could not be expected to give their services for trifling compensation. The commissioners had no power to make allowances to meet this disbursement of the property-owner. In every case of forcible taking of property by the right of eminent domain there should be an allowance of attorney costs for the property-owners."

“Violations”

The Source of the Trouble and How the Difficulty May be Removed.

One hears certain complaints these days about the difficulties attending the ownership of real estate.

Of course, the possession of anything entails trouble, and, as long ago as the days of the Prophets this experience passed into the saying: “He who multiplies possessions increases cares.”

This general bother attached to property is not, however, the only cause of the real estate owner's complaint. He seems to think that of late years he has received more than a proper share of vexation and trouble from the municipality. He is coming to look upon the different departments as so many “trials.” As a consequence that particular form of discontent known as a “grievance” is slowly shaping itself.

Much of this complaint probably has been due, in the main, to the general dullness of the market. Bad times always make irritation and dyspepsia easy. Some of the discontent, however, is, undoubtedly, of a different nature, and arises from conditions that might be amended or removed.

For instance, there is the matter of “Violations.”

The “Violation” in all its present forms is no new thing. The Health Department and the Building Department are branches of the City Government of long standing, and from the first they have been busy with the citizen who in the judgment—good or bad—of their official representatives maintains buildings or endeavors to erect buildings contrary to the requirements of law. But the idea abroad among owners and others to-day, is that the “Violation” has become too numerous; is, in short, an unnecessary vexation, and a direct detriment to the ownership of real estate.

I had an opportunity the other day to talk about the matter with Mr. Eugene Otterbourg, one of the Assistant Corporation Counsel assigned to the Department of Buildings for the Boroughs of Manhattan and the Bronx. If Mr. Otterbourg were not already so taxed with official duties one would wish that all who are interested in this subject of “Violations,” from the public point of view, might have a like opportunity, for no one knows more about it than Mr. Otterbourg. He necessarily devotes a great deal of time to violations, and from his experience he has formed opinions that are at once judicious, liberal and public-spirited.

“Yes,” he assented to a question of mine. “The matter of violations is an important one. Important, mind, in more than one particular, for the architect, the builder and the owner are not the only individuals concerned. There is the public—the safety and health of the community. It would be easy enough to overlook one point at the expense of another. In a subsidiary sense, too, my office here is deeply interested in these violations, for they demand, as you may well believe, no little of our time.”

“What statistics are there bearing on the subject?”

“Well, let us take the years 1898, 1899, and the current year to April 1st. Within that period we received 21,063 cases. In the Boroughs of Manhattan and the Bronx there were certified to the Corporation Counsel for prosecution during the first four months of this year building violations numbering 4,510.”

“That is certainly a great number. What was the history of them?”

“Their history in brief was this, and it will give you a pretty good idea of the volume of work entailed by these violations. In 16,838 cases the law was complied with to the satisfaction of the Department of Buildings, after ten thousand letters had been written, over thirty thousand notices issued, and many legal actions and proceedings in relation thereto had been instituted by the Law Department of this city. This mass of work, of course, lies outside of other duties in connection with this department, my time being mainly consumed in giving legal advice and assistance, attending in Courts of Record as counsel, and giving audiences to the public in relation to their business with this office.”

“What was the nature of these violations?”

“Those for 1899 are typical. They were:

Defective construction, materials, etc.....	5,854
Erecting, altering or removing buildings without permit.....	2,043
Plumbing and drainage	1,057
Light and ventilation.....	291
Fire escape cases	1,796
Unsafe cases.....	104
Defective elevators.....	336
Violations of Chap. 936, Laws 1896, covering floor beams.....	63
Total.....	11,554

“Many of these cases, of course, involved penalties?”

“Yes. But actions to recover penalties brought by the Department of Buildings differ from those usually brought for the recovery of penalties, in that such actions by the Department are mainly for the purpose of bringing about compliance with some provisions of the laws within its jurisdiction.”

“The policy of your department is, then, I take it, a liberal one?”

“Yes. I have maintained, and on more than one occasion asserted, that it is the policy of the law to secure compliance therewith, and thereby provide safe and secure buildings in the City of New York, rather than to collect penalties after violations have been removed and the law complied with, whereupon such actions are almost invariably discontinued, the payment of penalties being insisted on only in case of flagrant violations. Section 505 of the Consolidation Act, as amended, provides:

“The Department of Buildings is hereby authorized, in its discretion, good and sufficient cause being shown therefor, to remit any fine or fines, penalty or penalties, which any person or persons may have incurred, or may hereafter incur, under any of the provisions of this title; but no fine or penalty shall be remitted for any such violation until the violation shall have been removed.”

“This authority has been vested by the Building Code in the Commissioner of Buildings having jurisdiction in the premises.

“In view of the fact that the obeying of the requirements of the building laws generally involves the expenditure of considerable sums of money, it is considered oppressive by the department and the public to enforce payment of the large penalties prescribed by law, in addition to such expenditures required for the removal of the violations, which frequently are but technical, and with which owners of property in many instances are not familiar, and are chargeable with often solely by reason of mistakes and misunderstandings of the law applicable to the particular construction made by their architects, contractors, builders, plumbers or other employees.”

“In your judgment, then, the bringing of suit for penalties is the best way of enforcing the law?”

“No. But it is the most expeditious method under present conditions.”

“How many penalties are collected by the department?”

“Not many. Neither under the present administration nor under the so-called Reform Administration which preceded it. But unless conditions change so as to show a falling-off of violations the prevailing policy not to collect penalties will have to be reversed or relief secured in some other way as a matter of public policy.

“As an illustration of the large number of penalties incurred, of which the office of the Attorney to the Department of Buildings had cognizance in the year 1897, and the small number of cases in which penalties were actually collected, although many actions were commenced for the purpose of enforcing a due compliance with the law, I would call attention to the fact that the record in the Attorney's office shows that while the department during the said year transmitted to the Attorney 5,524 cases for prosecution, and for the removal of violations and the collection of penalties, yet penalties were actually collected in but fourteen cases. The Building Code is declared to be a Remedial Ordinance, and the Chapter of ‘The Greater New York Charter,’ in relation to tenement houses, provides: ‘This Chapter is hereby declared to be a remedial statute, and is to be construed liberally to secure the beneficial interests and purposes thereof.’ I understand my views to be in accordance with those of Thomas J. Brady, Esq., the President of the Board of Buildings of the Department of Buildings, when I say that it is neither for the interest of the city, nor the desire of the department to insist upon the collection of penalties, even if technically entitled to them, when the purpose for which they are imposed has been fully and duly effected. It is the policy of the department, and has been the custom, after a violation has been removed, practically in all cases, to consider the fine or penalty relating thereto remitted.”

“Are so many ‘violations’ as revealed in your figures necessary?”

“They should not be. One explanation therefor, however, may be found in the fact that the laws relating to building steadily grow more numerous and more voluminous. They are being perpetually revised and amended. There is consequently more room for ignorance as well as for unintentional and wilful neglect. A ten-line change in the present law, or a ten-line addition to it, and a thousand violations of a kind in consequence might easily be added to the list. You can easily understand that owners are not over-alert to follow these amendments of the law and comply with them. Some have knowledge of what is required but do not act; others are ignorant and remain inactive until the department arouses them. It is difficult for the department to bring so large a city as New York into strict or reasonable accord with our changing laws. Plan after plan is now submitted to the department not in conformity with the existing law. They are revised and re-revised, and again amended, until they are like Chinese maps. In the end possibly the department itself has to show the applicant in detail what must be done to escape his

here, and in fact are a problem that requires attention."

"What is the remedy?"

"Ah! It is easier to state the difficulty than to suggest a remedy. We may exclaim like the Socialist orator 'Something must be done.' But what? When he is asked what is wrong his answer is 'Everything.' But that isn't a very tangible bill of particulars. It doesn't clear the situation materially. Perhaps the most that one can do is to suggest."

"Well, what would you suggest?"

"In the first place, in my judgment, part of our difficulties arises from the fact that there is too much paternalism in city affairs. We are trying to do more than we should. More than enough is committed to the care of the departments. A greater part of the burden of seeing that our buildings are safe and sanitary should be thrown upon the citizen."

"How can that be accomplished?"

"Increase the responsibility and liability of those who have charge of our building. Concentrate it somewhere. A lawyer, for instance, is licensed. The Appellate Division can deal with any mispractice of his and disbar him if he is guilty. A doctor, similarly, has to qualify for his profession. So has a dentist. A plumber has to be licensed, and his license is subject to revocation in case of any misdeed. Anyone, however, no matter how incompetent, is permitted to make plans and build. His fitness cannot be questioned officially. He may erect the Waldorf-Astoria or put up a tenement house in which the safety and health of hundreds is directly concerned; yet, as I have just said, the plumber who has to deal with only a small part of the building must show that he is qualified before he can 'wipe' a joint!"

"Then your idea is to license the architect?"

"The architect, if you like, or the engineer, or the builder, or all of them. No matter whom, so long as you bar out the incompetent and irresponsible. Make somebody whose identity is certain and whose person may be apprehended without a search warrant, civilly and criminally responsible for full obedience to the law. That person should be examined as to his competency by some proper authority—some recognized architectural society, if that is best. He should be registered. And then it ought not to be possible for any building operation to be undertaken in this city unless put in charge of this licensed architect or builder. The department could hold him for errors or derelictions. Then you could summarily enforce the law as occasion requires it, and I am sure under these circumstances there would not be twenty-five hundred violations where to-day there are twenty-five thousand. Comparatively few mistakes are made in buildings to-day when they are in competent and responsible hands. At present the incompetent are numerous and the irresponsible even more numerous. Often it is very difficult, it is made purposely very difficult, for this department to fix responsibility. Plans are drawn by men who have nothing to do with the actual work of construction. The owner is hidden behind a dummy, and as soon as we try to enforce penalties for flagrant violations of the law the culprit is non est and the property is suddenly transferred to someone else."

"Are the owners always the responsible delinquents?"

"No. In some cases the so-called architects, or private superintendents, are at fault. In other cases it is the contractor or builder. But the owner should be forced to appoint some competent and responsible person to take charge of his work and then he may travel like an Astor if he can, and the department has someone to deal with."

"If this were done—"

"If this were done, one thing more. The criminal law, so far as buildings are concerned, should be made more stringent. To-day somebody must actually be killed before the wrong-doer, in most instances, can be criminally punished. A violation of the building laws should render the perpetrator liable to arrest without the attendant delays of litigation under our Code of Civil Procedure. The matter should be brought within the jurisdiction of the criminal courts. The public interest requires speedy justice. These propositions are given to you merely as suggestions, as one way out of the difficulty. Something, however, must be done, if the laws are to be enforced and this department not swamped with work."

The Andrew J. Robinson Company.

A STRONG LIST OF STOCKHOLDERS.

The Andrew J. Robinson Company has been incorporated under the laws of this State, to carry on the business of builders, and its office has been located at No. 123 East 23d st, formerly occupied by Robinson & Wallace. Among the stockholders are Joseph Milbank, Charles T. Barney, Andrew Thompson, Stephen Kelly, Stephen H. Tyng, Jr., Stuyvesant Fish, R. H. L. Townsend, Dr. Eugene A. Hoffman, N. B. Sanborn, Clinton W. Starkey, Nelson G. Ayres, Alfred B. Maclay, Dunlevy Milbank, Dr. James A. Bennett, Henry O. Hiscox, Edward S. Clinch, Frank C. Poucher, Dave Hennen Morris, A. H. Morris and John P. Haines. Mr. Edward S. Clinch has been elected President of the Company; Mr. Stephen H. Tyng, Jr., its Vice-President; Mr. Frank C. Poucher, its Treasurer, and Dr. James A. Bennett, its Secretary, and Mr. Andrew J. Robinson has been appointed its General Manager.

The company has already secured important contracts which were awaiting its organization, and enters at once into active business.

Real Estate Market.

The following are the comparative tables of Manhattan and the Bronx of the Conveyances, Mortgages and Projected Buildings for the corresponding weeks of 1899 and 1900:

CONVEYANCES.			
1900.		1899.	
May 3 to 9, inc.	Total No. for Manhattan	May 4 to 11, inc.	Total No. for Manhattan
260	300	300	300
\$2,217,271	\$2,938,575	\$2,938,575	\$2,938,575
139	163	163	163
Total No., Manhattan, Jan. 1 to date...			
1900.		1899.	
4,159	4,514	4,514	4,514
\$38,977,553	\$61,896,061	\$61,896,061	\$61,896,061
Total No. for The Bronx, Jan. 1 to date...			
1900.		1899.	
120	126	126	126
\$327,775	\$472,313	\$472,313	\$472,313
71	61	61	61
Total No., The Bronx, Jan. 1 to date...			
1900.		1899.	
1,647	1,771	1,771	1,771
\$4,299,299	\$5,385,125	\$5,385,125	\$5,385,125
Total No., Manhattan and The Bronx, Jan. 1 to date.....			
5,806		6,285	
Total Amt., Manhattan and The Bronx, Jan. 1 to date.....			
\$43,276,652		\$67,281,186	

MORTGAGES.			
1900.		1899.	
Manhattan.	Bronx.	Manhattan.	Bronx.
307	102	395	157
\$6,740,763	\$373,728	\$7,686,480	\$1,507,825
119	45	148	76
\$1,764,388	\$125,405	\$1,663,477	\$698,625
92	52	105	73
\$2,579,875	\$221,565	\$2,849,748	\$481,500
96	5	142	8
\$2,396,500	\$26,760	\$3,173,255	\$327,700
82	7	107	49
\$3,356,128	\$51,800	\$3,715,898	\$876,000
Total No., Manhattan, Jan. 1 to date...			
1900.		1899.	
4,387		5,176	
Total Amt., Manhattan, Jan. 1 to date..			
\$113,913,552		\$140,892,147	
Total No., The Bronx, Jan. 1 to date...			
1,609		2,181	
Total Amt., The Bronx, Jan. 1 to date..			
\$9,755,821		\$13,135,147	
Total No., Manhattan and The Bronx, Jan. 1 to date.....			
5,996		7,357	
Total Amt., Manhattan and The Bronx, Jan. 1 to date.....			
\$123,669,374		\$154,027,294	

PROJECTED BUILDINGS.			
1900.		1899.	
Manhattan.	The Bronx.	Manhattan.	The Bronx.
36	30	77	38
Grand Total.....			
66		115	
Total Amount:			
Manhattan.....		\$1,534,280	
The Bronx.....		212,315	
Grand Total.....			
\$1,746,595		\$3,184,850	
Total Amount Alterations:			
Manhattan.....		\$163,695	
The Bronx.....		21,500	
Grand Total.....			
\$185,195		\$148,681	
Total No. New Buildings:			
Manhattan Jan. 1 to date.....		369	
The Bronx, Jan. 1 to date.....		309	
Manhattan-Bronx, Jan. 1 to date....			
678		1,941	
Total Amount New Buildings:			
Manhattan Jan. 1 to date.....		\$19,569,060	
The Bronx, Jan. 1 to date.....		2,673,335	
Manhattan-Bronx, Jan. 1 to date....			
\$22,242,395		\$48,479,952	
Total Amount Alterations:			
Manhattan-Bronx, Jan. 1 to date....		\$2,234,792	
		\$2,217,734	

Richard V. Harnett & Co. have a very important partition sale for 23d inst., when a large amount of property, much of it investment, will be offered. This includes parcels on Front, Pearl, Washington, Barclay, Murray, West, Harrison, East 10th, East 17th, 92d and 93d sts, 1st av and Av A, some of them corners, or otherwise located with especial advantage. The list, together with dimensions of the several lots and plots, and descriptions of improvements thereon, will be found in our business pages, and the following will supply book maps, terms of sale, etc.: The auctioneers, Nos. 71 and 73 Liberty st; Peter B. Olney, referee, No. 31 Nassau st; Wells, Waldo & Snedeker, attorneys, No. 34 Nassau st, and Wm. B. Harris, attorney, No. 238 Broadway.

Richard V. Harnett & Co. announce a number of other important sales at auction for the coming and following week: Tuesday next they will offer a large plot with business buildings thereon, forming the northeast corner of Fulton and Gold sts, and the whole occupied as stores and for manufacturing. On Thursday next they will sell the following: Northwest corner of Bleeker and Macdougall sts, No. 47 Charles st, No. 393 Bowery, Nos. 202 and 204 6th st, and 31 plots at Saxon's Neck, Bay Shore (Islip), L. I. For the 22d inst. this firm announces the sale by order of the United States Trust Co., as substituted trustee, for the estate of Matthew Byrnes, deceased, a large amount of 3d av property, including the northwest corner of East 37th st and the northwest corner of East 69th st. For this sale, Rollins & difficulty. These violations have become a supreme tax upon us

Rollins, attorneys, No. 32 Nassau st, will supply particulars. The auctioneers may be applied to for maps and full descriptions of any or all of the properties mentioned. General descriptions, etc., are given in the notices of the sales on other pages of this issue.

Bryan L. Kennelly's auction announcements for the coming week, given elsewhere in this issue, embrace a considerable amount of fine property. First among this are the lots on the Orphan Asylum block, on 5th av and 52d st. The new building of the Union Club is located on this block, and a number of well-known people have bought sites there for aristocratic residences for their own occupation. Some of the lots to be sold enjoy valuable easements, which are indicated on the diagram given on another page of this issue. Taken altogether it must become one of the very best resident blocks in the city. These lots will be sold on Wednesday next, on which day, also, two important 6th av parcels, belonging to the Cantrell estate, will be offered. They are Nos. 626 and 628 6th av; 4-sty brick buildings, on lots about 20x100 and 20x60, severally. On Tuesday next the same auctioneer will offer the dwelling properties, No. 128 West 71st st, No. 159 West 93d st, this city, and No. 366 McDonough st, Brooklyn. For further particulars readers are referred to the auctioneer's announcement in this issue, and to the auctioneer himself, at No. 7 Pine st.

William M. Ryan will sell at auction on 22d inst., 148 building lots, located outside the fire limits, as laid down in the Building Code, on Tremont av, Southern Boulevard, Daly av, Elsmere pl and Fairmount pl. The property is conveniently situated, near all the transit lines, including the new rapid transit road. Titles will be guaranteed free of cost to purchaser by Title Guarantee and Trust Co., and liberal terms are offered. Other particulars will be found on our business pages, and Leitner & Marks, 3d and Wendover avs, Wm. E. Brooker, Tremont av, and the auctioneer, at No. 149 Broadway, will furnish maps and full particulars.

Attention is directed to the offer on another page of this issue of a valuable plot of ground and water front at First av and 36th st, and extending to the East River. The frontage is 333 feet on 36th st and 46.3 feet on First av and the river. The plot and water front, with bulkhead and wharfage rights, is for rent for a term of years, and the owner will alter or improve same to suit tenant. Dealers in building materials, coal or other business interests requiring centrally located quarters with good water front will do well to get particulars from Mr. Henry Keale, No. 27 William st.

Peter F. Meyer, as stated in our business pages, will sell at auction on Wednesday next, 16th inst, the 4-sty brick dwelling with lot, No. 259 West 42d st. Foster & Speir, attorneys, No. 52 Wall st, and the auctioneer, at No. 111 Broadway, will furnish maps, etc.

Leonard Moody R. E. Co. announce the absolute sale of the dwelling No. 557A Halsey st at 189-191 Montague st, Brooklyn, on Tuesday next. The auctioneer's address is No. 20 Court st, Brooklyn.

IMPORTANT BROOKLYN SALE.

Wm. P. Rae, under the direction of Geo. E. Lovett & Co., will sell at the Brooklyn Exchange, Nos. 189-191 Montague st, on 24th inst., five valuable properties in partition. These properties are the fireproof building, Nos. 544 and 546 Fulton st, Nos. 2, 4 and 6 Flatbush av, and Nos. 2, 4 and 6 Nevins av, the 3-sty brick and iron building Nos. 366 and 368 Manhattan av, corner Greenpoint av, 5-sty and cellar brick building Nos. 437-445 Carlton av, eight 1-sty stores and three dwellings on Flatbush av, at the junction of Schermerhorn st, and five 1-sty stores Nos. 2698-2708 Atlantic av. It is said of these offerings that they are peculiarly attractive, not solely on account of their intrinsic investment value, but for the opportunities they afford business firms to establish permanently in locations which are acknowledged as the trade centres of their respective sections. Sixty per cent. of purchase money may remain on mortgage at 5 per cent. for three years. Our business pages, Mayer & Hyde, attorneys, No. 189 Montague st, Wm. P. Rae, auctioneer, No. 201 Montague st, or Geo. E. Lovett & Co., Nos. 28 and 30 Court st, all of Brooklyn, will furnish maps and other details.

Gossip of the Week.

SOUTH OF 59TH STREET.

34th st, No. 39 West, between 5th and 6th avs, 4-sty and basement dwelling, lot 24x98.9, and the abutting property, No. 56 West 35th st, a 3-sty and basement dwelling, lot 20x98.9; seller, the estate of Mary A. Van Ness; brokers, Richard V. Harnett & Co. The buyer is the Arts Realty Co., organized and controlled by members of the National Arts Club. After undergoing alterations, in accordance with plans by Charles R. Lamb, the premises will be leased and occupied by the club, in connection with its present leased quarters, at No. 37 West 34th st. The club was formed about a year ago, chiefly for the purpose of giving exhibitions in painting, sculpture and the industrial arts,

and is now holding its ninth exhibition, the exhibit consisting of artistic leather work, which will be followed this month by a memorial show of the works of Wm. Hamilton Gibson, the illustrator. The club's housewarming took place last October; its membership at present is 1,100. George B. Post and Charles De Kay are president and secretary, respectively. The new premises were acquired particularly for the purpose of securing additional exhibition galleries. The asking price of the premises was \$140,000. Not long since the club was negotiating for several upper floors in the building under construction on the Hotel Royal site, at 6th av and 40th st. The acquisition of the Van Ness houses was, of course, an ideal solution of the question of quarters, as regards location. The Waldorf-Astoria is only a few steps away, in 5th av, as are also the New York Club and the old Stewart Mansion, formerly occupied by the Manhattan Club.

92d st, No. 288 West, 6-sty elevator apartment house, 50x87x100; seller, W. C. Strange; buyer, Minnie Megrue; broker, F. R. Wood & Co. and M. E. Hewitt & Co.; price, about \$120,000. The seller takes in exchange, at \$18,000, the 4-sty dwelling, 16x60x90, No. 508 West 142d st; at \$16,000, the 4-sty dwelling, 16x60x99.11, No. 523 West 141st st; at \$16,000, the 3-sty dwelling, 16.6x55x100.5, No. 144 East 53d st, and out of town property. Mr. Strange bought the apartment house, through F. R. Wood & Co., last month, in exchange for eight lots on St. Nicholas pl and Edgecombe road, and title has not yet passed. The house was completed not long since by Emilio Vigna, by whom it was sold to Mr. Strange.

5th av, southeast corner of 17th st, new 9-sty office and loft building, plot 22.8 on av, x116.10 on st, x117.11x20; seller, Henry Corn; buyer, A. D. Juilliard, who gives in exchange part of the old Cossitt property, at Weehawken, N. J.; brokers, Frederick Southack & Co. Mr. Corn bought the site in December, 1895, for \$165,000. The store is occupied by one of the express companies, which for 25 years were located on the east side of Broadway, at 22d st, in the Phil Kearny estate's buildings, and which were un-housed on May 1, because the estate's agent concluded that conditions in that part of Broadway had become so far modified that he would now be able to select for the stores tenants who would not, by littering up the sidewalk, reduce the rental value of the upper floors.

5th av, No. 87, 4-sty and basement dwelling, lot 29.10x116.10; seller, the Robert G. Remsen estate. The late Mr. Remsen took title to a one-half interest in 1874, for an expressed consideration of \$44,500. The parcel adjoins the old Lorillard property, at the northeast corner of 16th st, which was sold last November by James D. Butler to Leo Wise, who has a 10-sty building under construction. The brokers in this week's transaction were E. A. Cruikshank & Co. and Frederick Southack & Co. The buyer is announced to be a builder, and the name of Henry Corn has been suggested, a suggestion which may possibly have arisen from the circumstance that he figures this week in the sale of the southeast corner of 5th av and 17th st. Frederick Southack & Co. invariably conduct his negotiations.

52d st, south side, 100 feet east of 5th av, two lots, each 25x100.5; sellers, the Barney-Sheldon syndicate; brokers, Whitehouse & Porter. This transaction leaves six of the Orphan Asylum lots unsold, five on the av, at 52d st, and one on 52d st. These, as announced elsewhere, will be sold at auction by Bryan L. Kennelly on May 16, unless meantime disposed of at private contract. An offer was submitted on Thursday for the five avenue lots by a syndicate which purposes to erect an apartment hotel. The Barney Sheldon syndicate signed the contract between Christmas and New Years, for the purchase, at \$2,450,000, of the Orphan Asylum property, and are to take title on September 1. The work of removing the old building, rock, etc., is now in progress. It is understood that the syndicate's profit on the lots so far resold—all except six—is \$320,000. Since the foregoing was written Pease & Elliman have sold to Henry D. Babcock the lot in 52d st, 75 feet east of Madison av, 25x100.5.

Madison av, No. 239, between 37th and 38th sts, 4-sty brownstone front dwelling, lot 25x100; sellers, Martin & Bro. The property was bought in November from the Mary A. Phipps estate for an expressed consideration of \$77,500. It is understood that about \$15,000 was spent in the improvements made by Martin & Bro., and that the price they receive is in the neighborhood of \$125,000. At the corner of 38th st is the South Church, the rectory of which is set back from the sidewalk about 30 feet, leaving that much of the northerly wall of the Phipps house exposed. This part of the wall contains windows which look out upon the church parking.

47th st, No. 314 West, 3-story brk dwelling, 25x100; seller, Mrs. Jane Howard; broker, Delancey T. Smith.

18th st, No. 436 East, lot 25x92; seller, Florence Beekman; broker, E. A. Cruikshank & Co.

William st, No. 191, lot 23x about 60, with 4-sty building; sellers, I. S. & M. S. Korn and Ottinger Bros.; buyer, William Zinsser.

34th st, No. 27 West, 4-sty dwelling, lot 25x100; seller, Mrs. A. L. Loomis; brokers, Whitehouse & Porter.

Houston st, No. 76 West, between the Bowery and Elizabeth st, lot 22x about 77, with old building; seller, the Brown estate; buyers, George J. Kenny & Bros., whose office is at No. 80.

Bank st, Nos. 112 to 116, plot 75x about 95, with old buildings; seller of Nos. 112 and 114, George B. Deane; of No. 116, Ameline

J. Schmersahl; broker, B. F. Hillery. The buyer will erect a factory.

52d st, No. 67 East, 3-sty dwelling, lot 14.1x100.5; seller, T. Addison Richards; buyer, Rev. Dr. J. Newton Perkins, who owns and resides at No. 65.

8th av, Nos. 975 to 979, three old 6-sty tenements, plot 75x100; seller, Mrs. Eliza Wilcox; buyers, Mandelbaum & Lewine.

19th st, No. 330 West, lot 25x92, with old building; sellers, Jackson & Stern, who recently bought from Minnie Fernback; buyers, Monk & Gillies, who will build a 6-sty tenement.

19th st, Nos. 310 and 312 East, plot 42x94, with two 3-sty dwellings; sellers, Jackson & Stern; buyers, Jacobs & Margowitz, who will build.

NORTH OF 59TH STREET.

117th st, Nos. 351 to 355 West, 6-sty elevator apartment house, the Midlothian, 75x90.4x100.11; seller, Judson Lawson; buyer, the Havemeyer estate, which gives in part payment No. 324 Canal st, a 4-sty business building, on a lot 25x98; brokers, Ogden & Clarkson. The Midlothian contains thirty-six suites of five and six rooms, with bath, there being six families to the floor. The rents range from \$38 to \$40 a month, producing a gross annual rental income of \$16,500. The Midlothian and the Endymion, on the opposite side of the street, also a 6-sty building, but containing 25 feet more of frontage, were completed by Mr. Lawson in the spring of 1899. The Endymion was sold last October to the C. S. Reynolds estate, the 5-sty business building, No. 120 William st, being taken in part payment. The coincidence that both apartment houses were disposed of for permanent investment in exchange for antiquated premises, is typical of the manner in which, practically without exception, new elevator flats are being taken off the market. Certainly, neither of the estates in question nor Mr. Lawson is suspected of having been forced by financial exigencies into a trade that was not wholly advantageous to each of the contracting parties. It is, therefore, also a suggestive circumstance that Mr. Lawson, in each transaction, selected business property as the barter element; the William st property was promptly resold this spring. Both the Midlothian and the Endymion contain a constructional feature that has been copied in many later elevator flats. The entrance hall is only 1-sty high, the space above being reserved for light and air. Both houses, as soon as opened, met with immediate success in securing tenants. In speaking of this matter, Mr. Lawson said: "In the Midlothian, I made the mistake of giving preference to newly-married couples. The result is that I have just now three suites vacant. Young married couples nowadays tire of house-keeping after a few months, and by the time the year's lease is up the wife generally concludes that she has earned a long rest." The Midlothian and the Endymion illustrate the exceptional profits accruing to operations undertaken at the time when electric power for elevators was being introduced into the streets in Harlem, and when building materials were cheap. It would cost to-day a third more to reproduce the buildings, and, while the site of the Midlothian cost \$10,000 a lot, corresponding inside lots in 118th st, between the same avenues, sold this spring for \$14,000 each, so that the "unearned increment" on this one site alone in something over a year is \$12,000.

125th st.—D. H. Scully, in conjunction with C. W. Gaylor, has sold the four 4-sty brownstone apartment houses Nos. 9 to 15 West 125th st, on plot 75x100, adjoining the Young Men's Christian Association building, for John J. Roberts to Samuel Greene, at \$150,000. Mr. Roberts takes in exchange the property known as Schuyler Gardens, on the Eastern Boulevard and Throggs Neck road, comprising 400 lots, which will be immediately subdivided and placed upon the market. The 125th st houses were bought by Mr. Roberts, through D. H. Scully, last fall, in exchange for the St. Benvenue apartment house in 116th st. Another sale in 125th st, in the same block, was that of Nos. 63 and 65 West, two 4-sty stores on lot 25x99.11, concerning which however, the particulars are not known. The owner of record is Jane E. Halligan. These transactions are particularly interesting, in view of the unusual show of activity which the south side of 125th st, in the shopping district, is manifesting at the moment. Geo. Ehret, for example, has just completed a taxpayer on a plot adjoining Koch's drygoods store, which he has held several years unproductively, and a couple of other similar building operations are under way. The quit claim deed recorded this week affecting the block in 7th av, from 125th to 126th st, merely represents a readjustment of interests among the heirs of the late Henry Schubart. At an executor's sale, held last October, it will be remembered the block was struck down at \$415,000 to Mr. Schubart's son-in-law, I. Steinhardt.

Edgecombe av, No 106, 3-sty private house, 16x55x82; seller, the Riverside Building Co (Clarence True); brokers, Jesse C. Bennett & Co.

139th st, No. 309 West, 3-sty private house, 17x55x100; seller, the Riverside Building Co; buyer, Chas. Youngs; brokers, Jesse C. Bennett & Co.

74th st, No 116 West, 4-sty private house, 20x65x100; seller, Wm. J. Crenshaw; buyer, Victor Cadieux, of N. J.; brokers, Jesse C. Bennett & Co. Neither this, nor the foregoing two transactions by Jesse C. Bennett & Co., contain any element of trade. Three brokerage reports of this kind from one firm in one week indicate that the investment demand for good dwellings continues to be maintained.

Broadway, northeast corner of 148th st, plot of two lots; buyer, Samuel McMillan; brokers, Hall J. How & Co.

118th st, Nos. 11 to 17 West, four new 5-sty flats, plot 100x100.11; sellers, John Fish & Son; price, \$106,000.

1st av, Nos. 1567 and 1569, between 81st and 82d sts, two 5-sty flats with stores, plot 51.8x irregular; seller, Peter Doelger, the brewer, who takes in exchange a West Side corner property, each property entering the trade at \$50,000.

Amsterdam av, Nos. 1330 to 1334, two 5-sty flats, 75x100; seller, J. V. Halk; buyer, Mrs. Hopfensack; broker, Henry F. Specht; price, \$70,000.

134th st, No. 679 East, 2-sty English basement brick dwelling, lot 25x100; seller, Martin Geiszler; broker, George J. Stricker; price, \$8,500.

108th st, No. 202 East, 4-sty double tenement with stores, 25x88; sellers, S. Epstein and M. Solomon; brokers, G. Tuoti & Co.; price, about \$13,000.

1st av, No. 2344, lot 25.3x100, with frame building; seller, Philippine Weber; broker, W. P. Mangam.

75th st, No. 109 East, 5-sty double flat, 27x100; seller, a Mr. Cohen; buyer, a Mr. Gumbt; broker, L. Weil; price, \$27,750.

127th st, Nos. 277 and 279 West, two 4-sty double flats, 50x90x100; buyer, Louis W. Dinkelspiel; price, \$50,000.

126th st, No. 16 West, 3-sty and basement dwelling, 20x60x100; buyer, James T. Barry, who has sold the 4-sty flat, 27x87x100, which he recently completed at No. 1230 Fulton av, in the Bronx.

76th st, No. 24 East, 4-sty dwelling, lot 20x100; seller, Nathan Hofheimer; brokers, Henry D. Winans & May.

129th st, No. 166 East, 4-sty house, lot 35x100; seller, Charles B. Tooker, President of the Harlem Savings Bank; broker, W. P. Mangam.

70th st, No. 204 West, new 6-sty, two-family, apartment house, 45x88x100.5; seller, Andrew J. Kerwin.

THE BRONX.

Prospect av, No. 756, east side, 145 feet north of 156th st, 3-sty frame dwelling, 22x60, on lot 25x100; seller, Peter J. Cooney; buyer, Theresia Loeble; brokers, Neubeck & Busher; price, \$8,000.

Anthony av, No. 1807, 2-sty frame dwelling; seller, B. Lynch; buyer, Mrs. Lina Helmuth; broker, B. A. Maclaire.

Valentine av, No. 2021, 2-sty frame dwelling; seller, Mrs. J. Harper; buyer, Mrs. M. D. Josephson; broker, B. A. Maclaire.

158th st, north side, 100 feet west of St. Ann's av, four lots; sellers, M. L. & C. Ernst; buyer, Adolph Hupfel; broker, Phillip Jeselson.

REAL ESTATE NOTES.

Ogden & Clarkson, real estate agents and brokers, continue their business at No. 127 5th av and No. 7 Pine st.

Adelson & Stone, real estate operators, have removed their offices from 95 Liberty st to the new building No. 135 Broadway, corner of Cedar st.

W. Wallace Detrick, broker and agent, has removed his office from No. 129 West st to 2340 7th av., corner of 137th st. Mr. Detrick's specialty is the management of estates.

Adams Bros. have remodeled the building No. 47 West 28th st, and leased same for ten years to the New York Clipper. Messrs. Adams have removed their offices to No. 1123 Broadway, Townsend Building.

J. W. Farrington, the well known and successful renting agent, of No. 131 Columbus av, has secured charge of the renting of the new Warwick Arms, on the northwest corner of Columbus av and 80th st. There are two suites of seven and eight rooms on each floor and the rents range from \$1,600 to \$2,200 per annum.

Chas. E. Duross has leased the second loft in the Herring Building for five years to the Murcotte Candy Co.; also the building No. 179 Christopher st to the United Metal Manufacturing Co. for three years at \$1,200 per year, and the building No. 134 10th av for a term of years to Samuel Dreyer, cornice manufacturer.

Pease & Elliman have been appointed agents for the 12-sty Iroquois family apartment hotel at Nos. 49 to 53 West 44th st, which, as was reported last week, has been leased by the builder, the Seaboard Realty Co. (Irons & Todd), to Albert T. Foster for 21 years at \$43,000 per year, net. The building will not be finished before fall.

Kahn & Baumann, of No. 1420 5th av, northwest corner of 116th st, negotiated the recent sale of said premises to D. W. Wehrenberg, who will make alterations to cost \$10,000, adding two stores. They also sold No. 507 Manhattan av to Bernard Freund and have remodeled No. 1730 Madison av., inserting stores, etc. The latter work was done by Chas. Tayler.

Nathan Weiss, for the last five years with Julius Friend, has started business on his own account, with offices at No. 757 Broadway, corner of 8th st. The sale, rental and management of business property will receive careful attention from Mr. Weiss.

The fire ruins of the factory on Amsterdam av, Hamilton pl and 143d st, has for weeks been a source of great trouble to passersby. The sidewalks are impassable, and broken leaders are menacing. A few days' work would clear away the rubbish. The nuisance is aggravated by the roadway being open for work on the trolley, necessitating a wide detour to pass the property.

Building News.

DWELLINGS.

77th st, south side, 200 feet west of Central Park West; Charles P. H. Gilbert, No. 1123 Broadway, has plans under way for a brick and stone dwelling to be erected here for J. F. Cullman, of No. 175 Water st.

49th st, north side, east of Madison av, three 5-sty brick and stone dwellings, one 20 and two 22 feet front; cost, \$28,000 and \$31,000, respectively; Charles Buek, No. 109 West 42d st, owner and builder; Charles Brendon, No. 109 West 42d st, architect. This corrects error in our last issue.

APARTMENTS, FLATS AND TENEMENTS.

129th st, south side, 259 feet east of 8th av. Simon Haberman, who purchased the plot, 100x99.11, at this location in 1899, has started to excavate, and will improve his purchase by the erection of 7-sty elevator apartments; G. A. Schellenger, No. 130 Fulton st, has been his architect in previous operations.

36th st, Nos. 124 and 126 West, 5-sty brick and stone flats; J. B. Snook & Son, No. 261 Broadway, architects.

Harry E. Jacobs, No. 16 East 23d st, has plans on the boards for a 7-sty brick and stone apartment house, two families on a floor, on a lot 50x100; cost, \$80,000. The apartments will contain eight rooms and bath, and instead of the usual light shaft there will be an interior court, 20x30.

76th st, south side, and East River, 3-sty brick and stone East Side House Settlement; East Side House Settlement (Everett P. Wheeler, President, 21 State st), owner; Howells & Stokes, 47 Cedar st, architects.

MISCELLANEOUS.

Broadway, west side, between 29th and 30th sts; Brun & Hauser, No. 1125 Broadway, have drawn plans for a marble entrance to Weber & Fields' music hall; John Langley, No. 168 West 25th st, has the contract.

County Court House, City Hall Park. The work of altering this building will probably be started this summer; it will be under the supervision of the judges of the Supreme Court, who are authorized to spend \$1,000,000. The work will include the altering of the entire plumbing, and probably an additional story and the adding of a new wing. The architect has not been selected.

Van Cortlandt Park, 2½-sty frame skate and golf house, 30x120; cost, \$20,000; City of New York, Dept. of Parks, Borough of Bronx, owner; Daniel Ulrich, Engr. in Chief of Dept. of Parks, Claremont Park, New York City. Appropriation not yet made; bids will be advertised for.

ESTIMATES RECEIVABLE.

5th av and Madison av, 100th to 101st st, new hospital; Mt. Sinai Hospital, owner; Arnold W. Brunner, No. 36 Union square East, architect, is taking estimates, and C. T. Wills, R. Deeves & Son, I. A. Hopper & Son and Jacob A. Zimmermann are figuring.

By the Board of Education, corner Park av and 59th st, until May 21, at 4 p. m., for alterations, repairs, etc., at Public Schools 4, 12, 13, 21, 22, 25, 31, 79, 88, 108, 136 and 180, Manhattan; also for sanitary work at Public School 6, Borough of Richmond; and for erecting new school No. 128, Brooklyn. Plans and specifications may be obtained at the estimating room of the Board.

By the Department of Correction, No. 148 East 20th st, until May 24, at 11 a. m., four bakers' ovens and bakers' machinery in the Penitentiary, Blackwell's Island. Plans and specifications may be seen at the office of the Department, or at the office of Horgan & Slattery, architects, No. 1 Madison av.

Weil & Mayer, No. 35 Nassau st, are taking estimates on masonry for the following 6-sty tenements: No. 528 10th av; Broome st, northeast corner of Mulberry; 8th av, northeast corner of 17th st, and 2d av, southeast corner of 1st st. Schneider & Herter, Bible House, are the architects.

By the Treasury Department, Washington, D. C., May 22, at 2 p. m., for the installation of engines and generators for the U. S. Immigrant Station, Ellis Island, New York Harbor; also until 2 p. m., June 11, for the installation of a wiring system for the U. S. Mint Building at Philadelphia, Pa., in accordance with the drawings and specifications, copies of which may be obtained at the office of the Superintendent of Construction or of James Knox Taylor, Supervising Architect, Washington, D. C. The Department has extended the time for opening the bids for the construction (except heating apparatus, electric wiring and approaches) of the extension to the U. S. Temporary Post Office building at Chicago, Ill., to June 12, at 2 p. m.

By the Bureau of Yards and Docks, Navy Department, Washington, D. C., Mordecai T. Endicott, Chief of Bureau, until May 26, at 1 p. m., to construct a brick and steel power house, 86x100, with 150-ft. steel stack, at the Navy Yard, New York. Plans and specifications may be obtained of Commandant, Navy Yard, New York.

By the Department of Parks, at the Arsenal, Central Park, until May 18, at 11 a. m., for the centre pavilion of the Eastern Parkway elevation of the Brooklyn Institute of Arts and Sciences. Plans and specifications may be seen at the office of the board, or McKim, Mead & White, No. 160 5th av; also for regulating, grading and paving the roadway of Bay Ridge Parkway from 4th av to present Shore Drive, and for constructing two stone archways under 2d and 3d avs, Brooklyn.

By the Department of Sewers, Nos. 13 to 21 Park row, until May 16, at 12 m., for sewers in Kingsbridge road, from Webster av to Valentine av, with branch in Fordham road to Valentine av, with branch in Fordham road from Kingsbridge road to Valentine av; also in Kelly st, from Intervale av to Westchester av.

Estimates are being taken on the mason work for the brick and stone church to be erected at the corner of Carroll st and 6th av, Brooklyn. Rev. Father Hickey, pastor; T. F. Houghton, No. 213 Montague st, architect.

3d av, No. 23 West, alteration to 4-sty store and loft building; J. W. Cole, No. 403 West 51st st, architect; John Maher & Son, No. 119 West 34th st, general contractors, desire estimates on painting, roofing and iron-work. They also want estimates on trim for the building No. 420 5th av, southwest corner of 38th st.

CONTRACTS AWARDED.

77th st, No. 37 East, 4-sty and basement dwelling, 32.6x70; Paul L. Ford, No. 247 5th av, owner; Henry R. Marshall, No. 3 West 29th st, architect. The general contract has been awarded to Crow & Taylor, No. 287 4th av.

The masonry contract for the following 6-sty tenements has been awarded by Weil & Mayer to the James D. Johnson Co.: Corner of White and Baxter sts; Nos. 53 to 57 Morton st; Nos. 606 to 610 East 13th st, and No. 58 East 3d st. Schneider & Herter, Bible House, are the architects.

The contract for the erection of the boiler house, restaurant, laundry and part of the covered walks at Ellis Island, has been awarded by the Treasury Department to Louis Wechsler, No. 1133 Broadway, on his bid of \$135,400. Boring & Tilton, No. 32 Broadway, are the architects.

The contract for improving the sanitary condition of public schools were awarded as follows: No. 39, to William A. Soles, on his bid of \$1,526; No. 73, to J. J. Deady, at \$789; No. 135, to James Fay, at \$999; Annex to Boys' High School, to Thomas Brady for \$1,490. James Harley & Co. received the contract for sanitary work in new school No. 122, Brooklyn, at \$13,885.

28th st, No. 40 West, 5-sty store and office building, 25x89.3; M. H. Goodkind, owner; Buchman & Fox, No. 11 East 59th st, architects. The old building is now being torn down and the following contracts have been awarded: Masonry to Walter Reid & Co., No. 156 5th av; carpentry to Fountain & Choate, No. 114 East 23d st; and iron to Christian Hafers, No. 407 West 37th st.

5th av, southwest corner of 38th st, 6-sty bachelor apartment house, 19.10x103; Charlotte Weatherby, owner; Herts & Tallant, No. 32 West 28th st, architects. The general contract has been awarded to Samuel I. Acken & Sons, No. 2 West 14th st. Excavating has been started.

Vestry st, southeast corner of Hudson st, 6-sty warehouse, 75x100; Samuel Weil, owner; Louis Korn, Nos. 37 and 39 Maiden lane, architect. The general contract has been awarded to J. H. Deeves & Bro., No. 287 4th av.

ALTERATIONS.

54th st, No. 157, alteration to brick and stone stable; cost, \$15,000; S. R. & Daniel Guggenheim, 30 Broad st, owners; Herts & Tallant, 32 West 28th st, architects.

40th st, No. 232 East, 5-sty extension to dye-house; Rees & Rees, No. 232 East 40th st, owners; Frank A. Rooke, No. 489 5th av, architect.

75th st, No. 15 East, alteration to 4-sty brick and stone dwelling, consists of changing high stoop to American basement; cost, \$2,000; W. W. Hall, 11 East 42d st, owner and builder; Welch, Smith & Provot, 11 East 42d st, architects.

34th st, No. 39 West, through to No. 56 West 35th st. The Arts Realty Company, composed of members of the National Arts Club, will make a general interior alteration to these buildings, which upon completion will be leased to the Club; Charles R. Lamb, No. 23 6th av, will draw the plans.

BROOKLYN.

East 14th st, Prospect Park South, 2½-sty frame dwelling, 32x40; cost, \$8,000; W. S. Liptrott, owner; H. R. Brewster, 45 Exchange pl, N. Y. City, architect.

5th av, east side, between 48th and 49th sts, eight 4-sty brick flats with stores; David W. Dazian and David Goodman, owners; Montrose W. Morris, Nos. 45 and 47 Exchange pl, architect; estimates are being taken by The Leopold Kahn Co., No. 93 St. Nicholas av, N. Y.; they desire estimates on separate contracts and invite Brooklyn contractors to bid. Plans and specifications may be seen at their office, or at the office of the architect.

Classon av and Douglass st, four 4-sty brk and stone flats, 25x60; cost, \$20,000; Henry Roth, 1058 Broadway, owner; H. Vollweiler, 483 Hart st, architect (plans only).

Portland av, west side, 97 south of Park av, 3-sty brick and stone blacksmith shop and flats, 20x55; cost, \$6,000; J. Haller, on premises, owner; H. Vollweiler, 483 Hart st, architect (plans only).

Russell pl and Herkimer st, alteration to 1-sty frame church; cost, \$3,000; Russell Place Methodist Episcopal Church, owner; A. White Pierce, 1127 Flatbush av, architect.

East 13th st, near Av D, 2-sty frame dwelling, 18x33; cost, \$3,000; Geo. Coonee, 675 Vanderbilt av, owner; I. D. Isham, 1194 Flatbush av, architect.

OF INTEREST TO THE BUILDING TRADES.

The firm of Bigelow & Wallis, architects, of No. 1123 Broadway, has, by the admission of Mr. Cotton in the firm, been changed to Bigelow, Wallis & Cotton.

Meetings will be held at the Building Trades Club next week as follows: Monday at 7.30 p. m., Eastern Electrical Appliance Association; Thursday 8 p. m., Tile, Grate and Mantel Association.

Emil Spindler, plumber, steam and gas fitter, of No. 362 8th av, corner of 28th st, has for the convenience of a growing clientele added a telephone. His call is 2769 38th. Mr. Spindler is an experienced and conscientious worker.

The old buildings at Nos. 63 to 67 West 45th st are being torn down and work will be started at once on the two 9-sty apartment houses which will be erected by the owners, G. C. and J. G. Weber of No. 63 and W. Rafel of Nos. 65 and 67.

The plans of George Cary, of Buffalo, have been selected for the New York State building at the Pan-American Exposition; the building will cost \$125,000. Green & Wicks, of Buffalo, and York & Sawyer, of New York City, were awarded prizes.

John Hauser, architect, for many years at No. 1441 3d av, has removed to better located and more commodious offices on the northeast corner of 7th av and 118th st. Mr. Hauser numbers among his clients very many of the most active and successful builders. His new telephone call is 1378 Harlem.

According to what was said by John B. McDonald at the Whalen dinner, the first actual excavating for the rapid transit subway will begin on Monday morning at 156th st. Then holes will be drilled for blasting rock, and the actual work of making the tunnel will be started.

The Woman's Hotel Company have opened an office at No. 1123 Broadway, in the Townsend Building. Subscriptions to the stock of the company now amount to \$325,000, leaving \$75,000 still to be subscribed. The selection of the site has been narrowed down to two plots, both south of 34th st. There will be a competition for the plans.

Home-Decor have on exhibition in their rooms at No. 257 5th av a large line of decorative panels made by their patented process. Architects and owners are invited to view it in order to see the opportunities it suggests for cheap and effective house decoration. The company has an elaborate illustrated catalogue that may be obtained for a nominal fee.

Judge Tuthill, at Chicago, Monday, granted an injunction restraining the Cook County Board of Supervisors from inserting in its advertisements for bids for public improvements a stipulation that the work must be done by union workmen. The case was brought by the Contractors' Council, who asserted that they were barred from the bidding because the advertisements called for none but union labor.

Some removals noted this week: McIlvaine & Tucker, architects, from No. 48 Exchange pl to No. 19 Liberty st; J. J. Vreeland, architect, from No. 709 Tremont av to southwest corner Washington and Tremont avs; John Carl, architect, from No. 45 Exchange pl to the Bennett Building, No. 99 Nassau st; Jacob Zimmerman, mason, to No. 1358 Broadway; John H. Parker Co., masons and general contractors, will remove on or about May 15 to the Parker Building, 19th st and 4th av.

Our readers will be interested to know that R. Guastavino Co., the well-known fireproof construction firm, now at No. 11 East 59th st, will remove their offices about May 15th to No. 49 East 19th st. The business of the firm has so increased of late that they have been obliged to lease the entire house at the latter address in order to provide necessary accommodations. It will be recalled that the factory of the firm is at Woburn, Mass., and the Boston office, No. 19 Milk st. R. Guastavino is President; R. Guastavino, Jr., General Manager; and Wm. E. Blodgett, Treasurer of the company.

John J. O'Keeffe, carpenter and builder of No. 33 Ferry and 77 Cliff st, has recently completed extensive alterations for the American Hide and Leather Co., at the corner of Cliff and Frankfort sts. An electric elevator was introduced and the offices which occupy six floors are handsomely finished in hardwoods. The work is very well done. Mr. O'Keeffe also made extensive alterations for A. K. Ely in the large factory, Nos. 516 to 528 West 35th st, occupied by Jonas & Naumberg, and he added 300 ft. of panel fencing to the Chatillon property at Seabright, N. J., where he previously erected the Chatillon residence.

Superintendent of Out-Door Poor Blair has said: "The labor market is very flat in New York, and building interests are falling off very materially. The tunnel has not yet started, and none but citizens can be employed. This department is crowded every morning with men who come here to build the tunnel. I am sending them home again. Business here is flat, and thousands of immigrants are arriving here every week." In reply to this labor leaders say that an appearance of absence of work is caused by the large numbers of laborers who have been attracted here by reports of work to be found on the tunnel, and that otherwise business is as good as ever.

The Central Iron Works, manufacturers of structural and ornamental ironwork, have removed to the recently purchased and commodious premises No. 420 and 422 East 48th st, where they have a new and complete plant for the manufacture of their specialties. They have signaled removal to their new quarters by issuing a handsome illustrated catalogue showing original designs of iron railings, gates, balconies, fire-escapes, shutters, etc.,

copies of which they will send to interested persons. Their customers include many large estates, and leading agents, builders and architects. They will send a representative to submit designs and estimates of cost. Telephone 3658 38th st calls the Central Iron Works.

Contained in the last monthly circular of the National Iron League of the United States, is an interesting decision of the Supreme Judicial Court of the State of Maine, relating to the obligation of a bidder for a general contract to a bidder for a sub-contract. The case in which it was rendered was entitled *Megquier & Jones Co. v. Roy*. The facts stated were that Eli Roy, defendant, in proposing to make a bid for erecting a building in Lewiston, Me., advertised for bids for minor parts of the work. *Megquier & Jones Co.*, plaintiffs, consented to make a bid for the iron work on the condition that if they were the lowest bidders up to the time when the bids to owners were closed, and plaintiff got the general contract, or a contract including the iron work, they were to have the sub-contract for the latter and be paid for the same in accordance with their bid. Plaintiffs were the lowest bidders for the iron work up to the time named, and defendant got the general contract, but he did not employ the former, who, therefore, brought suit to recover damages. All the agreements mentioned were oral. The court found for the plaintiff, and ruled that they were entitled to recover the difference between the contract price for the labor and materials to be furnished by them according to their bid, and the fair cost to them of such labor and materials.

Questions and Answers.

We must remind our correspondents that we cannot answer anonymous communications. Readers must also remember that communications to us cannot invariably be answered the week they are received.

LANDLORD AND TENANT.

To the Editor of THE RECORD AND GUIDE:

According to your construction of the law (1) is a landlord who endeavors to keep his property in A No. 1 order in every respect, and is suddenly surprised by a portion of a ceiling coming down in one of his apartments, doing some damage to certain pieces of furniture belonging to a tenant, is the landlord liable for the expense of repair to that furniture; and, to make the case stronger yet, if a person or persons had been under that ceiling at the time and had sustained injuries either slight or severe, (2) would the landlord have been liable on a suit for damages to life or limb incurred by such person or persons? In fact (3) can a landlord who keeps his property, to the best of his knowledge and belief, in the best of order be held liable for any accident happening upon his property to a tenant or other person? What I want to get at is whether (4) a landlord has a safe defense in accidents which may happen from falling ceilings, slippery sidewalks, etc., or is it advisable, in your opinion, for him to take a landlord's policy in some accident insurance company?

Answer.—(1) No. (2) No. (3) No. (4) He has a good defense, but by way of abundant precaution it might be well for him to take out a policy.—Law Editor.

BROKER'S COMMISSION.

To the Editor of THE RECORD AND GUIDE:

A broker leased to B a building for five years, with the privilege of five years more, at an increased rental, and a time set within which the lessee could avail himself of the privilege of renewal at a specified rental. That time limit expired, and shortly thereafter, and before the expiration of the old lease, the tenant renewed at an increase on original lease, but less than amount called for in privilege. A was paid his commission on the first five years. Is he entitled to a commission on the renewal?

Answer.—Yes.—Law Editor.

FILING OF BUILDING LOAN CONTRACT.

To the Editor of THE RECORD AND GUIDE:

I make a contract with a builder to build for me a small house, payments to be made by me, 1-3 when house is enclosed, 1-3 when plastered, and balance when house is completed. Is it necessary to have our contracts recorded under the building loan act? (2) If I pay for some of the material direct, and if my contractor fails to pay for all the material, and liens by the material men are put on the house, would I be liable? Even if I have paid my contractor the amount called for in our contract?

Answer.—(1) The contracts you speak of do not need to be filed. (2) No.—Law Editor.

HEIRS OF ILLEGITIMATE CHILD.

To the Editor of THE RECORD AND GUIDE:

What is the law in this case? A person of illegitimate birth, who has acquired considerable property, real and personal, dies intestate, and without issue. What becomes of his property?

Answer.—Section 289 of the real property law reads as follows: "If an intestate who shall have been illegitimate dies without lawful issue or illegitimate issue, entitled to take, under this section, the inheritance shall descend to his mother; if she be dead, to his relatives on her part, as if he had been legitimate.—Law Editor.

MISCELLANEOUS.

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NOTICE TO PROPERTY OWNERS.

ASSESSMENTS DUE AND PAYABLE.
 The Comptroller gives notice that the following assessments for sewers, paving, etc., are now due and payable. Payments made on or before July 7 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 and Assessments:

Laying Crosswalks.
 Broadway, s s of 138th st;
 Broadway, s s 146th st; and
 124th st, n s, at Columbus av.
 Flagg.
 Broadway, s e and s w cors of 138th st;
 Broadway e s, bet 161st and 162d sts;
 162d st, s s, bet Kingsbridge road and Broadway;
 22d st, s s, from Nos 530 to 548; and
 22d st, n s, from Nos 521 to 11th av.
 Paving.

154th st, bet 8th and Bradhurst avs.
 Area of Assessment: For Broadway—Lots numbered 160 to 165, inclusive, of block No 1988; also lots numbered 33 to 49, inclusive, of block No 2086; also lots numbered 47 to 62, inclusive, of block No 2077; also lots 33 to 49, inclusive, of block No 2092. For 124th st—Lot No 1 of block 1951 and lots numbered 17 to 29, inclusive, of block No 1965. For 154th st—Both sides of 154th st, bet 8th av and Bradhurst av, and half block on the intersecting avs. For Broadway—East side of Broadway, bet 161st st and 162d st. For 162d st—Lots numbered 8, 9, 18, 21, 23, 24, 26, 26½, 27½, 30 and 33 of block No 2120. For 22d st—Lots numbered 51 to 57, inclusive, and 59 of block No 693; also lots numbered 1, 5 to 8, inclusive, and 11 to 20, inclusive, of block No 694.

ASSESSMENTS COMPLETED.
 Assessments for the following have been completed and deposited in the office of the Board of Assessors for examination. Verified objections must be presented to the Secretary, at No 320 Broadway, on or before June 5th:
 Sewer.

63d st, bet East River and Av A;
 Prospect av, bet 169th st and 177th st; and
 165th st, from Intervale av to Prospect av.

Regulating and Grading.
 Crotona Park, n from Arthur av to 175th st; and
 Lind av, from Wolf st to Aqueduct av.
 Area of Assessment: For 63d st—East side of 3d av from 64th to 69th st; w s 2d av from 60th to 68th st; e s 2d av from 61st to 69th st; both sides of 1st av from 62d st to 69th st; e s 1st av from 69th to 70th st; both sides of Av A from 61st to 71st st; of 63d st from 3d av to East River; both sides of 64th st from 3d av to Av A; of 65th, 66th and 67th sts from 3d av to the East River; s s 68th st from 2d to 3d av; both sides of 68th st from 2d av to East River; s s 69th st from 1st to 2d av; both sides of 69th st from 1st av to East River and of 70th st from 1st av to Av A. For Prospect av—Both sides of 168th st from Boston road to Prospect av; of Home st from Tinton av to Prospect av; of Prospect av from Stebbins av to 169th st; of Tinton av from Home st to 138th st. For 165th st—Both sides of 165th st from Intervale av to Prospect av. For all others—Both sides of streets named within limits stated and half block on the intersecting avs.

Acquiring Title for Street Openings.
 Mott av, from Railroad av to 161st st. Estimate of damage completed and report filed with the Bureau of Street Openings for inspection. Verified objections must be filed on or before May 25. Hearings will take place May 28. Reports will be presented to the Supreme Court for confirmation June 21.

Hamilton Terrace, from 141st st to 144th st;
 Exterior st, from n s Cromwell Creek to 150th st;
 Rockwood st, from Walton av to Southern Boulevard and Concourse;
 Wiegand pl, from 180th st to s s line property University City of N Y;
 Harlem River Terrace, from Heath av to Bailey av;
 Heath av, from Bailey av to Fort Independence st;
 Davidson av, from 177th st to Fordham road and 190th st;
 Crotona Park E, from Crotona Park South to Southern Boulevard;
 173d st, from Crotona Park East to Boston road;
 259th st, from Broadway to Riverdale av;
 162d st, bet Teller av and Park av;
 157th st, from Brook av to German pl;
 Suburban pl, from Crotona Park East to Boston road;
 158th st, from German pl to St Anns av;
 Jumel pl, from 167th st to Edgecombe road;

REAL ESTATE

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144th st, from Hamilton Terrace to Convent av; and
 Sullivan st, from 3d to 4th sts. Application will be made for the appointment of Commissioners of Estimate May 18.
 Elsmere pl, from Marmion av to Southern Boulevard. Application will be made for the appointment of Commissioners of Estimate May 21.
 Gun Hill road, from Jerome av to Bronx River; and
 Kingsbridge road, bet 137th and 149th sts. Bills of cost will be presented to the Supreme Court for taxation May 18 for Gun Hill road, and May 22 for Kingsbridge road.

HEARINGS FOR THE COMING WEEK.
 At Nos. 19 and 21 Park Row.
 Bailey av, bet Harlem River Terrace and Kingsbridge road; change of grade. By Board of Public Improvements, May 23.
 176th st, from Kingsbridge road to 11th av; and
 177th st, from Kingsbridge road to 11th av. By Board of Public Improvements, May 23.

At the City Hall.
 111th st, from Amsterdam av to Riverside Drive; and
 Edgecombe av, from Amsterdam av to 155th st; paving.
 Jumel pl, from Edgecombe av to 167th st; regulating and grading.
 Amsterdam av, sidewalks opposite lots Nos 2400, 2406, 2408, 2410, 2412 and 2414. By Board of Local Improvements of the 19th District, May 15.
 18th st, bet 5th and 6th avs; paving. By Board of Local Improvements of the 15th District, May 15.

THE MUNICIPAL ASSEMBLY.

Below is a summary of the business directly affecting the interests of real estate owners in the Boroughs of Manhattan, The Bronx, and Brooklyn, which came before the Municipal Assembly at the meetings of the two bodies composing it on Tuesday last:

COUNCIL—MANHATTAN AND THE BRONX.
 20th st, bet 9th and 10th avs; and
 25th st, bet 8th and 9th avs; paving. Referred to the Board of Public Improvements.
 Van Corlear pl, from Kingsbridge av to Broadway, change of grade and lines; and in connection therewith Broadway and Terrace View av, change of grade. Referred to the Committee on Streets and Highways.
 155th st, from 416.42 w 8th av to 213 w therefrom; establishing a grade. Referred to the Committee on Streets and Highways.
 Crotona Aqueduct, near Gun Hill road, through Moshulu Parkway and Bronx Park to Southern Boulevard, and in Southern Boulevard to 173d st; laying a 48-in. water main. Referred to the Committee on Water Supply.

COUNCIL—BROOKLYN.
 Carroll st, from 5th to 9th avs; paving. Referred to the Board of Public Improvements.
 East 31st st, from Church av to Martense av; and

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East 32d st, from Church av to Martense av; street extension. Referred to Committee on Streets and Highways.
 Narrows av, bet Bay Ridge av and 71st st;
 79th st, bet 2d and 3d avs;
 53d st, bet 13th and Fort Hamilton avs;
 54th st, bet 13th and Fort Hamilton avs;
 55th st, bet 13th and Fort Hamilton avs;
 12th av, bet 41st and 45th sts;
 Eckford st, bet Driggs av and Engert st;
 Engert st, bet Eckford st and Graham av;
 53d st, bet 6th and 7th avs;
 Hamburg av, bet Eldert and Halsey sts;
 60th st, bet 2d and 3d avs;
 Ocean av, bet Avs U and P.
 Gletson av, bet 92d and 94th sts;
 Av S, bet Stillwell av and West 10th st; and
 47th st and 75th st, bet 2d and 3d avs; water mains. Referred to the Committee on Water Supply.

BOARD OF ALDERMEN—MANHATTAN AND THE BRONX.
 142d st, bet 7th and 8th avs;
 112th st, from 8th to Manhattan av;
 20th st, bet 9th and 10th avs; and
 25th st, bet 8th and 9th avs; paving. Referred to the Board of Public Improvements.

Edgecombe av, w s, 229.10 n 145th st, runs n 259.10 to centre line 147th st, x w 132.3 to centre of Old Kingsbridge road, now closed, x s to point 386.2 n 145th st, x e 35 x s 30.4 x w 33.9 to said centre of Old Kingsbridge road, x e — x 32 x s — x e 100 to beginning. United States Trust Co of N Y agt Ann M Deen et al; att'y, E W Sheldon.

97th st, s s, 440 w 8th av, 20x100. William Rhineland and ano as trustees will of Wm C Rhineland agt Eliz M Myers et al; att'ys, Bowers & Sands.

163d st, s s, 200 e Amsterdam av, 100x112.6. Joseph Rueth and ano agt John H Styles, Jr; att'y, B F Edsall.

106th st, n s, 200 w Manhattan av, 20x100.11. D Willis James agt Carlo Luckes et al; att'y, Edmund Coffin.

106th st, n s, 220 w Manhattan av, 30x100.11. Same agt same; same att'y.

6th av, e s, 46.10 n 21st st, 27.2x95. Thomas B Leahy agt John Park et al; to foreclose mechanics lien; att'y, Wm J McCormick.

May 8.

1st av, e s, 175 s 2d st, 25x100. Christoph Biller agt Robert R Reynolds et al; att'y, J H Hildreth.

Water st, Nos 161 and 163, s e cor Fletcher st, 35.4x50.6x34.3x51.2. Archibald Campbell agt Robert G Kenny et al; to foreclose mechanics lien; att'ys, Smith & Martin.

132d st, s s, 216.8 e Madison av, 33.4x99.11. Joseph S Marcus agt Joseph H Marshall et al; att'y, J L Weinberg.

Union av, s w cor Dawson st, 25x100. Moses and Sigmund Mendelsohn agt Fred C Burlingame et al (No 1); att'ys, Sondheim & S.

Union av, n w cor Dawson st, 25x100. Same agt same (No 2); same att'ys.

108th st, No 234, s s, 150 w 2d av, 25x100.11.

Byron Dexter agt Gussie Stowasser et al; att'y, J T Hurd.

115th st, n s, 245 e 1st av, 25x58.1x36x85.4. Anna C Stephens extrx, &c, of Thomas L Concklin agt Benjamin Holmes et al; att'y, J E Carpenter.

Cherry st, No 196, n w cor Mechanics alley, 20x 196.3x20x193.11, with all title. Jacob Shire and ano agt Gustave S Drachman et al; att'ys, Sullivan & Cromwell.

May 9.

Chrystie st, No 181, w s, 25x—. Elizabeth Myers et al agt Wm H Breder individ and as admr, &c, of Anna Breder et al; att'y, Hugo S Mack.

Lexington av, No 1723, e s, 84.3 s 108th st, 16.8 x65. Mary E and Florence R Pinner agt Theodore Vanderveer et al; amended notice; att'y, Leo G Rosenblatt.

West End av, No 63, e s, 75.5 s 68th st, 24.9x80. Wm B Lord agt Edwin W Greenbowe et al; att'ys, Lord, Day & Lord.

Broadway, e s, 108 s 92d st, 53.3x102.9 to w s Bloomingdale road, x 60.3x107.7, with all title to said road. The Metropolitan Improvement Co agt Samuel Schwab et al; att'y, C L Westcott.

May 10.

109th st, n s, 138.2 w 4th av, 29.4x100.11. Bernhard Metzger agt Frank Greenwood et al; to foreclose two mortgages; att'y, Emanuel Arnstein.

97th st, Nos 301 to 313, n s, 75 e 2d av, 175x 100.11. The Mutual Life Ins Co of N Y agt Solomon Mehrbach et al; att'ys, Townsend & McClelland.

Cherry st, No 231, s s, 218.9 e Pike st or slip, runs s 49.11 x e 0.6 x s 0.10½ x e 44 x n 60 to Pike st, x w 44.9 to beginning. Anna C Brackett agt Benedict A Klein et al; att'ys, Wyatt & Trimble.

16th av, s s, 105 e 4th st, 150x114, Wakefield. Maria Hafner agt Nellie Rice et al; att'y, R H Bergman.

Eastern Boulevard, w s, 70.4 s 71st st, 25x100. Jennie Bendix agt Barbara Brodil et al; att'y, Maurice Rapp.

Brook av, e s, 236 s 168th st, 50x100.6. Louise Georgi agt William Hendrickson et al; att'y, H F Lippold.

125th st, s e cor 7th av, 25x100.11. Babetta Kaufmann and ano exrs Joseph Kaufmann agt Caroline Frank et al; att'ys, M S & I S Isaacs.

83d st, n s, 213 w Av A, 24.11x102.2. Caroline Goppoldt agt William Mann et al; att'y, H Vogel.

45th st, n s, 405 w 6th av, 20x100.5. John H and Orrin H Drew agt Annie E Rhodes; to foreclose lien; att'y, J H Winans.

May 11.

109th st, s s, 150 w Columbus av, 100x100.11. Francis Crawford agt Edward Margolles et al; att'ys, Fretsch, S & S.

113th st, s s, 200 w 7th av, 50x100.11. Nelson D Stillwell agt Geo T Arnoux et al; att'y, Geo E Hyatt.

Park av, e s, 75 n 80th st, 25x100. Sidney J Putnam agt William Solomon et al; att'ys, Shepard & Prentiss.

108th st, No 234, s s, 150 w 2d av, 25x100.11. Byron Dexter agt Gussie Stowasser et al; att'y, J T Hurd.

Simpson st, e s, 197.11 n Home st, 50x100. The New York & Suburban Co-operative Building & Loan Assoc agt Marty Del Donno et al; att'y, R H Bergman.

Central Park West, n w cor 102d st, 100x100. Emil and Anton Thulin agt Milton Schnaier; to foreclose mechanics lien; att'y, Jose E Pidgeon.

CONVEYANCES.

Whenever the letters Q. C., C. a. G. and B. & S. occur, preceded by the name of the grantee, they mean as follows:

1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title, and interest of the grantor is conveyed omitting all covenants or warranty.

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

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no express covenants, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it. The street and avenue numbers given in these lists are, in all cases, taken from the Insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

4th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.

5th.—The figures in each conveyance, thus, 2:482, denotes that the property is in section 2 block 482.

6th.—It should also be noted in section and block numbers, the instrument as filed is strictly followed

7th.—The letters R. S. \$8.00, means Revenue Stamps \$8.00.

May 3, 4, 5, 7, 8 and 9.

BOROUGH OF MANHATTAN.

Attorney st, No 17, w s, 78.10 s Grand st, 21.3x20.1x21.3x20, 3-sty brk tenem't. Jane E Oothout to Pincus Lowenfeld and William Prager. Feb 13. May 9, 1900. R S \$5. 1:314. 4,750

Baxter st, Nos 76 to 82, s w cor White st, 75.11x55.7x75.1x45.5; No 76, 3-sty frame bldg with 3-sty brk tenem't on rear; No 78, 3-sty frame store and tenem't; Nos 80 and 82, 2-sty brk stores, &c. Francis J O'Neill and Mary C Walsh to Leopold Kaufmann. Morts \$35,000. April 28. May 3, 1900. R S \$16.50. 1:167. nom

Broad st, Nos 78 and 80, w s, 72.7 s Marketfield st, runs w 105 x s 52.3 x w 1 x s 22.3 x e 23 x n 22.1 x e 9.10 x n 0.8 x e 70 to Broad st, x n 51.7, 5-sty stone front building; also all title to space 15 ft in width, extending across Nos 78 and 80 Broad st. Charles E Johnson to Edward F Searles, Methuen, Mass. April 30. May 3, 1900. R S \$150.00. 1:11. exch and 125,000

Broome st, No 159, s w cor Attorney st, 19.3x50, 7-sty brk store. William Wetterer to Paul Mayer. Morts \$21,000 and taxes. May 7, 1900. R S \$2. 2:346. nom

Canal st, No 111, n s, 50 w Forsyth st, 25x25x24.5x25, 4-sty brk tenem't and store. PARTITION. Louis B Hasbrouck referee to Gerald Fitz Gibbon. April 26. May 7, 1900. R S \$18.50. 1:302. 18,300

Cherry st, No 384 | n w cor Scammel st, 25x101.10x25x100.2, Scammel st, Nos 45 and 47 | 6-sty brk tenem't with stores, also gore adj. Lambert Suydam to Dora Scheer. Morts \$25,800. May 3. R S \$14.50. 1:261. nom

Same property. FORECLOS. Geo M Van Hoesen referee to Lambert Suydam. Morts \$25,800. April 26. May 4, 1900. R S \$10.00. 10,000

Clinton st, No 78, e s, 67 s Rivington st, runs s 32.11 x e 70 x n 34 x w 19.9 x n 0.6 x w 25.10 x s 1.5 x w 24.4, 5-sty brk tenem't and store. Adolph Freifeld to Isaac Greenman. Morts \$18,000. April 25. May 3, 1900. R S \$10.00. 2:348. nom

Clinton st, Nos 105 and 107, w s, 25 n Delancey st, 50x109, two 6-sty brk stores and tenem'ts. Hyman Spektorsky to Rachel Schweitzer and Esther Lidz. Morts \$65,500. May 2. May 3, 1900. R S \$10.00. 2:348. nom

Same property. Harris and Tauba Shedlinsky to same. ½ part. Morts \$65,500. May 2. May 3, 1900. R S \$10.00. 2:348. nom

Same property. Agreement or mutual settlement of the will of Moses Shedlinsky, Harris Shedlinsky individ and EXR Moses Shedlinsky, Rachel Schweitzer and Esther Lidz, Julius Schweitzer and Israel Lidz individ and TRUSTEES and Tauba Shedlinsky, each with the other. May 2. May 3, 1900. 2:348. nom

Delancey st, No 34, n w cor Forsyth st, 25x57.6, 2-sty frame brk front store and tenem't with 2-sty brk extension. Thomas Glover, Jr, EXR and TRUSTEE Thomas Glover to Harris Fine. May 3, 1900. R S \$24.50. 2:420. 24,500

Division st, No 245, s s, 23 w Montgomery st, 23x48.6, 3-sty brk store and tenem't. Simon Wronker to Louis Gordon, Barnet Levy, Moritz Gruenstein. Morts \$4,000. May 5. May 7, 1900. R S \$5. 1:286. nom

Division st, Nos 126 to 130, n e cor Orchard st, 52.3x35.5x46x58.10, No 126, 5-sty brk store; Nos 128 and 130, 5-sty brk tenem't with stores. Cath M Fish to Bernard Shlanowsky. Morts \$50,000. May 8, 1900. R S \$20. 1:294. val consid and 100

Essex st, No 104, e s, 108.1 n Delancey st, 21x100.3x29.1x25.2x 75.1, 4-sty brk building with 4-sty brk tenem't on rear. Rosa Levin extrx Mendel Levin to Louis Bachrach. 2-3 parts. May 7, 1900. R S \$14.50. 2:353. 14,400

Same property. Mendel Levin by Rosa Levin guardian to same. 1-3 part. May 7, 1900. R S \$1. 8,055

Same property. Release dower. Rosa Levin widow to Mendel Levin. May 7, 1900. nom

Essex st, No 106, e s, abt 129 n Delancey st, 21x100, 3-sty brk store and tenem't. John E Taylor TRUSTEE of Sarah L Merrell to Louis Bachrach. May 1. May 7, 1900. R S \$16.00. 2:353. 15,750

Forsyth st, No 137, w s, 57.6 n Delancey st, 22.6x25, 3-sty brk tenement. Christian Goetz to Harris Fine. May 3, 1900. R S \$10.00. 2:420. nom

Same property. Release mort. United States Trust Co to Christian Goetz. May 2. May 3, 1900. 4,000

Greene st, Nos 203 and 205, on map Nos 199 and 201, w s, 244.6 s 3d st, 40x100, probable error, 6-sty brk store. Myrick Plummer to Roby A Smith. Morts \$50,000. April 7. May 8, 1900. R S \$60. 2:534. (See 124th st.) val consid and 100

Greenwich st, No 177, e s, abt 81.4 n Cortlandt st, 25x54x23.2x49.6, 4-sty brk stores and tenem't. PARTITION. David F Manning ref to Wilhelmina Loster. April 19. May 8, 1900. R S \$19.00. 1:61. 18,900

Greenwich st, No 4, w s, 32.4 n Battery pl, runs w 87.11 x n 32.8 x e 34.9 x s 1.1 x e 53.7 x s 30.6 to beginning, 4-sty brk tenem't with stores. Daniel J Lynch to Remsen Johnson. May 1. May 4, 1900. R S \$70.00. 1:14. 70,000

Greenwich st, Nos 744 and 746, w s, 76 n Perry st, runs w 82.8 x e 3 x n 36 x e 48.5 x e 46.2 to st, x s 51.2, two 5-sty brk tenem'ts and store.

10th st, No 237, n s, 140 e Hudson st, 25x100, 5-sty brk tenem't and store.

9th av, No 744, e s, 25.5 n 50th st, 25x100, 5-sty brk building.

9th av, No 752, e s, 50.5 s 51st st, 25x100, 5-sty brk tenem't and store.

237th st, late 1st av, s s, 200 w Keppler av, late 3d st, 50x100, vacant, map Woodlawn Heights. Release dower. Anna Schnepel widow to Chas A, Herman H, John H, Mary A M and Geo A Schnepel. April 20. Re-recorded May 3, 1900. 2:620-633, 4:1041, 12:3377-3371. 9,500

Greenwich st, No 296, n w cor. Agreement granting privilege to run Chambers st, No 173 | brine pipes through cellars. E J Lasar with W L Heermance Storage and Refrigerating Co. May 2. May 7, 1900. 1:139. 300

Grove st, No 57, n s, 137.7 e Bleecker st, 19.10x41.7x20x14, 3-sty brk dwell'g. David Maibrunn to Henry Maibrunn. Morts \$4,500. April 20. May 4, 1900. 2:591. nom

Hamilton st, No 12, s s, 133.5 e Catharine st, 25.1x104.1x25x103.11, 6-sty brk tenem't with stores. Alice Mossef to Alfred J Weingart. All liens. May 4. May 5, 1900. R S \$1.00. 1:253. val consid and 100

Houston st, No 442 E, n w cor Manhattan st, 31.2x67.3, 6-sty brk tenem't with stores. Alice Mossef to Alfred J Weingart. All liens. May 4. May 5, 1900. R S \$1. 2:357. val consid and 100

James st, Nos 97 and 99 | w s, 19.10 n New Chambers st, Nos 85 and 87 | runs n 35 x w 45.1 to New Chambers st, x s e 49 x e 15.1, 4-sty brk tenem't with stores. Susan E Davis et al exrs Silas Davis to Catherine Jackson. April 23. May 4, 1900. R S \$12.50. 1:111. 12,500

Jane st, Nos 88 and 90 | s s, 112.6 e Washington st, 43.2x160.1 to 12th st, Nos 357 and 359 | 12th st x44.1x160.1, No 88, 3-sty brk dwell'g; No 90, 2-sty brk store; Nos 357 and 359, two 3-sty brk tenem'ts with two 4-sty brk tenem'ts on rear. Harwood C Painter to The Hygeia Distilled Water Co. Morts \$33,000. May 8. May 9, 1900. R S \$18. 2:641. nom

- 44th st, No 30, s s, 450 w 5th av, 25x100.5, vacant.
 44th st, No 32, s s, 475 w 5th av, 25x100.5, vacant.
 Isidore Jackson and Abraham Stern to Yale Building Co. Morts \$55,000. May 3, 1900. R S \$47.00. 5:1259. nom
 45th st, No 63, n s, 213.9 e 6th av, 18.9x100.5, 3-sty stone front dwell'g. Leopold Newborg to Gustavus C and Chas J Weber. Morts \$18,000. May 1, 1900. R S \$17.00. 5:1261. nom
 47th st, Nos 132 and 134, s s, 400 e 7th av, 37.6x100.5, two 4-sty stone front dwell'gs. John C Barr to Francis M Pinkney. Morts \$40,000. May 8, 1900. R S \$19.50. 4:999. val consid and 100
 Same property. Francis M Pinkney to Mohawk Realty Co. Morts \$146,500. May 8, 1900. R S \$1. val consid and 100
 48th st, Nos 317 and 319, n s, 225 e 2d av, 50x100.5, two 5-sty brk tenem'ts, stores in No 317. Henry Freeman to Meyer Freeman. Morts \$30,500. ½ part. Jan 17, 1900. May 8, 1900. R S \$2.00. 5:1341. nom
 49th st, No 237, n s, 206 w 2d av, 18x100.5, 4-sty stone front dwell'g. Richard Brown to Joseph Hahn. Morts \$8,000. May 4, 1900. R S \$6. 5:1323. nom
 49th st, No 240, s s, 180 e 8th av, 20x100.5, 3-sty brk dwell'g. Release judgment. Thomas H Bauchle to John Totten. May 3, 1900. 4:1020. 500
 49th st, No 10, s s, 183.6 w 5th av, 16.6x100, 4-sty stone front dwell'g. Julia C Hammond to Aaron Bloch of Pleasant Valley, W Va. Mort \$23,000. May 7, 1900. R S \$50. 5:1264. 50,000
 49th st, No 347, n s, 125 e 9th av, runs n 104.11 x s e 20.4 x e 5.2 x s 100.5 to st x w 25, 5-sty stone front store and tenem't. Thomas Douglas and ano ADMRS James McCune to Wm J McClelland. Morts \$20,000. April 28, 1900. R S \$6. 4:1040. 6,000
 Same property. David and John McCune sons of William McCune to same. Q C. April 28, 1900. R S none. nom
 50th st, No 229, n s, 285 w 2d av, 20x100.5, 4-sty brk dwell'g. Ellen Byrnes to Anna M Rockwell. Morts \$8,000. May 8, 1900. R S \$4.00. 5:1324. val consid and 12,000
 51st st, No 234, s s, 232.6 w 2d av, 16.3x100.5, 4-sty stone front dwell'g. Cecelia E Patrick to Edward Kirmss. April 10, 1900. R S \$9. 5:1324. nom
 51st st, No 109, n s, 175 w 6th av, 25x124.1x25.5x119.5, 2-sty brk store. Margt L V Shepard to Anson R Flower. April 27, 1900. R S \$32.50. 4:1004. 32,500
 51st st, No 246, s s, 147 e 8th av, 20x100.5, 5-sty brk flat. Caroline Rullman to John D Karst, Jr. Morts \$32,000. May 4, 1900. R S \$8. 4:1022. See 40th st. nom
 Same property. Alfred Van Beuren to Caroline Rullman. April 26, 1900. R S \$40. 4:1022. nom
 52d st, No 245, n s, 150 w 2d av, 15x100.5, 3-sty stone front dwell'g. Margt F Clancy to John F Clancy. Morts \$8,000. April 5, 1900. R S 50 cts. 5:1326. nom
 52d st, No 33, n s, 504.6 e 6th av, 17x100.4, 4-sty stone front dwell'g. James Swann to Raymond Hoagland, Shrewsbury, N J. May 8, 1900. R S \$55.00. 5:1268. nom
 54th st, No 25, n s, 445 e 6th av, 25x100.5, 4-sty stone front dwell'g. Anna Monell widow to Theodore P Trowbridge. April 18, 1900. R S \$80. 5:1270. nom
 57th st, No 114, s s, 194.7 w Lexington av, 20x100.5, 4-sty stone front dwell'g. Charlotte Sternfeld widow to Laura wife August Seibert. Morts \$12,000 and all liens. April 27, 1900. R S \$20. 5:1311. 32,000
 58th st, No 54, s s, 195 e 6th av, 25x100.5, 4-sty stone front dwell'g. Louis O'Connor to Wm S O'Connor. All title. Q C. April 16, 1900. R S none. 5:1273. nom
 58th st, No 440, s s, 375 w 9th av, 25x100.5, 5-sty stone front flat. Miriam Rheinstrom to Henry C Voss. Morts \$15,000. May 1, 1900. R S \$2.50. 4:1067. nom
 59th st, No 323, n s, 331.2 w 1st av, 27.8x100.5, 5-sty brk tenem't with stores. Theresia Heidelberger to Bruno Webber. ½ part. April 28, '96. May 7, 1900. R S none. 5:1434. nom
 59th st, Nos 312 and 314, s s, 475 e 9th av, 50x100.5, two 5-sty stone front flats. Marie F Coddington and Fannie C Browning individ and EXTRXS and TRUSTEES Thos B Coddington to Danl E Seybel. Mar 26, 1900. R S \$50. 4:1049. nom
 60th st, No 243, n s, 200.1 e 11th av, 24.11x100.5, 4-sty brk store and tenem't. FORECLOS. Geo C Blanke referee to Agnes S O M C Busse EXTRX Geo F W or Wilhelm Busse. All liens. May 7, 1900. R S \$7.50. 4:1152. 7,500
 60th st, No 245, n s, 175.1 e 11th av, 24.11x100.5, 4-sty brk tenem't. FORECLOS. Same to Agnes S O M C Busse EXTRX Geo F W or Wilhelm Busse. All liens. May 7, 1900. R S \$8.00. 4:1152. 8,000
 61st st, No 320, s s, 275 e 2d av, 26.8x100.5, 5-sty brk tenem't with stores. Otto Hildenbrand to Margaret Ford. Morts \$15,000. May 1, 1900. R S \$3. 5:1435. 19,000
 62d st, Nos 244 to 250, s s, 100 e West End av, 100x100.5, four 5-sty brk flats. Release mort. Henry E Stevens and Henry E Stevens, Jr, to Henry O Kirchner and Ludwig Kurzenknabe. Re-recorded. April 5, '95. May 3, 1900. 4:1153. 2,000
 62d st, s s, 150 e West End (11th) av, 25x100.5. Nellie A Murphy to Lottie E Zwisler. Morts \$14,000. May 1, 1900. R S \$11. 4:1153. nom
 66th st, No 348, s s, 133.4 w 1st av, 16.8x100.5, 3-sty brk dwell'g. FORECLOS. Sidney J Cowen referee to Francis L Wandell trustee Maria Meylor. May 5, 1900. R S \$5. 5:1440. 5,000
 69th st, No 314, s s, 250 w West End av, 25x100.5, 5-sty brk flat. Clement March to John H Porges. May 1, 1900. R S \$15.50. 4:1180. nom
 69th st, n s, 265 w Amsterdam av, 80x100.5, vacant. Henry Oppenheimer to Arthur Ritchie. Mar 30, 1900. R S \$50. 50,000
 69th st, s s, 300 w West End av, 171.6x101.8x155.7x100.5, vacant. John C Schawe to James Martin. Morts \$16,000. April 2, 1900. R S \$2. 4:1180. nom
 69th st, No 46, s s, 515.6 w Central Park West, 22x100.5, 4-sty stone front dwell'g. R Annie Armstrong to The Borough Park Co. May 3, 1900. R S \$50,000. 4:1121. See Brooklyn Cons. exch
 69th st, No 258, s s, 100 e West End av, 25x100.5, 3-sty brk bldg. Chas S Bates, C Francis Bates, Lewis H Rogers and John B Ling firm Martin Bates, Jr, & Co to The C F Bates Co. Q C. April 27, 1900. R S \$21. 4:1160. 21,000
 70th st, Nos 403 to 409, n s, 113 e 1st av, runs n 100.5 x e 50 x s 45.1 x e 50 x s 55.4 to st, x w 100, Nos 403 and 405, two 5-sty brk tenem'ts; Nos 407 and 409, 5-sty brk store bldg. Helen Hous- to Jessie A Houston. Morts \$40,000. All liens. May 8, 1900. R S \$5.00. 5:1465. nom
 72d st, No 35, n s, 56 e Madison av, 22x102.2, 4-sty brk dwell'g. Emily M Baiz widow to Roland R Conklin. Morts \$52,500. May 8, 1900. R S \$78. 5:1387. nom
 76th st, No 207, n s, 115 w Amsterdam av, 25x102.2, 2-sty brk store. Thos A McIntyre to Chas P Doelger. Morts \$10,625. April 27, 1900. R S \$16.50. 4:1168. val consid and 100
 76th st, n s, 298 e Av A, 50x102.2, vacant. Mary Matzka widow to Felix Levy. Morts \$2,500. April 30, 1900. R S \$10. 5:1488. nom
 76th st, Nos 413 and 415, n s, 202 e 1st av, 41x102.2, 2-sty frame dwell'g and vacant. Pincus Lowenfeld and William Prager to Herman Harjes. Morts \$6,050. May 1, 1900. R S \$3. val consid and 100
 78th st, No 173, n s, 30 e Amsterdam av, 22.6x102.2, 5-sty brk flat. Eunice E Huff to Otto Diedrich. Correction deed. Morts \$28,000. April 30, 1900. R S none. 4:1150. nom
 78th st, No 224, s s, 225 e 3d av, 13.4x102.2, 3-sty brk dwell'g. PARTITION. Rollin M Morgan referee to Pincus Lowenfeld and William Prager. Morts \$4,000. May 8, 1900. R S \$1.50. 5:1432. 5,300
 78th st, No 208, s s, 118.9 w Amsterdam av, 18.9x102.2, 3-sty stone front dwell'g. FORECLOS. Daniel P Ingraham referee to Frances C Beaty. May 8, 1900. R S \$18. 4:1169. 18,000
 80th st, No 133, n s, 30 w Lexington av, 20x100, 3-sty brk dwell'g. Esther Stern to Louis Lese. Morts \$17,000. May 2, 1900. R S \$5. 5:1509. 20,000
 82d st, No 121, n s, 250.2 e Park av, 24.10x102.2, 5-sty brk flat. Ellen R Lynch to Daniel J Lynch. Nov 2, '99. May 8, 1900. R S \$13.00. 5:1511. nom
 82d st, No 25, n s, 430 e Columbus av, 20x102.2, 4-sty brk dwell'g. Helen H Peters to Florence V Ryder. May 8, 1900. R S \$30. 4:1196. val consid and 100
 84th st, No 517, n s, 214.9 e Av A, 19.5x102.2, 3-sty stone front dwell'g. Evangeline wife and Peter Gruber to Jonas Weil and Bernhard Mayer. Morts \$6,000. April 30, 1900. R S \$5. 5:1581. See 10th st. nom
 85th st, No 237, n s, 100 w 2d av, 27x102.2, 4-sty stone front tenement. Louisa H Reuther to Charles Gerlich. All liens. Q C. C a G. May 1, 1900. R S \$1. 5:1531. nom
 Same property. Rafael Cohn to same. Morts \$19,000. April 16, 1900. R S \$1. nom
 Same property. Charles Haines to Rafael Cohn. Q C. Jan 13, 1900. R S \$1. nom
 85th st, Nos 219 and 221 East, n s, bet 2d and 3d avs, party wall agreement. John Volz with Louis Bachrach. April 26, 1900. R S 5:1531. nom
 85th st, No 340, s s, 400 e 2d av, 25x102.2, 5-sty brk tenem't with stores. Johanna E wife and Arthur G Muhliker to Wm H Muhliker. Morts \$24,100. May 5, 1900. R S \$3. 5:1547. nom
 86th st, No 302, s s, 100 w West End av, 19x102.2, 4-sty stone front dwell'g. Hugh O'Reilly to Mary A Stange, John W, Nannie H, Helen, Hugh P, Wm P, Maude, Patrick A, Annie and Mona Fogarty. May 7, 1900. R S 50 cts. 4:1247. gift
 86th st, No 323, n s, 286 w West End av, 18.6x100.8, 5-sty brk dwell'g. Alonzo B Kight to Wm H Hulick and Mary F Titus. Morts \$27,500. April 30, 1900. R S \$11. 4:1248. val consid and 100
 95th st, No 132, s s, 448 e Amsterdam av, 17x100.8, 3-sty brk dwell'g. Mary F Beers to Gustavus D Dickinson. Morts \$12,000. May 9, 1900. R S \$1.50. 4:1225. val consid and 100
 90th st, No 76, s s, 118.9 e Columbus av, 18.9x100.8, 4-sty brk dwell'g. Matthias B Valentine to Eva P Graff. Morts \$18,600. Apr 27, 1900. R S \$5. 4:1203. nom
 93d st, No 15, n s, 229.3 e 5th av, 20x100.8, 4-sty stone front dwell'g. Hattie wife James Stern to Mina Kraft. Morts \$17,000. May 7, 1900. R S \$25. 5:1505. nom
 98th st, No 206, s s, 135 e 3d av, 25x100.5, 4-sty brk tenem't. Fannie D Tysen to Robert S Johnstone. Re-recorded. Morts \$11,000. Sept 19, '99. May 7, 1900. R S \$2. 6:1647. nom
 101st st, No 65, n s, 150 w Park av, 25x100.11, 5-sty brk flat. Frieda Hart to Barbara Fritz. April 26, 1900. R S \$8. 6:1607. See Pleasant av. nom
 Same property. Release mort. Mariamne Rosenzweig to Frieda Hart. April 25, 1900. nom
 101st st, n s, 100 e West End av, runs n 100.11 x e 29.6 x n 6 x s e 70.6 x s 103.3 to st x w 100 to beginning, vacant, 6-sty bldgs to be erected. Alphonse Hogenauer and Albert E Wesslau to John J Egan and Daniel Hallecy. Morts \$30,000. May 1, 1900. R S \$25. 7:1873. nom
 102d st, No 113, n s, 152 e Park av, 25x100.11, 5-sty brk flat. Sarah S Runge to Peter O'Rourke. Morts \$14,000 and all liens. April 27, 1900. R S \$5. 6:1630. See 142d st. 19,000
 Same property. Peter O'Rourke to Jay S Heisler. Morts \$17,000. May 2, 1900. R S \$1. 6:1630. nom
 105th st, No 58, s s, 280 w Park av, 25x100.11, 5-sty brk flat. Alexander Haft to Nathan Haft. Morts \$23,000. May 7, 1900. R S \$7.00. 6:1610. 30,000
 105th st, No 225, n s, 260 e 3d av, 25x100.11, 5-sty brk tenem't with stores. Peter J Herter to Maria A Herter. Mort \$24,000. May 3, 1900. R S \$2.50. 6:1655. 100
 106th st, No 234, s s, 200 w 2d av, 25x100.9, 5-sty brk tenem't with stores. Peter J Herter to Maria A Herter. Morts \$25,000. May 3, 1900. R S \$2.50. 6:1655. 100
 106th st, Nos 208 and 210, on map Nos 206 and 208, s s, 110 e 3d av, runs s 100.11 x e 50 x n 13.4 x e 0.6 x n 24 x w 0.6 x n 40.2 x e 0.6 x n 23.5 to st x w 50.6, two 5-sty brk tenem'ts with stores. Peter J Herter to Maria A Herter. Morts \$52,000. May 9, 1900. R S \$5. 6:1655. 100
 106th st, No 309, n s, 161 w West End av, 22x100.11, 4-sty brk dwell'g. Joseph A Farley to Josephine H Fiske. April 30, 1900. R S \$49. 7:1892. nom
 Same property. Release mort. Edward Oppenheimer and Edward and Henry Hirsh to Joseph A Farley. May 2, 1900. R S none. 106th st, Nos 315 and 317, n s, 229 w West End av, 46x100.11, two 4-sty brk dwell'gs. Release mort. Edward Oppenheimer and Edward and Henry Hirsh to Joseph A Farley. May 2, 1900. R S none. 7:1892. nom
 106th st, Nos 303 and 305, n s, 100 e 2d av, 50x100.9, two 7-sty brk stores and tenem'ts.
 106th st, Nos 315 and 317, n s, 250 e 2d av, 50x201.10 to 107th st, 107th st, two 7-sty brk stores and tenem'ts on 106th st and vacant on 107th st.
 Cecelia Haft to Alexander Haft. Morts \$120,000. Mar 7, 1900. R S \$40. 6:1676. nom
 108th st, No 234, s s, 150 w 2d av, 25x100.11, 4-sty brk tenem't. Chas S Younger to Daniel G Brennan, Albany, N Y. Morts \$8,000. May 8, 1900. R S \$3.00. 6:1657. 3,000
 110th st, Nos 305 to 309, n s, 100 e 2d av, 75x100.11, three 6-sty brk stores and tenem'ts. Henrietta L Heine to Estella Heymann. ½ part. All liens. May 3, 1900. R S \$15. 6:1682. nom
 110th st, No 66, s s, 234 w Park av, 21x100.11, 3-sty brk dwell'g. Alice R Strauss to Geo W Klitchell. Morts \$8,000. May 8, 1900. R S \$5.00. 6:1615. nom
 Same property. Gustav Falk to Alice R Strauss. May 7, 1900. R S \$10.00. nom

Same property. Geo W Kittell to Rollin T Chafer. Morts \$9,000. May —. May 9, 1900. R S none. nom

111th st, No 92, s s, 50 w 4th av, 16x100.11, 3-sty stone front dwelling. Lewis Z Bach to Daisy B Cohen. Morts \$7,000. May 8, 1900. R S \$5.00. 6:1616. nom

111th st, No 96 East, s s, abt 18 w Park av. Assign CONTRACT. Percival J H Whittaker to Frederick Baar and Henry Nobel. May 2, 1900. May 7, 1900. 6:1616. nom

112th st, No 131, n s, 205 e 7th av, 30x100.11, 5-sty brk flat. John C Schawe to James Martin. Morts \$34,500. April 2. May 4, 1900. R S \$2. 7:1822. nom

112th st, No 133, n s, 175 e 7th av, 30x100.11, 5-sty brk flat. Same to James Martin. Morts \$34,500. April 2. May 4, 1900. R S \$2. 7:1822. nom

113th st, No 310, s s, 141.8 e 2d av, 16.8x100, 2-sty brk dwell'g. Sebastian Benenati to Jacob Goldflam. All liens. May 7. May 9, 1900. R S \$1. 6:1684. nom

114th st, No 27, n s, 395 w 5th av, 20x100.11, 5-sty brk flat. Florine T wife Richard S Dana to Hattie A Campbell. Mts \$17,500. April 28. May 3, 1900. R S \$5. nom

114th st, Nos 546 to 554, s s, 125 e Broadway, 96.3x100.11, five 5-sty brk dwell'gs. Release mort. Edward and Henry Hirsh to Carrie S Kennedy. May 4, 1900. 7:1885. omitted

115th st, No 36, s s, 433 e Lenox av, 18x100.11, 3-sty brk dwell'g. Carleton W Nason to John A Holmes, Glenbrook, Conn. April 30. May 5, 1900. R S \$15.50. 6:1598. nom

116th st, No 136, s s, 214.6 e 7th av, 32x100.11, 5-sty brk flat. John C Schawe to Fred Euler. Morts \$34,000. April 9. May 3, 1900. R S \$1. 7:1825. nom

117th st, No 272, s s, 175 e 8th av, 25x100.11, 5-sty brk flat. Alexander Thern to Maurice Polk. Morts \$20,000 and taxes, &c. May 7. May 8, 1900. R S \$2.00. 7:1922. 22,000

118th st, Nos 33 and 35, n s, 360 e Lenox av, 50x100.11, two 5-sty brk flats. FORECLOS. James M Ward refereee to Daniel Dober. May 7, 1900. R S \$46.50. 6:1717. 46,100

118th st, s s, 175 w 5th av, 0.6x100.11. Rachel Axelrod to Clementine M Silverman. B & S. C a G. May 8. May 9, 1900. R S 50 cts. 6:1601. 450

Same property. Release mort. William Rankin to Rachel Axelrod. May 8. May 9, 1900. nom

118th st, No 10 West, n s, bet 5th and Lenox avs. Party wall agreement. Rachel Axelrod with Clementine M Silverman. May 8. May 9, 1900. 6:1601. 450

118th st, No 440, s s, 177 w Av A, 17x100.11, 3-sty stone front dwell'g. Jerusha A Wright and Mary E Richards individ and exrs Ida A W Siney to Lottie E Zwisler. April 30. May 3, 1900. R S \$8. 6:1711. nom

118th st, No 12, s s, 219 w 5th av, 22x100.11, 5-sty brk flat. FORECLOS. Edwd M Burghard refereee to Austin B Fletcher trustee for Conrad M Braker. May 3. May 4, 1900. R S \$18. 6:1601. 18,000

120th st, No 112, s s, 175 w Lenox av, 20x100.11, 3-sty stone front dwell'g. Isabella M Embury to Elsie E Kubin. Morts \$15,500. Nov 9, '99. May 7, 1900. R S \$15.50. 7:1904. 31,000

121st st, No 341, n s, 200 w 1st av, 25x100.11, 4-sty brk tenem't. Wm H Muhlker to Johanna E wife Arthur G Muhlker. Morts \$10,000. May 1. May 7, 1900. R S \$2. nom

121st st, No 154, s s, 37 w Sylvan pl, 25x75, 2-sty frame dwell'g. Mary A Walter to Jeremiah M Ridley exr John Ridley. B & S. Apr 30. May 9, 1900. R S none. 6:1769. nom

121st st, No 262, s s, 104.10 e St Nicholas av, 18x100.11, 3-sty brk dwell'g. Bernhard Freund to Agnes M Kane. Morts \$11,500. May 7. May 9, 1900. R S \$3.50. 7:1926. nom

121st st, Nos 219 and 221, n s, 250 w 7th av, 50x100.11, two 5-sty brk flats. Morris Mayer to Dora Rosenstein. Morts \$40,000. May 4, 1900. R S \$12. 7:1927. nom

122d st, Nos 256 to 266, s w cor 2d av, 86x75, six 3-sty stone front dwell'gs. Nathan Hutkoff to Max Freund. Morts \$30,000. May 2. May 3, 1900. R S \$20. 6:1786. See Madison av. nom

123d st, No 213, n s, 168.8 w 7th av, 15.7x100.11, 3-sty stone front dwell'g. Emma L Simpson to Warner J Landon. C a G. April 28. May 7, 1900. R S \$11. 7:1929. val consid and 100

Same property. George Hessels and Thomas Cowman to Emma L Simpson, Matawan, N J. Morts \$8,500. Mar 14. May 7, 1900. R S \$1. nom

123d st, n s, 300 w Amsterdam av, 100x100.11, vacant. Albert Ritchie to Jesse W Ehrich. Morts \$21,000. May 8, 1900. R S \$10.00. 7:1978. omitted

124th st, Nos 31 and 33, n s, 347.6 w 5th av, 42.6x100.11, 7-sty brk flat. Roby A Smith to Myrick Plummer. Morts \$84,000. May 7. May 8, 1900. R S \$60.00. 6:1722. (See Greene st.) val consid and 100

124th st, No 127, n s, 323.4 e Park av, widened, 16.8x100.11, 3-8 parts, 3-sty brk dwell'g. Hannah E, John S and May E Osborne infants by Victor W Osborne special guard and Hannah E Osborne to Laura E Smith. March 19. May 9, 1900. R S \$3. 6:1773. 2,625

Same property. 5-8 parts. Wm E and Alfred L Osborne, Lillian T Cleaver, Sarah G Osborne, Victor J and Victor W Osborne to same. March 19. May 9, 1900. R S \$4.50. 2,585

126th st, No 28, s s, 310 w 5th av, 24.6x99.11, 3-sty brk dwell'g. Charles Black to Joseph G Robin. Morts \$28,800. May 7. May 8, 1900. R S \$2.00. 6:1723. nom

127th st, Nos 238 and 240, s s, 437.10 e 8th av, 25x99.11, two 3-sty stone front dwell'gs. Hattie A Campbell to Florine T Dana. Morts \$11,000. May 2. May 3, 1900. R S \$7. 7:1932. nom

128th st, No 22, s s, 235 w 5th av, 25x99.11, 3-sty frame dwell'g. James H Johnston to Thomas Brady and William Hauptmann. May 1. May 3, 1900. R S \$9.50. 6:1725. 9,500

128th st, No 246, s s, 75 w 2d av, 26x99.11, 5-sty brk flat. PARTITION. Henry M Gescheidt refereee to John Laird. Morts \$15,000. May 9, 1900. R S \$1.50. 6:1792. 16,500

132d st, No 50, s s, 216.8 e Madison av, 33.4x99.11, error in description, 5-sty brk flat. CONTRACT. Joseph H Marshall, Brooklyn, to Mary L Vaughn. Morts \$24,000. Nov 29, '99. May 3, 1900. Misc. 29,000

133d st, No 245, n s, 308.4 e 8th av, 16.8x99.11, 3-sty stone front dwell'g. Henry E Woodward to Hannah Felbel. Morts \$7,000. April 26. May 3, 1900. R S \$5. 7:1939. val consid and 100

133d st, No 55, n s, 268.4 e 6th av, 16.8x99.11, 3-sty brk dwell'g. Arthur Schutzingger to Frances V Dixon. April 24. May 7, 1900. R S \$8. 6:1731. nom

136th st, No 121, n s, 493.6 e 7th av, widened, 15.6x99.11, 4-sty brk dwell'g. James A Inness, Jr, to Mary W B Inness, Lakewood, N J. All liens. C a G. Jan 30. May 3, 1900. R S 50 cts. 7:1921. nom

137th st, No 296, new No 268, s s, 88 e 8th av, 16x99.11, 4-sty brk dwell'g. FORECLOS. Nathaniel S Smith refereee to Josephine A Bertin. May 7, 1900. R S \$10. 7:1942. 10,000

139th st, n s, 100 e Lenox av, 100x99.11, vacant. Enoch C Bell to Henry W Gilbert. Morts \$12,000. May 1. May 3, 1900. R S \$10. 6:1737. val consid and 100

139th st, n s, 100 e Lenox av, 100x99.11, vacant. Henry W Gilbert to John J Roberts. Morts \$17,000. May 4. May 8, 1900. R S \$7.00. 6:1737. exch

142d st, No 629, n s, 335 w Broadway, 15x99.10, 3-sty brk dwell'g. Peter O'Rourke to Alex F Runge. Morts \$7,000. May 2. May 3, 1900. R S \$7. 7:2089. See Park av; also 102d st. 14,000

144th st, No 503, n s, 84 w Amsterdam av, 16.8x99.11, 3-sty stone front dwell'g. Gussie B Raymond to Prudence A Randolph. Mts \$10,000. April 30. May 3, 1900. R S \$6. 7:2076. 16,000

146th st, No 407, n s, 100 w St Nicholas av, 25x74.11, 2-sty frame building. Louise Bergmann by Philip H Klein atty to John P Leo. Morts \$6,000. May 5. May 7, 1900. R S \$2. 7:2061. 7,750

149th st, No 506, s s, 141.8 w Amsterdam av, 16.8x99.11, 3-sty stone front dwell'g. John J Mahony to Rose O'Connor. May 5. May 7, 1900. R S \$17. 7:2080. 17,000

149th st, No 508, s s, 158.4 w Amsterdam av, 16.8x99.11, 3-sty stone front dwell'g. John J Mahony to Jessie A Burke. May 3. May 4, 1900. R S \$17. 7:2080. 17,000

156th st, proposed, n s, 100 e 8th av, 25x99.11, 5-sty brk flat and store. Harriet G Coogan to James D Leary. Q C. Mar 27. May 5, 1900. R S none. 8:2105. nom

156th st, proposed, n s, 225 e 8th av, 50x99.11, vacant. Same to Wm McA Wiswall. Q C. Mar 27. May 5, 1900. R S none. 8:2105. nom

156th st, proposed, n s, 325 e 8th av, runs n 24.11 x e 107.2 to w s proposed River st x s e 30.5 to 156th st x w 124.6, vacant. Same to Frederick Swartz. Mar 27. May 5, 1900. R S none. 8:2105. nom

159th st, No 513, n s, 147 w Amsterdam av, 26x99.11, 5-sty brk flat. Eugene R Clark trustee to Edward Martens, Mt Vernon, N Y. Morts \$19,000. May 1. May 7, 1900. R S \$12. 8:2118. 31,000

173d st, No 507, n s, 72 w Amsterdam av, 19x100, 3-sty brk dwell'ing. Magdalena M D Scharsmith to Carl Ernst. Morts \$10,435. May 3. May 7, 1900. R S 50 cts. 8:2130. val consid and 200

Av A, No 1560, e s, 102.2 s 73d st, 25x98, 2-sty frame dwell'g. James Gallagher or Gallagher to Joseph Wrestral. Morts \$2,000. April 28. May 3, 1900. R S \$4.50. 5:1484. nom

Av B, No 102, w s, 79.4 n 6th st, runs n 24 x w 64.6 x s 12.5 x w 5.6 x s 11.6 x e 70, 3-sty brk tenem't with stores. Sarah E wife of Abraham Bassford to Abraham Bassford. April 21. May 8, 1900. R S none. 2:402. nom

Amsterdam av, No 1947, e s, 74.11 n 156th st, 25x100, 1-sty frame store. Patrick Cashin to Fredk H Walker. Morts \$7,750. May 9, 1900. R S \$14. 8:2107. val consid and 100

Amsterdam av n e cor 137th st, 99.11x225, vacant. 137th st
Amsterdam av n e cor 136th st, 199.10 to 137th st x200, vacant. 136th st
137th st
Convent av, w s, from 136th to 137th sts, 199.10x100, vacant. 136th st, if extended, n s, 100 e Convent av, 100x99.11, vacant. Release mort. Alfred M Hoyt to John O Baker. Dec 29, '94. May 3, 1900. 7:2056-1972-1957. nom

Amsterdam av, n e cor 136th st, 199.10 to 137th st x200. Convent av, n w cor 136th st, 199.10 to 137th st x100. 136th st, if extended, n s, 100 e Convent av, 100x99.11. Release mort. Samuel N Hoyt to John O Baker. Dec 27, '94. May 3, 1900. 7:1957-1972. nom

Amsterdam av, No 1611, e s, 25 s 140th st, 30x100, 5-sty brk flat. Cassius C Address to Daniel Farrell. All liens. B & S. May 1. May 3, 1900. R S \$1. 7:2057. nom

Audubon av, e s, 21.11 s 178th st, 60x95.2x66.1x95, vacant. Andrew Nelson to Edwd F Porter. Morts \$1,200 and all liens. May 1. May 3, 1900. R S \$3.50. 8:2132. 4,500

Bowery, Nos 334 and 336, w s, 52.1 n Bond st, 35.2x85.11x33x96.4, two 3-sty frame brk front stores, 1-sty brk extension; also all title to Bowery, w s, 52 n Bond st, 0.1x96.4. Henry C Stern to Bridget Gilson. Morts \$45,000. May 4. May 5, 1900. R S \$2.50. 2:530. nom

Broadway, s w cor 65th st, 116.2x157.10x100.5x99.5, 1-sty frame store and vacant. Robert E Dowling to John L Miller. Morts \$123,900. April 28. May 5, 1900. R S \$74.50. 4:1136. nom

Broadway, e s, 108 s 92d st, 53.3x102.9 to Old Bloomingdale road, now closed, x60.3x107.7, 1-sty brk store and vacant, all title to Old road. Amund Johnsen and Adolph Hoffstadt to Saml Schwab. Morts \$56,000. May 2. May 5, 1900. R S 50 cts. 4:1239. nom

Broadway, Nos 2680 to 2684, n e cor 102d st, 100.11x100, three 5-sty stone front flats. Edward Kienzle to Eliza J Smith. Re-recorded. Morts \$140,000. July 2, '98. May 3, 1900. R S \$30. 7:1874. nom

Broadway, Nos 3130 and 3132, e s, 35 s 125th st, 65x75, two 5-sty brk flats. Herbert Dongan to John McSweeney. All liens. Mar 14. May 4, 1900. R S \$5. 7:1979. See Manhattan st. nom

Broadway, No 1432, s e cor 40th st, abt 25.7x abt 109.9x abt 24.8x abt 116.8, 3-sty brk stores. 49th st, No 243, n s, abt 167.8 e 8th av, abt 17.8x abt 100.5, 4-sty stone front dwell'g. Also property in Southfield, S I. Above being 1.3 part and all title which William McMahon died seized. Samuel H Morrow to Wm C Nicoll and Wm H Osborne, Newark, N J. May 2. May 8, 1900. R S \$3.00. 3:815, 4:1021. nom

Broadway | n w cor 137th st, 99.11x125, vacant. John O Baker to 137th st | Samuel McMillan. Morts \$20,000. May 2. May 9, 1900. R S \$45. 7:2086. val consid and 100

Central Park West, No 223, w s, 27.2 n 82d st, 21x100, 5-sty brk flat. Alice R Strauss to Albert Ritchie. Morts \$30,000. May 8. May 9, 1900. R S \$15. 4:1196. nom

Same property. William Weiland to Alice R Strauss. Q C. April 19. May 9, 1900. R S none. nom

Same property. Etta Forgotston to same. Q C. May 7. R S none. nom

Same property. Kath A Barlow to same. Morts \$30,000. April 25. May 9, 1900. R S \$6.50. 33,500

Central Park West, No 223, w s, 27.2 n 82d st, 21x100, 5-sty brk flat. A Therese Rowe to Kath A Barlow, Baltimore, Md. Q C. Aug 7, '99. May 3, 1900. R S \$34. 4:1196. nom

Edgecombe av, No 114, e s, 66 s 140th st, 17.6x85, 4-sty brk dwell'ing. FORECLOS. Samson Lachman refereee to Meyer Grayhead. May 5. May 9, 1900. R S \$13. 7:2042. 30,000

Lenox av, Nos 26 and 28, s e cor 112th st, 100.11x100, two 7-sty brk flats, unfinished. FORECLOS. Geo W Ellis refereee to Edwd B

Teichman and H Douglas Potter. May 3. May 4, 1900. R S \$58. 6:1595.

Lenox av, No 81, n w cor 114th st, 25.11x100, 5-sty brk store and flat. Sophie Rothschild to Christian and Elise Goetz. Morts \$35,000. May 3. May 7, 1900. R S \$25. 7:1824.

Madison av, No 266, n w cor 39th st, runs w 95 x n 49.5 x e 16 x s 24.1 x e 79 to av x s 25.3, 4-sty brk dwell'g. Matthias H Arnot to Marianna A Ogden. C a G. Feb 2. May 5, 1900. R S none. 3:869.

Madison av, w s, 82 n 77th st, 20.2x45, vacant. Hercules L Kittson to Norman Kittson. Q C. April 26. May 4, 1900. R S \$1. 5:1392.

Madison av, Nos 1435 to 1441, n e cor 99th st, 100.11x100, four 5-sty brk flats with stores. Max Freund to Nathan Hutkoff. Morts \$100,000. April 17. May 3, 1900. R S \$30. 6:1605. See 122d st.

Manhattan av, No 507, n w cor 121st st, 20.11x90, 3-sty stone front dwell'g. Dietrich W Wehrenberg to Bernhard Freund. May 1. May 5, 1900. R S \$25. 7:1948.

Manhattan av, s e cor 107th st, 100.11x25, 5-sty brk flat. FORECLOS. James R Torrance referee to Wm J Nicklas. Morts \$52,800. April 9. May 4, 1900. R S \$450. 7:1842.

Old Broadway, No 2380, e s, new line, 24.8 s 132d st, 26.7x111.10x 25.4x119.10, 5-sty brk flat and store. Mort \$20,000.

10th av, No 869, e s, 102 n 102d st, 11 to centre line old lane x94 x13.4x100.2, 2-sty brk store.

Frederick Schmidt to Marie Schmidt. April 2. May 3, 1900. Q C, &c. R S \$4. 7:1896 and 1857.

Park av e s, 75.9 n 97th st, 25.2x100, vacant. Sarah E Runge to 4th av | Peter O'Rourke. Apr 27. May 3, 1900. R S \$9. 6:1625. See 142d st.

Same property. Peter O'Rourke to Jay S Heisler. Morts \$6,500. May 2. May 3, 1900. R S \$1. 6:1625.

Pleasant av, No 335, w s, 20 s 118th st, 18.6x75, 3-sty stone front dwell'g. Barbara Fritz to Frieda Hart. Morts \$7,000. April 26. May 3, 1900. R S \$11. 6:1711. See 101st st.

Post av, n s, 100 e Hawthorne st, 75x100, vacant. Ada W Rasines to Emily D Jex. April 18. April 27, 1900. R S \$1. 8:2222.

Riverside Drive, No 340, n e cor 106th st, runs n 34.11 x e 43.5 x n 5.4 x e 14.11 x s 0.4 x s 7.6 x w 5.7 x s 32.7 to st x w 53 to beginning, 5-sty brk dwell'g. Perez M Stewart and H Ives Smith to Harry N Marvin. Morts \$58,000. April 30. May 3, 1900. R S \$22. 7:1892.

Same property. Release mort. Moritz Falkenau to Perez M Stewart and H Ives Smith. May 2. May 3, 1900.

St Nicholas av, No 710, e s, 145.10 n 145th st, 21x100, 4-sty stone front dwell'g. William Wetterer to Manuel Lopez. Morts \$20,000. Sept 8, '99. May 7, 1900. R S \$4. 7:2053.

Terrace View av, north cor Jacobus pl, 25.11x106.11x25x100, vacant. Louis Harris to Daniel Houlihan. May 8, 1900. R S \$2.00. 13:3402.

Vermilyea av, s s, 75 e Hawthorne st, 25x100, vacant. Chas A McQuestion to Nellie F Guilshan. Morts \$700. May 9, 1900. R S \$1.50. 8:2226.

Washington terrace, No 8, w s, 53.3 s 186th st, 17.9x62.6, 3-sty brk dwell'g. City Real Estate Co to Moses Bachman. B & S. C a G. May 7, 1900. R S \$8. 8:2156.

Washington terrace, No 12, w s, 88.9 s 186th st, 17.9x62.6, 3-sty brk dwell'g. Same to Moses Bachman. B & S. C a G. May 2. May 7, 1900. R S \$8. 8:2156.

West End av, No 50, e s, 50.5 s 62d st, 25x100, 5-sty brk tenem't and store. Warren E Dennis to Marietta Wilsey widow. All liens. C a G. Mar 26. May 3, 1900. R S \$1. 4:1153.

West End av, No 52, e s, 25.5 s 62d st, 25x100, 5-sty brk tenem't and 11th av | store. Same to Marietta Wilsey widow. All liens. C a G. Mar 26. May 3, 1900. R S \$1. 4:1153.

West End av, No 697, s w cor 94th st, 75x110, 7-sty brk flat. John Schnoering to Preston Stevenson. Morts \$127,000. May 1. May 3, 1900. R S \$93. 4:1252.

West End av, No 886, e s, 60.11 n 103d st, 20x80, 3-sty stone front dwell'g. Cyrus A Stevens to Judson Lawson. Morts \$17,000. May 3. May 5, 1900. R S \$4. 7:1875.

West End av, No 739, n w cor 96th st, 25.2x100, 5-sty brk store and flat. Bartholomew Dunn to Joseph De Benedetto. All liens. C a G. April 12. May 8, 1900. R S 50 cts. 7:1887.

1st av, No 2235, w s, 19.8 s 115th st, 18.9x90, 4-sty brk store and tenem't.

1st av, w s, 19.7 s 115th st, 0.1½x90.

Rocco D'Onofrio to Yetta Nestler. Morts \$8,000. May 1. May 3, 1900. R S \$5. 6:1686.

2d av, No 128, e s, 133.4 n 7th st, 26x125, 6-sty brk tenem't with stores. Joseph L Buttenwieser to Fredk J Seelig. Morts \$42,500. April 2. May 3, 1900. R S \$27. 2:449. val consid and 100

2d av, No 1750, e s, 26.2 n 91st st, 25x80, 5-sty brk tenem't with stores. Francis J Schnugg to Alivesius Ungerland. Morts \$20,500. May 1. May 4, 1900. R S \$450. 5:1554.

2d av, No 2150, e s, 50.11 n 110th st, 25x100, 5-sty brk tenem't with stores. Sarah Wolfe to Louis Lese and Sarah E Deutsch. Morts \$16,500. May 3, 1900. R S \$4. 6:1682.

2d av, No 158, n e cor 10th st, 25x105, 5-sty brk bldg. Geo W Murray, Montclair, N J, to Ernest A Denicke. Morts \$10,000. Feb 3. May 7, 1900. R S \$17. 2:452.

3d av, No 2089, n e cor 114th st, 25.10x100, 5-sty stone front store and tenem't. Nannie B Mischo et al exrs and trustees Herman Mischo to John Sinnott. May 4. May 7, 1900. R S \$45. 6:1664.

Same property. Release dower. Nannie B Mischo widow to same. May 4. May 7, 1900.

3d av, No 2332, w s, 75 n 126th st, 24.10x90, 3-sty brk store, &c. Thos E Shields assignee Chas F Rime to Chas F Rime. All liens. May 4, 1900. R S none. 6:1775.

5th av, No 1420, n w cor 116th st, 100.11x34.6, 5-sty brk flat with stores. Dudley S Harde et al EXRS Morris Steinhardt to Dietrich W Wehrenberg. Morts \$40,000. May 3. May 5, 1900. R S \$28.50. 6:1600.

Same property. Dudley S and Herbert S S Harde, Lilile D, Edna R Steinhardt and Pearl Schoenthal to same. B & S. May 3. May 5, 1900. R S none.

5th av, No 2161, n e cor 132d st, 25x90, 5-sty brk store and flat. Donatus Rieger to Daniel Meenan. Morts \$33,000. May 1, 1900. R S \$45.50. 6:1757. (Corrects error in last issue as to grantees name.)

6th av, No 918, s e cor 52d st, 22.11x80.6x23x81.4, 4-sty brk store. Michael J Kelly et al EXRS and TRUSTEES Thomas Kelly to Agnes Lynch. Morts \$22,000. April 14. May 8, 1900. R S \$39.00. 5:1267.

Same property. Release dower. Fannie H Kelly widow to same. April 14. May 8, 1900.

7th av | n w cor 125th st, 199.10 to s s 126th st x125, 2-sty frame 125th st | dwell'g, two 2-sty brk buildings and 1 and 2-sty frame

126th st | buildings and vacant. Aaron Schubart to Esther Hecht, Emily Steinhart, Louise Einstein and Louis H Schubart. Q C. May 1. May 8, 1900. R S \$90. 7:1931.

7th av, Nos 196 and 198, on map Nos 198 and 200, w s, 74.2 s 22d st, 49.2x100, two 6-sty brk stores and tenem'ts. Leopold Kaufmann to Bernhard Mayer. Morts \$64,000. May 4. May 5, 1900. R S \$40. 3:771.

Same property. Release mort. Bernhard Mayer to Leopold Kaufmann. May 4, 1900.

7th av, No 104, w s, 104.11 s 17th st, 26x100, 5-sty brk store and tenem't with 4-sty brk tenem't on rear. FORECLOS. Augustus H Vanderpoel referee to Geo R Read, Rye, N Y. May 4. May 9, 1900. R S \$24.50. 3:766.

8th av, No 2057, w s, 75.8 s 112th st, 25x100, 5-sty brk store and flat. Salvatore P Coniglio, Stefano Greco to United Realty and Construction Co. Morts \$21,450. April 24. May 9, 1900. R S \$7. 7:1846.

8th av, No 2099, w s, 25.11 n 113th st, 37.6x100, 5-sty brk store and flat. John C Chambers to Hannah L Crossley. Morts \$37,500. April 30. May 9, 1900. R S \$8. 7:1847.

8th av, e s, from 156th st, proposed, to 157th st, 199.10x100, vacant. Harriet G Coogan to New York & Northern Land & Impt Co. Q C. Mar 27. May 5, 1900. R S none. 8:2105.

MISCELLANEOUS.

Conveyance of 101 shares capital stock Louisiana State Lottery Co. Trust deed. Madge I Hennen widow to John A Morris for benefit Wm D and Anna A Hennen. May 25, '83. May 4, 1900. Misc. nom

Conveyance of 125 shares same stock. Trust deed. Same to same for benefit Maude Hennen. May 24, '83. May 4, 1900. Misc. nom

BOROUGH OF BRONX.

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

Barry st, late Leggett av, s e cor 145th st, 100x75, vacant. Agnes Williams to John Williams. Jan 30, '95. May 4, 1900. R S none. 10:2736.

Bronx st, No 2059, w s, abt 115 n 179th st, adj land Jas G Rowland, 50x60. Silas Titus to Ophelia Purdy. Q C. May 4. May 5, 1900. R S none. 11:3140.

*Cemetery lane, s s, adj land Solomon Runkel, begins at n e cor runs s 94 x w 100 x n 94 x e 100, City Island. Ann E Coltart to Mary E Doyle. May 3. May 8, 1900. R S \$1.00.

*Chestnut st, e s, lot 148 map Arden property. John G Pierson to Walter W Taylor. Mort \$589, taxes, &c. Nov 3, '98. R S 50 cts. May 4, 1900.

Freeman st, No 1131, n e cor Intervale av, 27x117.11x23.1x112.5, 4-sty brk flat and store.

Southern Boulevard, n w cor Freeman st, 25x104.5x25x104.8, 4-sty brk flat and store.

Freeman st, No 1143, n s, 162 e Intervale av, runs e 27 x n e 49.10 x e 3.4 x n — x w 20.5 x s 97.5, 4-sty brk flat.

Freeman st, No 1135, n s, 54 e Intervale av, 27x99.3x23.6x103.7, 4-sty brk flat.

Freeman st, No 1137, n s, 81 e Intervale av, 27x95x23.11x99.3, 4-sty brk flat.

Freeman st, No 1139, n s, 108 e Intervale av, runs e 27 x n e 114.6 x n w 17.3 x s 24 x n 8.5 x s w 95 to beginning, 4-sty brk flat.

Freeman st, No 1141, n s, 135 e Intervale av, runs e 27 x n e 97.5 x w 19.7 x n 16.5 x n w 2.9 x s w 14.6 to beginning, 4-sty brk flat.

Freeman st, No 1133, n s, 27 e Intervale av, 27x103.7x23.9x107.11, 4-sty brk flat.

William Wetterer to Wm R Rose. Morts \$34,770. Dec 20, '98. May 7, 1900. R S \$5. 11:2976.

*Hancock st, w s, 325 s Columbus av, 50x100. Ephraim B Levy to Angelo Rezzano. May 2. May 3, 1900. R S \$1.

Hoe st, e s, 204.1 s Home st, 50x100, vacant. Albert R Presch and Adolph G Presch to Hugh Kirk. May 7, 1900. R S \$4. 10:2752.

Home st, No 975, n s, 120 w Union av, 18x122x18.1x121, 2-sty frame dwell'g. Henry K Perry et al heirs Geo R Perry to Martin Perry, Pierpont, Mich. All liens. Sept 27, '99. May 9, 1900. R S none. 10:2672.

*Jackson st, e s, 555 n Railroad av, 25x108. Florence S Crosby to Elizabeth Cosgrove. April 30. May 3, 1900. R S 50 cts.

Kelly st, Beach av, Westchester av, Union av, being lots 145 and 146 map Dater estate in above block. Release covenant. Abraham H Feuchtwangner and Sarah Danzig individ and EXTRX Simon Danzig to Charles Holdorff. May 5, 1900. 10:2665.

Kelly st, Beach av, Westchester av and Union av, being lot 154 map Dater estate in above block. Release covenant. Same to Samuel Cowen. May 3. May 5, 1900. 10:2665.

Same property. Release covenant. Samuel Cowen to James F Meehan. May 3. May 5, 1900.

Kelly st, Nos 1543 to 1533, w s, 165 s 167th st, 100x100, six 2-sty frame dwell'gs. John M Ruhl to Edward Miehling. B & S. C a G. Morts \$8,800. May 11, '99. May 9, 1900. R S \$1.50. 10:2705.

Longfellow st, w s, 175 s 172d st, 50x100, vacant. Daniel Krakauer to Caroline Luster. April 9. May 5, 1900. R S \$1.50. 11:3000.

*Matilda st, n w s, abt 190.1 n Kossuth st, 59.6x—x43.6x100, Washingtonville. Catherine Dawson to Malinda G Mace, Frank C Mayhew and Ralph Hickox trustees. B & S. April 9. May 4, 1900. R S 50 cts.

*Matilda st, n w s, abt 275 n Nereid av, 25x100, South Washingtonville. James L Warren to Wm H Treuer. May 1. May 8, 1900. R S \$1.00.

Morris pl, or av, n e cor 102d st, late Halsey st 115x85, 2-sty frame dwell'g. Mary Ogden widow to Mary E Caulkins and Chas S Ogden. All title. July 15, '99. May 9, 1900. R S \$6. 9:2422.

Morris pl or av, Nos 918 and 920 | s e cor 163d st, late Helen st, 163d st, Nos 518 and 520 | 115x125, four 2-sty frame dwell'gs. Mary Ogden widow to Mary E Caulkins and Chas S Ogden. All liens. July 15, '99. May 9, 1900. R S \$12.50. 9:2422.

Mott st, s s, 361.10 e Terrace pl, 100x100. Amanda Tordoff to Charity A wife Edward Walker. Q C. Feb 9, '71. May 7, 1900. R S none. 9:2331.

North st, n s, 175 w Jerome av, 50x100, vacant. Samuel S Partridge exr Thos M Partridge to Alexander Johnston. C a G. May 1. May 8, 1900. R S \$1.50. 11:3198.

*River st | n s, extends from Railroad av or Bronx River pl to Railroad av | Meadow st 240x136. Geo E Hanson to Fred S Bronx River pl | Fisher. Morts \$3,500. May 1. May 5, 1900. R S \$1.

Greenwich st, No 185, store, &c. Solomon Marx to Robt F Jones and Wilkins C Burt; 10 years, from May 1, 1900. May 9, 1900. 1.61. 3,000

Frederick S Justice; 1 6-12 years, from May 1, 1900. May 9, 1900. 5:1531. 1,536 to 1,224

BOROUGH OF BRONX.

138th st, No 674 E, store, &c. William Grosspeter to Albert H Meyer; 5 years, from May 1, 1900. May 9, 1900. 9:2282. 780 to 900

MORTGAGES.

May 3, 4, 5, 7, 8 and 9.

BOROUGH OF MANHATTAN.

Adams, Katie B to Eleanor F G Rud. 122d st, No 9, n s, 212.2 e Lenox av, 18.7x100.11. May 2, 5 years, 4 1/2%. May 3, 1900. 6:1721. \$16,000

Sander, Louis and Wilhelmina his wife to Minnie E Flagg. Intervale av, e s, 200.1 n Westchester av, 25x100. P M. Sub to mortg \$4,500. April 30, 2 years, 6%. May 8, 1900. 10:2704. 1,000

*Smith, John and Margaret his wife to Hudson P Rose. Parker av, e s, 50 n Glebe av, 25x100. P M. May 3, 5 years, 5%. May 9, 1900. 440

*Steele, Chas E to Hudson P Rose. Rosedale av, w s, lots 473 and 474 block P amended map Mapes estate. P M. May 8, 8 years, 5%. May 9, 1900. 800

Steuer, Chas D to EMIGRANT INDUSTRIAL SAVINGS BANK. 137th st, s s, 75 e Alexander av, 27.2x100. May 9, 1900, 1 year, 4%. 9:2299. 9,000

Tesoro, Joseph to John F Steeves. Vanderbilt av, e s, 150 n 174th st, runs e 151 x n 52 x w 150.3 x s 48. Sub to mortg \$12,000. May 4, 6 months, 6%. May 9, 1900. 11:2907. 1,828

Thomas, Rowland W with Carrie Josephson. Valentine av, No 2021, w s, abt 535.4 s 180th st, 16.8x100. Extension of mort. May 8, 1900. 11:3144. nom

Toucey, Donald B with Marie E Deacon. Jackson av, w s, 81.6 n Home st, 27x54.2 to Boston av, x29.5x65.11. Subordination agreement. May 4. May 5, 1900. 10:2652. nom

Va Kay, George to Nellie F Sweeney. 144th st, n s, 254.5 e 3d av, 25x100. April 23, due July 1, 1903, 5%. May 4, 1900. 9:2306. 2,500

Whyte, James to James J Dunn. Vyse av, n e cor Jennings st, 50x100. May 4, 5 years, 6%. May 5, 1900. 11:2995. 2,600

Wilschek, Friedericke to Victor Gerhards. Wales av, w s, 162.7 s Westchester av, 25x127.7x29.11x111. April 24, installs, 6%. May 5, 1900. 10:2644. 1,250

Woodward, Chas S to Kate B Murray. Clarke pl, widened, s s, 314.6 e Jerome av, 50x180 to Arcularius pl, widened, May 5, 3 years, 5%. May 7, 1900. 11:2839. 5,500

Weber, Margt E to Horace Anderson trustee Ramon M Hernandez. 6th av, w s, lots 69 and 70 map Village Mt Eden, except part for Walton av. P M. April 17, due May 9, 1905, 5%. May 9, 1900. 11:2837. 3,000

Same to same. Walnut st, s e cor Morris av, runs s 48.3 x s w 50.8 x e 43.4 x n 98.3 to Walnut st x w 35. P M. April 17, due May 9, 1905, 5%. May 9, 1900. 11:2789. 3,000

MORTGAGES—ASSIGNMENTS.

(The dates following the description of the property given in this list indicate when the original mortgage was recorded. The mortgages without any specified date were recorded during the current year.)

May 3, 4, 5, 7, 8 and 9.

BOROUGH OF MANHATTAN.

Anderson, E Ellery to Milton G Niblo. Lexington av, w s, 74.1 s 30th st, 24.8x100. May 4, 1900. \$20,000

Adler, Simon and Henry S Herrman to Samson Lachman. 11th st, Nos 610 to 616 East. May 7, 1900. 13,500

American Mortgage Co to The Corn Exchange Bank. 35th st, n s, 378.11 w 7th av, 21.2x98.9. May 8, 1900. 8,008

Billings, Franklin N to Oliver P C Billings et al exrs Frederick Billings. Spring st, No 204. May 3, 1900. nom

Billings, Franklin N to Franklin N Billings et al exrs Frederick Billings. Clinton st, No 16. May 8, 1900. nom

Bates, Frances E extrx Susan C Robinson to Alina B Robinson. Assigns 2 mortg. Re-recorded. 17th st, s s, 521 w 6th av, 21.1x92 x174.4x92. Filed and discharged May 7, 1900. nom

Christopher, James W to Geo H Pettit. Canal st, No 111. Filed and discharged May 9, 1900. nom

Cohn, Rebecca to Sender Jarmulowsky. Lewis st, n w cor 7th st, 74x70.11x73.1x79.8. May 9, 1900. nom

Corwin, Dwight H to Geo H Pettit. Canal st, No 111. Filed and discharged May 9, 1900. 250

Dow, Emily S to Joseph Weinstein. Re-recorded. Irving pl, No 44. Filed and discharged May 4, 1900. 2,000

Dimock & Fink Co to Martin D Fink. Amsterdam av, w s, 74.11 s 147th st, 25x100. May 8, 1900. 3,000

Ehrmann, Julius to Jacob Scholle et al exrs and trustees Abraham Scholle. Assigns 3 mortg. Av C, Nos 183, 185 and 187. Filed and discharged May 4, 1900. 28,500

Freer, George G to Clement March trustee. Amsterdam av, n e cor 143d st, 30x99.11. Filed and discharged May 3, 1900. 42,500

Freeman, Jennetta B to Augustus D Brooks. 2d st, No 241 East. May 7, 1900. nom

Fields, Wm J extr Emma Fields to Wm J Fields. 67th st, No 213 West. May 8, 1900. 6,113

Ferguson, Mary extrx and trustee Rachel Watson to Rachel L and Rebecca L Bartley. 2d av, e s, 80 s 53d st, 20x95. May 9, 1900. 11,000

Ginocchio, Luigi to Donato Di Sesa and Donato Boffa. Mulberry st, Nos 114 and 116. May 9, 1900. 600

Grannis, Frances A to Ralph L Parsons. All title. 3d av, n w cor 33d st, 49.4x85. May 3, 1900. nom

Graham, Sharon to Pauline May. Madison av, Nos 1736 and 1738. May 8, 1900. nom

Haims, Louis to Joseph L Buttenwieser. Rivington st, s s, 67.1 e Eldridge st, 22.1x80. May 4, 1900. nom

Hall, Cornelia W and ano trustees John H Hall to Anna Schwietering. 76th st, No 28 W. May 4, 1900. 25,000

Hall, Wm H to Arlington C Hall. 134th st, No 61 West. May 4, 1900. nom

Hill, Fredk T to Hugh Hill trustee. East Broadway, s s, 101.5 e Montgomery st, 26.5x77.6x26.5x75. May 7, 1900. 27,500

Inness, Julia G to Cephas Brainerd and ano exrs and trustees Annie G Smith. 84th st, s s, 150 e 2d av, 25x102.2. May 9, 1900. 24,000

Jagle, Louise to Anna E Bachmann. 31st st, No 322 W. May 5, 1900. 5,000

Janssen, Katie to Karl M Wallach. 76th st, n s, 100 w 1st av, 25x102.2. May 3, 1900. 2,050

Johnson, Wm E to Samuel E Kilner and Dumont Clarke trustees Frederick Billings. 72d st, n s, 56 e Madison av, 22x102.2. May 5, 1900. nom

Jervis, William to Rosina L Jervis his wife. 3d av, s e cor 78th st, 4 lots. May 8, 1900. nom

Lachman, Samson to Wm R Rose and Gibson Putzel. Spring st, n e cor South 5th av, 25.3x75. May 5, 1900. 14,408

Landon, Chas G and ano exrs and trustees Benj H Hutton to Chas E Strong and John L Cadwalader trustees. 116th st, n s, 375 e 8th av, 25x100.11. Filed and discharged May 5, 1900. 5,355

Same to same. 116th st, n s, 350 e 8th av, 25x100.11. Filed and discharged May 5, 1900. 5,355

Same to same. 116th st, n s, 325 e 8th av, 25x100.11. Filed and discharged May 5, 1900. 5,355

Same to same. 116th st, n s, 300 e 8th av, 25x100.11. Filed and discharged May 5, 1900. 5,355

Lowenfeld, Pincus and William Prager to Henrietta Kahn. 2d av, s w cor 63d st, 100.5x155. May 3, 1900. 17,500

Leavitt, Henry S to Geo C Kobbe trustee. Madison av, w s, 75.11 s 105th st, 25x70. May 8, 1900. 15,329

Lamb, Peter to August H Lamb. 105th st, s s, 300 e Amsterdam av, 25x100.11. May 9, 1900. 15,000

Mossman, Wm S extr Jessie Watson and Mary Ferguson extrx Rachel Watson to Mary Ferguson. Perry st, n s, at west wall of house of Thomas Miller, runs n 79.8 x n w 19 x s 80 to Perry st x e 20 to beginning. May 9, 1900. 2,150

Oppenheimer, August to Edward Manrara. 86th st, n s, 133.4 w Park av, 102.3x100.8. May 5, 1900. 45,200

Person, Orrin D to Frederick Jenkins. 110th st, widened, n s, 200 e 7th av, 75x70.11. Filed and discharged May 3, 1900. 3,984

Platt, John R et al trustees Samuel R Platt to Clara and Adelaide Schmolze. 61st st, No 320 East. May 4, 1900. 15,000

Ravitch, David and Joseph firm Ravitch Bros to State Bank. Rutgers pl, Nos 17 and 19. May 9, 1900. nom

Siebel, Josephine to Michael Springer. All title. Av A, e s, 61.5 n 88th st, 20x75. May 4, 1900. 200

Schmeidler, Leopold and Irving Bachrach to Marks Kirshbaum. Eldridge st, No 71. 3,500

Same to same. Willett st, No 88. May 8, 1900. 1,400

Sharpsteen, Mary H to Mary H Sharpsteen trustee. 76th st, s s, 200 e 2d av, 25x102.2. Filed and discharged May 8, 1900. 6,000

Same to same. 76th st, s s, 225 e 2d av, 25x102.2. Filed and discharged May 8, 1900. 6,000

Smith, Cath T to Henry Oppenheimer. Central Park West, s w cor 90th st, 50.4x100. Barrow st, No 4. May 8, 1900. 45,000

Smith, Freling H and ano exrs Obed Wheeler to Union Trust Co trustee. Assign 9 mortg. Henry st, No 182; Baxter st, Nos 19 and 23; Broome st, No 196, and Suffolk st, No 63; Orchard st, No 177; Rivington st, No 52, and Eldridge st, No 193; Delancey st, No 250, and Sheriff st, No 46; 76th st, s s, 125 e 2d av, 25x102.2; St Anns av, n w cor 141st st, 25x87.4x25x86.8; also property in Queens Co. May 3, 1900. nom

Smith, Roby A, Franklin H and Franklin H, Jr, to C Cecilia Luthy. All title. 132d st, n s, 75 e 7th av, 40x99.11. May 4, 1900. nom

Smith, Roby A extrx John H Smith to same. Same property. May 4, 1900. 3,000

Spektorsky, Hyman to Israel Lidz trustee Moses Shedlinsky. Clinton st, Nos 105 and 107. May 3, 1900. 5,000

Same to Julius Shweitzer trustee Moses Shedlinsky. Same property. May 3, 1900. 5,000

Stagg, Virginia to Lawyers Mortgage Ins Co. Mort recorded Kings Co, Liber 10, page 235, Section 7. May 4, 1900. 3,000

Stevenson, Ann M wife of Andrew to James Wiggins. 12th st, n s, 101 w Greenwich st, 18x80. May 4, 1900. 5,000

Stiefel, Samuel to Philadelphia Savings Fund Society of Philadelphia, Pa. Lenox av, e s, 100.11 s 115th st, 25x75. May 4, 1900. 18,000

Sill, Harold M and Thos H Dougherty trustees Pauline Sill to Institution for the Savings of Merchants Clerks. 41st st, s s, 105 e Madison av, 20x98.9x20.2x98.9. May 7, 1900. 7,000

Same to same. 41st st, s s, 85 e Madison av, runs s 91.5 x e 18.3 x s w 8.3 x e 3.4 x n 98.9 to st, x w 20 to begin. May 7, 1900. 7,000

Stilwell, Nelson D to Thomas S Walker. St Nicholas av, n w cor 116th st, 89.1x97x75.11x143.8. May 7, 1900. val consid and 100

Title Guarantee and Trust Co to Clara de Hirsch Home for Working Girls. 76th st, s s, 150 w Central Park West, 25x102.2. May 3, 1900. 50,000

Same to Fanny Ellinger committee. 76th st, s s, 175 w Central Park West, 25x102.2. May 3, 1900. 45,000

Title Guarantee and Trust Co to Hudson City Savings Institution. 10th av, No 552. May 7, 1900. 4,000

The Metropolitan Improvement Co to Francis P Furnald. Central Park West, w s, 50.4 s 90th st, 50.4x100. May 4, 1900. val consid and 100

Title Guarantee and Trust Co to Bertha G Brooks. Whitehall st, No 45. May 8, 1900. 21,000

Same to Dry Dock Savings Institution. Av A, s e cor 86th st, 17.2x 73.6. May 8, 1900. 6,000

The City Mortgage Co to Edward Winslow. 156th st, s s, 300 e 11th av, old line, 50x99.11. May 8, 1900. 100

The Lawyers Mortgage Ins Co to Bertha Feldhausen. 32d st, s s, 185 e 3d av, 18.9x98.9. May 8, 1900. 6,000

The Protestant Episcopal Society for Promoting Religion and Learning to The Lawyers Mortgage Ins Co. 104th st, No 308 West. May 8, 1900. 15,000

United States Trust Co to Waldron K Post. 38th st, n s, 125 e 5th av, 25x98.9. Filed and discharged May 3, 1900. nom

Walker, Alexander to Fredk W Pitcher. 93d st, s s, 100 w West End av, 37.6x147.4x37.6x148.5. May 5, 1900. 3,600

Warner, Henrietta L to William Schweckendieck. South st, n e cor Clinton st, 88x146.3 to Water st, x88x147.3. May 4, 1900. 15,000

Woodhouse, C O, Jr, to Frederick Jenkins. 110th st, widened, n s, 200 e 7th av, 75x70.11. Filed and discharged May 3, 1900. nom

Weiss, Henry to Dora Rosenstein and Leontine Kantowitz and Carrie Esberg. Chatham st, No 196. May 9, 1900. 10,000

BOROUGH OF BRONX.

Bedford, Wm H trustee for Harriet R Chatfield et al wills Samuel and Julia A Booth, also trustee under trust deed, to Thos F Taylor trustee for Ellen A Turney will Henry Turney. Jackson av, e s, 183.9 s 156th st, 18.9x87.6. May 9, 1900. 5,048

Keenan, Patrick, Chamberlain, to Dora A Valentine guard Daniel H Valentine. Pelham av, s s, 174 e Webster av, 35x127.3x33x 127.5. May 7, 1900. nom

Same to same. Webster av, n w s, 63.6 s w Kingsbridge road, 63.10 x45.11x65.4x47.10. May 7, 1900. nom

Same to same. Decatur av, e s, 75 n 195th st, 25x100. May 7, 1900. nom

Same to same. Decatur av, e s, 200 n 195th st, 25x100. May 7, 1900. nom

Same to same. Webster av, w s, 200 n 195th st, 25x100.7x25x 100.6. May 7, 1900. nom

Same to same. Decatur av, e s, 50 n 195th st, 25x100. May 7, 1900. nom

Kent, Eliz M wife of Chas F to Annie B Sherrill. Walton av, s w cor Clark pl, 100.8x116.2x100x105.7. May 8, 1900. 1,000

Larned, Wm Z to Anna Schwietering. Jefferson av, e s, 400 n Samuel st, 50x156x50.2x152. May 4, 1900. 4,000

Levi, Emil S to Baruch Stern. Southern Boulevard, w s, 222.5 n Wilkins pl, 100x120x101.11x100; Wilkins pl, e s, 125 s Jennings st, 100x142.1x108x177; Southern Boulevard, w s, 225 n Jennings

BOROUGH OF BROOKLYN.

CONVEYANCES.

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

May 3, 4, 5, 7, 8 and 9.

Adams st, e s, 112 s Concord st, 49.10x105.10x50.2x105.6. Fore-clos. William Walton to City Real Estate Co. 4,000
Adelphi st, e s, 296.3 s Willoughby av, 20x125.7x20x125.8, h & l. Chas G Laurant to Thos S Shortland. Mort \$2,250. nom
Amity st, n e s, 215.8 n Clinton st, 25.7x100x25.5x100, h & l. Bradley & Currier Co, Ltd, to Henry Hyams. nom
Amity st, n s, 62 w Hicks st, 21x27. John Murphy to Daniel Buckley. 100
Amity st, s s, 152 w Henry st, 25x100. Ground lease for 21 years, from May 1, '94. Trustees, &c, Brooklyn Benevolent Society to John J Fox. per year, 125
Amity st, s s, 63.1 e Hicks st, 19.2x75. Ground lease, 21 years, from Nov 1, '93. Same to same. per year, 62
Ashford st, e s, 200 n Hegeman av, 40x100. Lucinda H Jones to Theron Jones. 400
Bainbridge st, n s, 160 e Sumner av, 20x100. Elizabeth Wagner Belmar, N J, to Wm E Nash assignee Chas W Beisen for benefit creditors. B & S. 10
Bay Parkway, south cor 83d st, 100x100. Republic Savings and Loan Assoc to Wm J Wells. Mort \$5,000. nom
Same property. Wm J Wells, Jr, to Mae Morgan. Mort \$5,000. nom
Bennett st, s e cor Bauzett st, runs e 100 x s 75 x w 6 x n w — x n 25, h & l. Jacob Runkel to Charles Uhlinger. Mort \$1,000. 2,800
Bergen st, n s, 100 e Boerum pl, 20x100, h & l. Patk H Quinn to Anita C Quinn his wife. B & S. nom
Bergen st, n s, 250 e Schenectady av, runs n 107.2 x e 50 x e 106.10 x s w 0.10 to st, x w 49.3.
Saratoga av, n e cor St Marks av, 25x100.
Baltic st, s s, 275 e Rogers av, 25x63.9x25.6x58.7.
Atlantic av, s s, 20 e Troy av, 40x80, h & l.
Park pl and Butler st, at centre line block 275 e Rogers av, runs n 69.2 x s e 51 x s 58.11 x w 50.
Montgomery st, n s, 300 w Utica av, 200x255 to Crown st.
East New York av, s s, 224 e land William Williamson, contains 1 840-1,000 acres.
Rochester av, e s, 153.2 s East New York av, 100x94.
East New York av, s s, 74.3 w Rockaway av, 25x100.
Rochester av, w s, 212.11 s East New York av, 50x90.9x50x90.11. Peter J Murphy to Bridget Murphy. gift
Bergen st, s s, 160 w 5th av, 20x100. Minerva A H Baulsair and Gertrude E Koch widow to Frank Dietrich. Mort \$4,500. nom
Bergen st, No 160, s w s, 240.7 s e Hoyt st, 21.10x100, h & l. Elizabeth G Barry, Georgine C Munn and Marie A Schnitzpan to Miriam H C Cannon, N Y. 3-4 part. nom
Bergen st, n s, 291.8 e Hopkinson av, 16.8x100. Robt B McIntyre to James T Ackerman. Mort \$1,800. nom
Bergen st, No 164, s w s, 263.6 s e Hoyt st, 21.10x100, h & l. Elizabeth G Barry, Marie A Schnitzspan and Miriam H C Cannon to Georgine C Munn. 3/4 parts. nom
Bergen st, No 166, s w s, 284.5 s e Hoyt st, 21.10x100, h & l. Elizabeth G Barry, Georgine C Munn and Miriam H C Cannon to Marie A Schnitzspan. 3/4 parts. nom
Bergen st, No 170, s w s, 328.4 s e Hoyt st, 21.8x100, h & l. Marie A Schnitzspan, Georgine C Munn and Miriam H C Cannon to Eliz G Barry. 3/4 parts. nom
Bergen st, s s, 95 e Albany av, runs e 105 x s 68 x s w — x w — x n 100 to beginning. John Bacon to Anna M Treacy. Morts \$29,180. nom
Berkeley pl, n e s, 325 n w 6th av, 25x100. Mary F Knight to Cath M Scott. 5,500
Berkeley, pl, n e s, 325 n w 6th av, 25x100. Matilda and Theodore Maynard to Mary F Knight. Confirmation deed. nom
Berriman st, w s, 95 s Wortman av, 20x155.8x20.1x153.9. Wm H Jackson, N Y, to Edwd F and Martha R Ives, tenants by entirety. nom
Bleecker st, n w s, 125 n e Central av, 25x100, h & l. Henry C Bauer to Joseph and Maria Barnickel tenants by entirety. Mort \$3,000. nom
Boerum st, n s, 300 w Lorimer st, 25x100, h & l. Foreclos. Isidor Buxbaum to Mathias Karcher. 4,125
Bolivar st, s s, 100 e Navy st, 26x88.11, h & l. Ella G Constantine to John A Johnson. Mort \$8,300. nom
Bristol st, being lot 18 map 262 lots Sarah A Suydam, 25x100, h & l. Carline Schultz to Louisa Kaehl and Augusta Keil. nom
Broadway, n e s, 50 s e Park st, 25x100, h & l. Claus H Offermann to Sarah Stern. nom
Broadway, n e s, 60 n w Aberdeen st, 30x69.3x31.7x80.3. Geo F Keim to Christian A Jacob. Mort \$6,000. nom
Broadway, n s, 120 e Canarsie av, 75x100, h & l. James McManus to Frank Geodegea and Antonia his wife tenants by entirety. nom
Carroll st, n s, 400 e Albany av, 40x100. Elen Moran to Rose A McNulty. 1898. 400
Cedar st, s s, 196.9 e Evergreen av, runs s 101.10 x e 25 x n 1.10 x e 0.2 x n 100 x w 25.2. Johanne S and Carsten Busch to Otto Sartorius and Moses Bijur, firm Sartorius & Co, N Y. nom
Chauncey st, s e s, 70.4 s w Bushwick av, 18x100, h & l. Frank C Lang trustee will Mary Carpenter to Frank V Oldham. B & S. C a G. 3,600
Chauncey st, s s, 193.9 w Stuyvesant av, 18.9x74.9x18.10x76.10. Charles Mulligan to Susannah Ketcham. Mort \$1,600. nom
Chestnut st, w s, 782 s Jamaica av, 25x100. Thomas Hellawell to Robt J Hellawell. 2,800
Chestnut st, w s, 781.7 s Jamaica av, 0.4x50.3. Barbara Lauer to same. nom
Clay st, s s, 375 w Manhattan av, 25x100, h & l. Ellen Ward to Annie Aaron. 100

Clifton pl, n s, 350 w Marcy av, 25x100. Michael J Caveny to Louis G Herberger. nom
Clymer st, s e s, 140 s w Bedford av, 19.6x100, h & l. Chas F Lurcott to George Lurcott, Jr. nom
Same property. Emily A Lurcott to Chas F Lurcott. nom
Columbia st, w s, 50 n Summit st, 16.4x80, h & l. Katharine Zulauf widow, Hoboken, N J, to Annie Ammon. 7,300
Columbus pl, w s, 121.7 n Atlantic av, 23x105. Roman Catholic Church of St Benedict to John Cassidy. 1,300
Cook st, s s, 202.6 e Bushwick av, 25x100, h & l. Jacob Nehrbass to Herman Schendlinger and Max Eisler, tenants in common. Mort \$3,500. nom
Cooper st, n w s, 200 s w Hamburg av, 40x100, h & l. Edwd J Mott to Louise F Fehlinger. Mort \$1,600. 3,200
Cottage pl, w s, 279.6 s Surf av, 40x109.5x40x109.9. Joseph J Kittel to Francesco Savarese. nom
Crescent st, n e cor Atlantic av, runs n 28 x e 100 x e 10 x s 15.9 to av, x w 110.9, h & l. Margaretha wife of Henry Adickes to Wm H Eggerstedt. Mort \$5,000. nom
Cumberland st, e s, 122 n Lafayette av, 25x100. David C, Gerorgette F, Ethel P and David C Bosworth and Florence L Stutts being husband and children and heirs Sarah F Bosworth to Milton G Niblo. All liens. nom
Cumberland st, e s, 122 n Lafayette av, 25x100. Edith P Bosworth by Saml G Metcalf guardian to Milton G Niblo, East Orange, N J. All title. 125
Cumberland st, w s, 602.3 n Myrtle av, 50x100, h & l. John H Lederer to Kate wife Henry Hamel. Morts \$4,000. nom
Dean st, s s, 283.4 e Rochester av, 16.8x107.2. Release mort. Thos G Field trustee will Henry Weil to Wm J Simpson. 200
Dean st, n s, 290 w Bond st, 20x100, h & l. Margaret McGarry to Margaret Wilson. 6,500
Dean st, n s, 200 e Franklin av, 100x100. Marion V Butler widow to Morris and Myrtle Meyer. nom
Debevoise st, n s, 143.1 w Bushwick av, runs w 24.4 x n 40.3 x w 0.5 x n — x e 25 x s 100, h & l. Lillian Turner to Samuel Weltman. Mort \$2,000. 1,300
Decatur st, s s, 639.1 e Tompkins av, 19.6x83.9x20x79.4, h & l. Thos E Greacen, N Y, to Eliza A Hartigan. 4,800
Degraw st, n e cor Nostrand av, 21.8x97.9, h & l. Wm R Pearce to Helene F Cordes. Mort \$8,000. nom
Deuglass st, n s, 100 e 4th av, 19.8x100, h & l. Foreclos. William Walton to Louisa L Jeremiah. 3,850
Earl st, centre line at centre line of Schenectady av, being plot bounded n by patent line bet Flatbush and City of Brooklyn e by centre line Schenectady av s by centre line Earl st x w by land Benjamin Marshman. Frank D Creamer to John Rooney. Deed on execution. 250
Essex st, No 202, n w cor Folsom pl, 20x70, h & l. Francis J Carney to Geo H Perry. B & S. C a G. nom
Same property. Amanda I Carney by Francis J Carney guardian to same. val consid and 25
Fenimore st, n s, 185 e Bedford av, 20x100, h & l. Frank D Creamer to Elsie W Bowen. Mort \$4,000. nom
Floyd st, n s, 215 e Nostrand av, 25x100, h & l. Marie L Fleck heir Bernardine Mentrup to Josephine Mentrup. Q C. nom
Same property. Salome Dahlbender and Lewis Mentrup to same. 7,000
Fort Hamilton Parkway, s e s, 96.9 n e 40th st, 19.2x99.6x18.10x 102.11. William McCormack and John Gallagher to Louis Kirschmann. Mort \$2,750. 5,700
Franklin st, w s, 27 n Freeman st, 24.4x80, h & l. Josephine Bennett to Jeremiah P Applegate. Mort \$6,500. nom
Franklin st, e s, 75 s Milton st, 25x70, h & l. Jere P Applegate to Josephine Bennett. Mort \$3,000. 4,200
Fulton st, s s, 100 e Hopkinson av, 50x100. Long Island Investment and Impt Co to Joseph W Hamilton. Morts \$18,000. exch
Fulton st, s s, 150 e Hopkinson av, 50x100. Same to same. Mts \$18,000. exch
Fulton st, n e s, 50 n w Irving pl, runs n e 74.1 x e 15.6 to pl x n 3.9 x w 32.1 x s w 70.9 to st x s e 16.8, h & l. Fredk C Dexter to Geo E Hansen, New York. All liens. nom
Fulton st, n s, 60.6 w Rockaway av, 20x84.3x19.6x—, h & l. Cath M Gomez to James Keenan. 7,500
Fulton st, n s, 48.5 w South Oxford st, runs n e 57.5 x e 4.11 to South Oxford st x n 20 x w 15 x s w 67.6 to Fulton st x s e 20. Michael Furst to David Michel. Q C. nom
Fulton st, part lot 22 on Gilliam Schenck farm, lying in front thereof between the n s Fulton st as now laid out and n s Fulton st as on said map. Hayman Stoff, New York, to William Schirrmeister. Q C. nom
Same property. Anne M Schenck, Gertrude C Van Siclen and Sarah E Rapalje children, &c, Gilliam Schenck to Hayman Stoff. n m
Fulton st, n s, 50 w Essex st, 25.6x92.6x25x— Hayman Stoff, New York, to William Schirrmeister. Mort \$1,900. 3,500
Fulton st, No 2042, s w cor Saratoga av, 20x80, h & l. Winston H Hagen, N Y, to Claus Kuck. Mort \$11,000. nom
Same property. Leonard D Hills, Amherst, Mass, to same. nom
Fulton st, n w cor Classon av, 31.5x40x41.7x90.9. Maria wife of John C Stewart to Mary A wife of John H Seed. Mort \$7,000. nom
Gerry st, n s, 150 e Marcy av, runs n 200 to Wallabout st, x e 275 x s 100 x e 50 x n 100 to Wallabout st, x e 22 x s 200 to Gerry st, x w 341.
Flushing av, s s, 125 e Marcy av, 150x100.
Flushing av, s s, 125 w Tompkins av, 150x100.
Wallabout st, s s, being lots 38 and 39, block 107 on Ward map City Brooklyn.
Charles Pfizer to Charles Pfizer & Co. nom
Guernsey st, e s, 150 s Meserole av, 25x100, h & l. Florence Raynor to Emily W Kelly. Mort \$4,000. 7,250
Gwinnett st, s s, 139 e Marcy av, 18x72.7x18x72.9. James H Love, Jersey City, N J, to Alexander Underhill. Mort \$500. 1,000
Hancock st, n s, 250 e Lewis av, 19x100, h & l. Emma Hagedorn to Robert Jenkins. Mort \$5,500. nom
Hancock st, n w cor Nostrand av, 22x95. Daniel R Van Nostrand to Perez M Stewart and H Ives Smith, N Y. Mort \$20,000. val consid and 100
Hancock st, n s, 145 w Ralph av, 16.8x85. Isabella N Janes to Lillian Janes. Sub to mort. nom
Harman st, n w s, 150 n e Central av, 25x100, h & l. Jean D Kugler to Friedericke Gierl. Mort \$3,500. 7,000
Hart st, n s, 127.7 e Wyckoff av, 60x80. Robert Smith to Maria Smith. nom
Hart st, n s, 125 e Marcy av, 25x100, h & l. Richd L Howell to Ida C Christie. 3,500
Hart st, No 191, n s, 145 w Throop av, 20x100, h & l. Martha L Swimm to Florence W Clark. exch and 4,000
Hendrix st, e s, 125 n Belmont av, 25x100, h & l. Chas J Holzer to Chas J and Annie Holzer. nom

14th av, s e s, 140 n e 45th st, runs s e to lane Charles Eckert x n
to land heirs Jacob Waldburg x n w 4.9 to 14th av x s w 5.4.
Release mort. Home Life Insurance Co to Borough Park Co.
8,925

44th st, s w s, 100 n w 14th av, runs s w 40.2 x s e 100 to 14th av x
s w 60 x n w 340 x n e 100.2 to 44th st x s e 240.
46th st, s w s, 280 s e 12th av, 40x100.2.
48th st, s w s, 140 n w 13th av, 40x100.2.
49th st, n e s, 140 s e 15th av, 40x100.2.
16th av, east cor 49th st, 640x100.2.
49th and 50th sts, 16th and 17th avs—the block.
49th st, n e s, 280 n w 13th av, 20x100.2.
49th st, n e s, 300 s e 12th av, 50x100.2.
51st st, n e s, 180 s e 14th av, 20x100.2.
51st st, s e s, 120 s e 14th av, 20x100.2.
14th av, s e s, 120.2 n e 45th st, runs s e to land Charles Eckert x n
to land heirs Jacob Waldburg x n w 4.9 to av x s w 25.4.
Release mort. Title Guarantee and Trust Co trustee to same.
22,700

44th st, centre line, 340 n w 14th av, runs s w — to n e s land
grantees x n w — x n e 59.11 to centre of st x s e —. Jere John-
son, Jr, Co to Borough Park Co. Oct —, '99. nom
49th st, n s, 270 e 6th av, 110x100.2. Simon Stiner to Geo W French
and Munroe Stiner. nom
50th st, s s, 220 w 8th av, 20x100.2. William Sturrock to Mary D
Henderson. 350
50th st, n e s, 100 s e 15th av, 40x100.2. Borough Park Co to John
Hobbs. nom
50th st, s s, 320 w 5th av, 20x100.2. Release mort. Title Guar-
antee and Trust Co to Charles Hamilton. 3,750
51st st, s w s, 120 s e 15th av, 40x100.2. Release mort. Title
Guarantee and Trust Co to Wm H Reynolds. 3,250
51st st, s w s, 120 s e 14th av, 40x100.2. Release mort. Title
Guarantee and Trust Co to Wm H Reynolds. 3,250
51st st, s w s, 120 s e 14th av, 40x100.2. Wm H Reynolds to Cor-
nelia Van Blankenstyn. B & S. nom
51st st, s w s, 100 s e 14th av, 20x100.2. The Borough Park Co to
same. nom
51st st, s w s, 120 s e 15th av, 40x100.2. Wm H Reynolds to Florence
G Emerson. nom
52d st, s s, 160 w 3d av, 20x100.2. Sigria E wife of Frank Gelston
to Mary A Kenny. Mort \$2,500. exch
53d st, n e s, 200 s e 4th av, 20x100.2. Henry Speir to William
Tyson. 2,750
55th st, s w s, 250 n w 14th av, 50x100.2, h & l. Annie H Halbert
to David Nelson. nom
55th st, n s, 80 w 5th av, 20x100.2. John H Hanley to Mary A R
Reilly. Mort \$4,000. nom
55th st, n s, 135.8 e 3d av, 17.10x100.2, h & l. Geo W Pearsall to
Meta W Zwingman. 3,000
56th st, s s, 470 e 16th av, 60x87.6x60x89.1.
57th st, s s, 280 w 17th av, 80x100.2.
Jere Johnson, Jr, Co to Harris Nevin. nom
56th st, n s, 300 w 6th av, 20x100.2. Peter Lythgoe to Joseph
Lythgoe. Morts \$5,500. nom
57th st, n s, 100 w 21st av, 40x100.8x20.3x105. New Utrecht Impt
Co to Geo W Versfelt. All liens. nom
59th st, s s, 240 e 20th av, 40x100.2, h & l. Florence E Bentley to
Myer Myers. Morts \$2,850. 3,850
60th st, n s, 100 w 7th av, runs w 1.8 x n 35.2 x n e — x s 46.3.
Jeremiah Desmond to Wm E Kay and Henry C Bull. nom
60th st, s s, 340 e 12th av, 40x100. Frank Mulieri to Vincenza
Mulieri. B & S. 1/2 part. nom
60th st, centre line, 260 s e 20th av, runs s w 300 to s s 61st st,
x n w 300 to 20th av, x n e across 61st st 300 to centre 60th st,
x s e 300 to beginning. Release mort. Pennington Whitehead
trustee for Anna K Shaw will John A Haggerty to James W Mur-
phy and Michael McCormack. nom
60th st, s w s, 220 s e 20th av, runs s w across 61st, 62d, 63d, 64th,
65th and 66th sts, 1,700 x n w 220 to 20th av, x n w to middle
line 20th av, x n to middle line 66th st, x n w to point 350 n w
20th av, x s 49.5 x w 350.7 to 19th av, x — to 18th av, x n e
across 66th st, 188.7 x s e 200 x n e 150 to middle line 65th st,
x n w 200 to 18th av, x n e 112 x s e 329.7 x n e 168 to middle
line 64th st, x n w 332 to 18th av, x n e 260 to middle line 63d st,
x s e to middle line, 19th av, x n e across 61st and 62d sts to 60th
st, x s e and across 20th av to beginning. Sarah A Jarvis widow
and Mary A Weeks widow to Michael McCormack and James W
Murphy. 1/2 part. 87,500
60th st, s w s, 220 s e 20th av, runs s w across 61st, 62d, 63d, 64th,
65th and 66th sts, 1,700 x s e to point 100 n w Bay Parkway, x
s w 40 x s e 100 to Bay Parkway, x n e 76.11 x n w 53 x n e across
66th st and railroad, 404.11 to 65th st, x e 84 to Bay Parkway, x
n to middle line 63d st, x n w 104.2 x n e 130.2 x s e 10.9 x n e
130 to middle 62d st, x s e 100 to Bay Parkway, x n e 100 x n e
58.8 x n e 9.6 x s e 90.7 to Bay Parkway, x n e — to s w 60th
st, x n w across 21st av to beginning. Michael McCormack and
James W Murphy to Sarah A Jarvis and Mary A Weeks. 1/2 part.
All liens. 87,500
60th st, s s, 200 e 4th av, 20x100, h & l. Blanche E Raymond to
Antoni Tadross. Mort \$3,500. nom
61st st, n e s, 220 s e 20th av, runs s w across 61st, 62d, 63d and
64th sts, to s w s 64th st, x n w 220 to 20th av, x n e 840 to 61st
st, x s e 220 to beginning. Release mort. Pennington Whitehead
trustee for Anna K Shaw will John A Haggerty to James
W Murphy and Michael McCormack. nom
62d st, n s, 120 w 11th av, 40x38.6x40x36.11. Chas H Smith to
Henry Harrison. 110
67th st, n s, 180 e 13th av, 40x100. William Raab, Rockville Cen-
tre, L I, to Fedele Malito, N Y. nom
68th st, n s, 240 w 11th av, 40x118.7x40x119.1. Allen McRodgers
to Mable S Bahrman. Mort \$1,700. 2,500
70th st, s s, 90 w 15th av, 30x100. David Sly to Eliz L Fox. Mort
\$1,500. nom
75th st, n s, 110 e 3d av, 100x94. Thos H Thomas to Wm H
Thomas. nom
77th st, n s, 163.8 w 5th av, 40x100. Mary A Kenney to Sigrid E
Gelston. nom
80th st, n e s, 280 s e 21st st, 60x100. Wm H Reynolds to Marie
B Douglas. nom
81st st, n s, 180 w 11th av, 60x100. Walter L Johnson to Abner
Bambart. Mort \$3,250. nom
82d st, s s, 453.8 e 4th av, 60x78.3x60.4x84.10. J Judson Trappan
to Edward J Oberholzer. 1,000
85th st, n s, 200 w 3d av, 100x100, h & l. Wm L Dowling to John
W H Bergen. Morts \$9,000. exch
85th st, n s, 100 w 12th av, 60x100. Walter L Johnson to Geo W
Dickinson. Mort \$6,000. 10,500
85th st, n s, 180 e 13th av, 120x100. Walter L Johnson to Harriot
T Cooke, Orange, N J. All liens. nom
88th st, s w s, 250 s e Parrott st, 200x200x225x200, hs & ls. Will-
iam Koehler to Henry J, Frank F and Fredk H Koehler, tenants
in common. All liens. 5,000
East 88th st, s w s, 240 s e Av M, 20x183.5x23x195. Melvin Brown
to Henry W Schmeelk, Jr. 250
East 88th st, s w s, 100 s e Av N, 140x100. Same to same. nom
Av F, s e s, 60 n e East 98th st, runs s e 100 x n e 40 x s e 40 x n e
100 to East 99th st x n w 140 to Av F x s w 140. Lucelia A Cooper
to Manly R Hubbs. See Rockaway av. exch
Av K, s w cor East 36th st, 100x100. Anna H Strong to John
Mahoney. Mort \$1,012. nom
Av N, s s, 60 e East 92d st, 40x100. Louisa M Aukamp to Linda Mur-
phy. nom
Av V, n s, 111.7 w Ocean av, 40x100. Release mort. Bond and
Mortgage Guarantee Co to Fredk H Dressel. 2,500
Atlantic av, s s, 458.4 e Utica av, 16.8x100. Release dower. Delia
Quinn widow to Geo A Lavelle. 75
Same property. Chas S Simpkins referee to Geo A Lavelle. 1,000
Atlantic av, n s, 80.6 e 3d av, 19.6x80. Foreclos. W E Warland to
Peter Doelger. 4,000
Bath av, easterly cor 16th av, 33.4x90, hs & ls. Etta Ehrlich to
Margt M wife of Wm H Thackeray. nom
Bedford av, s w cor South 1st st, 23x66.6. Henry Meyer to Au-
gust H Cordes. 7,500
Bedford av, w s, 130 s Canarsie av, 20x100. Eliza Clark to Sussanna
Clark. gift
Bedford av, No 802, w s, 153.6 n Park av, 30.6x100, h & l. John I
Glover, Baldwin, L I, to John G Glover. Mort \$4,500. nom
Benson av, n e s, at intersection centre line Greenwood and Bath
Plank road, runs n w to land grantees, x n e 124 x s e to centre line
above road, x s w to beginning. Oetta Suydam et al exrs Margt A
Berry and Jeremiah and Chas F Lott exrs Cynthia Lott to Henry F
Wolff and Jacob C Moore, firm Wolff & Moore. nom
Brooklyn av, e s, 237.6 s Av D, 40x100. Germania Real Estate and
Impt Co to Chas H Kappell. nom
Brooklyn av, e s, 307.6 n Av H, 60x100. Lillie T Langabeer to
Hannah Travis. Mort \$3,400. 5,500
Bushwick av, n e s, 37.6 s e Bleecker st, 18.9x79.2x18.9x79.8, h &
l. Henrietta Johnston to August Michel. Mort \$4,500. exch
Bushwick av, w s, 75 n Montrose av, 24.6x100, h & l. Wm F Heisin-
ger to Joseph Sherline. Mort \$5,000. nom
Bushwick av, w s, 240.4 s Greene av, 40x119.5x40x118.4. John
Finken to Philip Steingotter. nom
Clinton av, w s, 101 s Fulton st, 20x120, h & l. Adela and John
N Longhi to Josephine C wife of Henry J Brouard. Mort \$8,000.
nom
De Kalb av, n w s, 225 n e Hamburg av, h & l. Lydia Molz to An-
nie Schue. 1/2 part. 1/2 part liens. nom
Engert av, n e cor Eckford st, runs e 207.4 to Graham av, x n w 166.1
x s w 90 x n w 24 x s w 10 x n w 24 x s w 28.1 x n w — x n e 28.8
x n w 48 x s w 29.11 x n w to Driggs av, x w 5.2 x s 408.10. Sam-
uel Moskowitz to Leopold Michel. nom
Evergreen av, west cor Woodbine st, 26.3x102.11x25x106.4, h & l.
Christian A Jacob to Jacob Marks. Morts \$6,000. nom
Evergreen av, east cor Decatur st, 25x100. Henry D Angelbeck to
Chas J F and Elizabeth Angelbeck, tenants by entirety. Morts
\$7,500. nom
Evergreen av, s w s, 25 s e Covert st, 25x82, h & l. John Galla-
gher to Isidor G Hagenbacher and Julia Levy. Mort \$3,500. exch
Flatbush av, e s, 158.6 s Grant st, 44x100x—x100. Long Island In-
vestment and Impt Co to John Auer. Morts \$3,500. See Ocean
av. 6,800
Flatbush av, n e s, 145.9 s e St Marks av, runs n e 85.6 x s 0.4 x
w 85.6 x n 20.1. Wm H Price to Lena Herrmann. All liens. nom
Flatbush av, s e cor Vernon av, 150x200. Mary A Buskirk, N Y,
to Louis Miller. Morts \$8,000. nom
Flushing av, s s, 150 e Nostrand av, 25x100. George H A Jacob,
Berlin, Germany, and Johanne A H P Sentz nee Jacob, Ruskan, Ger-
many, heirs August Eckhardt to Catherine Seidel. 2,200
Flushing av, n s, 199.6 e Bushwick av, 25x129.11x25x128. Harriet
A Graff, N Y, to Janet H McVicar. Mort \$1,650. nom
Flushing av, s s, 100 w Bremen st, 25x58.9x25x58.3, h & l.
Interior lot, 100 w Bremen st, and 100 n Montieth st, runs w 20 x s
20 x e 20 x n 20.
August Huber to Katharina Huber. Mort \$4,000. nom
Flushing av, s s, 100.6 w Franklin av, 18x50.10x18x51, h & l. Louis
Soman to Annie Soman. Mort \$1,700. nom
Fort Hamilton av, n w cor 40th st, runs w 122.3 x n 190.4 to 39th
st, x e 40 x s 57.2 x e 102.3 to av, x 135.2. Geo N Crosby to
Theresa Crosby. Mort \$4,000. nom
Franklin av, w s, 315 s Willoughby av, 50x100.6, h & l. James H
Flynn to Mary Flynn. Q C. gift
Gates av, s e s, 225 n e Knickerbocker av, 25x100. Silas C Edwards
to Thomas H Thyer. nom
Gates av, s s, 141.8 e Lewis av, 16.8x100, h & l. Rose Rowan to
Michl W Conway. Mort \$1,500. 2,250
Gates av, n e cor Stuyvesant av, 25x73, h & l. Julius Wiegel to
Fredk G Feldhus. All liens. 10,250
Gates av, n w s, 100 n e Irving av, runs n w 100 x s w 100 to Irving
av x n w 18.6 x n e 100 x n e 46.5 x s 30.3 x s e 94.2 to Gates av
x s w 25, h & l. Chas W and Hermann O Reeck exrs will Emilie
Reeck to Katharine Reeck. Morts \$9,000. 6,250
Glenmore av, n e cor Cleveland st, 26x60, h & l. Frederick Hornley
to John Ernst. nom
Glenmore av, n s, 20 w Milford st, 16.8x90. Elizabeth A Tomlinson
to Theodore Kiendl. Mort \$1,500. nom
Glenmore av, s w cor Warwick st, 50x90. Fredericka Beadle to Jacob
Kappes. 1,800
Graham av, w s, 140 n Engert av, 26.6x100, h & l. Leopold Michel
to Samuel Moskowitz. Mort \$3,000. 7,000
Greene av, No 807, n s, 150.7 e Lewis av, 16.9x100. Leo C and Rosa
Newman, Bertha Hecht and Amanda Koch heirs Meyer Newman to
Theresa Smith. Mort \$3,500. nom
Greene av, s s, 400 e Throop av, 20x100. Clara U Bowlby to A Frank
Beales. Mort \$5,500. nom
Greene av, n s, 240 w Nostrand av, 20x100, h & l. Simon F Ran-
dall to Caroline Barry. Mort \$7,000. nom
Greene av, No 636, s s, 385 e Tompkins av, 20x100. Nicholas C Du
Puy to Robt J MacFarland as trustee. Mort \$5,000. nom
Greenpoint av, s s, 341.10 w Manhattan av, 50x95. Elizabeth S Clark,
Cooperstown, N Y, widow to James H Devereux, Harvey W Hasey
and Alex H Brawner. B & S. 10,000
Hamburg av, n e s, 25 n w Eldert st, 25x100, h & l. Louise Weiss
widow and with Louise Weiss exrs Wm A Weiss to Joseph Glas-
er. Mort \$5,000. 8,000
Hamburg av, north cor Harman st, 50x85, h & l. Stephen Burk-
ard to Jacob Vollhardt. Morts \$14,000. nom
Hamilton av, s e s, 362 s Van Brunt st, 20x55.11x21.7x47.9, h & l.
Florence E wife of Vennette F Relletreau, Long Hill Farm, N J,
to Mary C Mullen. 890
Hamilton av, n e s, 100 n w Court st, 33.3x31.4x33.3x31.8. Ellen
Ward to Michael J and Jane Whelan, New York. Mort \$5,500. exch

- Harway av, s w s, adjoining lands late James or Jacobus Stryker, runs s w 141.3 to Centre pl, x s e 57.2 to Stillwell st, x n e 137.11 to av, x 57.3. Rose Enin to Jere H Ahern. nom
- Hopkinson av, n e cor Atlantic av, 19.10x80.5. Florence W Clark to Martha L Swimm. Mort \$2,400. nom
- Jamaica av, n e cor Bushwick av, runs n w 102.2 to Pellington pl, x n e 128.10 x n 12.3 x e 238.5 x s 142.11 to Jamaica av, x s w 135.2, hs & ls. Joseph Breitkopf to Joseph Breitkopf Brewing Co. Morts \$65,000. nom
- Jefferson av, n s, 190 e Throop av, 50x100, h & l. Morris and Myrtel Meyer to Marion V Butler. Morts \$22,000. nom
- Jefferson av, s s, 140 w Lewis av, 20x100. Herbert Baker to John B Taylor. Mort \$5,000. val consid and 100
- Johnson av, n s, 75 e Union av, 25x75, h & l. Empire State Dairy Co to Chas J McGinness. nom
- Kent av, Nos 802 to 808, w s, 100x100. Mary Van Dyke Boyce widow, Margt L wife and Aries P Brooke, Geo M Royce, Mary L wife and Wm R Day, Clara L wife and Joseph W Saunders to Jas Buchanan and Alexander McKnight. nom
- Kent av, w s, 896.10 s Wallabout Bridge road, 25x100. James Feeley to Cornelia A Healy. nom
- Kingsland av, e s, 340 s Nassau av, 25x100, h & l. Charles Buehl to John Kettler. Mort \$5,000. 8,500
- Kingsland av, e s, 365 s Nassau av, 25x100, h & l. Same to Johanna Gooth. Mort \$5,000. 8,500
- Knickerbocker av, w s, 75 n Harman st, 25x100, h & l. Henry C Bauer to George Schroth. Mort \$3,000. nom
- Lafayette av, s s, 24.6 e Franklin av, runs s 46 x e 0.6 x s 22 x e 16.8 x n 68 to av x w 17.2, h & l. Walter R Lusher to Wm H Lutz. Morts \$3,000. exch
- Lafayette av, s s, 133.4 e Lewis av, 16.8x100, h & l. Hattie Marcella formerly Bartels to John Birkenkopf. Q C. nom
- Same property. Emil Ewald exr Adolph Bartels to same. Morts \$2,000. 3,150
- Lewis av, w s, 100 s Monroe st, 19x81. Annie B and Geo H Stevens to James N Norris. Sub to mort \$5,000. exch
- Lexington av, n s, 275 w Reid av, 20x100, h & l. Foreclos. William Walton to Robt S Cameron. 4,600
- Lexington av, n s, 255 w Reid av, 20x100. Foreclos. Same to same. 4,600
- Liberty av, s s, 52.6 e Ashford st, 25x100. John H Claussen to New York Building Loan Banking Co. Mort \$1,100. nom
- Lincoln av, w s, 120 n Glenmore av, 20x100. Release mort. Frederick Hornby to Wm T and Catharine Bowen. nom
- Same property, h & l. Wm T Bowen to Beulah J and Wm A McCauley, tenants by entirety. Mort \$2,250. nom
- Livonia av, n s, 50 w Thatford av, 25x100, h & l. Thos W King et al exrs Elizabeth J King to Hyman Nemzer. 1,100
- Manhattan av, e s, 50 n Calyer st, 25x70. Louise H A and Henry L Bogel to John H Koch. 7,150
- Manhattan av, w s, 0.1 n Meeker av, 50x100. David S and Hilda C Yeoman to Giovanni Ottati. 2,200
- Manhattan av, e s, 25 s Powers st, 25x100. Eugene D Berry to H Willard Griffith. Mort \$3,000. Correction deed. nom
- Same property. Geo M L Boehm to William Horan, Westfield, N J. Mort \$3,000. nom
- Manhattan av, e s, 75 s Ainslie st, 25x100. Augusta M Pott sole legatee and devisee will John H Pott to Louise Bent. Mort \$1,000, taxes, &c. nom
- Marcy av, e s, 150 s Flushing av, 24.9x100, h & l. Herman J Katz to Louis Meyer. B & S. nom
- Same property. Max Lubetkin to Herman J Katz. B & S. nom
- Maspeth av, Seneca av, Bullion st and Newtown Creek with lands under water. Cord Meyer, N Y, trustee under deed Maria Smith for Lizzie L De Bevoise formerly Covert and Charles P Covert to Lizzie L De Bevoise and Chas P Covert. nom
- Meeker av, s s, 335.8 w North Henry st, 25x100.10x37.7x100. Mutual Benefit Loan and Bldg Co to Martha Schnabel. Mort \$2,100. 2,800
- Montauk av, e s, 568.9 n Liberty av, 18.9x100. Wilhelmina C Geiger to Saja Guttman. Mort \$1,300. nom
- Morgan av, e s, 50 n Grattan st, 25x100, h & l. Pine Perlstein and Flora Glassmann to Annie Heilig. All liens. nom
- Myrtle av, No 1370, s s, 110 e Himrod st, 25x67.2x25.8x61.6. Stephen Burkhard to Bertha Adler. Mort \$4,000. nom
- Nostrand av, e s, 160 s Av F, 20x100. John Mahoney to Anna H Strong. Mort \$1,750. nom
- Ocean av, w s, 203 n Av D, 80x125.9. John Auer to Margt W Cary. See Flatbush av. 9,000
- Orient av, n s, 525 w Olive st, 50x100. Cath C Kalbfleisch to Mary M Brewe. 1,600
- Ovington av, s w s, being lot 74 map Village Ovington. South Brooklyn Co-Operative Bldg and Loan Assoc to Henry Speir. 3,000
- Park av, n s, 209.11 w Broadway, 17.9x88.11x19.4x81.7. Chas H Schwarzbach to John G Jenkins. nom
- Park av, n s, 227.8 w Broadway, 18.3x100x9.4x88.11. Peter Ripperger to John G Jenkins. 4,800
- Pennsylvania av, n w cor Liberty av, 100x100. Frederick Bischoff and Harry P Miller to English Evang Luth Church of the Reformation. Morts \$8,500. nom
- Putnam av, s s, 370 e Throop av, 20x100, h & l. Thos F Lyons to Hiram A Lyons. Mort \$7,000. nom
- Same property. Hiram A Lyons to Charlotte E Smith. nom
- Putnam av, n w s, 290 n e Central av, 20x100. Sylvanus Todd to James Church and George Gough. Mort \$800, &c. exch
- Putnam av, n w s, 355 n e Central av, 25x100, h & l. James Church and George Gough to Gustav A Rabel. Mort \$5,000. nom
- Putnam av, e s, 100 s Evergreen av, 50x100. David Nelson to Annie H Halbert. nom
- Putnam av, n w cor Nostrand av. Agreement as to inserting of beam in wall. Henry Kuck with A Judson Palmer. nom
- Putnam av, n w s, 180 s Knickerbocker av, 20x100, h & l. Leah V C Naul, Jamaica, L I, to Henry C Bauer. Mort \$2,500. nom
- Ralph av, e s, 75 s Herkimer st, runs e 75 x s 23 x e 15 x s 52 x w 90 to av, x n 75. George Ochs to William Meruk. Mort \$15,250. 18,000
- Ridgewood av, e s, 120 s Palmetto st, 20x80. Release mort. William Schmitz to Ernest Loerch. 500
- Rockaway av, e s, 42.4 n Dean st, 17.5x80, h & l. Manly R Hubbs to James G Forman. See Av F. exch
- Rockaway av, e s, 225 s Sutter av, 75x120, hs & ls. Julius Silberman to Rosa Silberman. Mort \$2,500. nom
- Rockaway av, e s, 125 s Glenmore av, 25x100.1, h & l. Marcus Lehman to Max and William Pullman. Mort \$1,400. 2,400
- Rockaway av, e s, 23 n Glenmore av, 20x100. Release mort. Henry Fredericks and ano admsr will annexed. Jane E Miller to Helen J Nelson, Poughkeepsie, N Y. 335
- Rockaway av, e s, 20 n Glenmore av, 23.4x100. Helen J Nelson, Poughkeepsie, N Y, to Lazarus Dombek and Louis Wolman. Mort \$1,500. 2,300
- Sheridan av, e s, 237.6 s McKinley av, 18.9x100. Marion N Hayes to Pierre M Brown, Hempstead, L I. Mort \$2,100. exch
- Sheridan av, e s, 256.3 s McKinley av, 18.9x100, h & l. Wm F Hayes to Pierre M Brown, Hempstead, L I. Mort \$2,000. exch
- Shepard av, w s, 225 n Liberty av, 25x100. Emily C Siemon to Emily Benton. 1/2 part. 1/2 part all liens. nom
- Snediker av, w s, 150 s Liberty av, 25x100. Elizabeth wife of James Hickey to James Hickey. nom
- Snediker av, w s, 155 n Sutter av, 15x100, h & l. Elmira T Wallace to Josephine L Wallace, N Y. Mort \$1,500. nom
- St Marks av, s s, 239.2 w Vanderbilt av, 19.7x131. Release mort. Caroline Van D Brown, Hempstead, L I, to Marion N Hayes. nom
- Same property. Pierre M Brown, Hempstead, L I, to Marion N Hayes. Mort \$6,000. exch
- St Marks av, n s, 376.6 e Brooklyn av, runs n 145 x e 13.6 x n 5.7 x e 10 x s 150.7 to av, x w 23.6. Daniel S Peters to Agnes M Peters his wife. Mort \$10,000. nom
- St Marks av, n s, 335 e Brooklyn av, runs e 20 x n 145 x w 5 x n 5.7 x w 15 x s 150.7. Isabella H Moore to Chas F Hubbs. Mort \$17,500. exch
- St Marks av, s s, 300 e Nostrand av, 50x155.7. Chas F Hubbs to Isabella H Moore. Mort \$10,000. exch
- St Nicholas av, n e s, 26.8 s e Harman st, 26.8x90, h & l. William Meruk to Peter Hanauer. See Himrod st. Mort \$3,500. exch
- Stone av, w s, 100 s Dumont st, 25x100. Fredk Balz to Fanny Lutzwick. Mort \$1,200. 1,800
- Sumner av, w s, 60 s Madison st, 20x90, h & l. Helena wife of John Wulp to Wm H Meyer. Mort \$6,500. nom
- Sutter av, n e cor Watkins st, 50x75, h & l. nom
- Watkins st, e s, 75 n Sutter av, 25x50. Samuel Schwartz to Sandor Saltzman. Mort \$5,000. nom
- Thatford av, e s, 247.2 n Glenmore av, 17.7x100. Ascher Strauss to Annie Strauss. Mort \$1,000. gift
- Throop av, s w cor Vernon av, 18.9x100. Release dower. Catharine Sperb widow to Rachel Rich. nom
- Same property. Catharine and William Sperb exrs, &c, William Sperb to Rachel Rich. Mort \$2,000. 4,500
- Troy av, n w cor Bergen st, 28.4x—. Ella E Fowler to Patrick, Thos F and John R McDonald and Cath M Malone children and heirs Ann C McDonald. Q C. All liens. nom
- Troy av, w s, 337.6 n Av J, 20x100. Germania Real Estate and Impt Co to Isabella Gilbert. 230
- Underhill av, e s, 74.3 n Bergen st, runs e 123 x n 0.9 x e 12.10 x n 28.4 x w 122 to av, x s 25.6. William Dolan to Edward Fitzgerald. 2,450
- Union av, w s, 48 s Withers st, runs w 80 x s 124 x w 40.5 x s e 54.11 x e 100.1 to av, x n 175. Augustus F Brombacher exr Ann Garnar to Chas D Vogeley and Emil Lackman. 7,250
- Waverly av, e s 558.4 n Myrtle av, 16.8x100. South Brooklyn Co-operative Building and Loan Assoc to John A Schofield. 2,500
- Willoughby av, s s, 185 w Tompkins av, 20x100, h & l. Daniel E Conway to Annie Feinberg. Mort \$4,500. nom
- Willoughby av, s s, 250 w Lewis av, 20x100. Mary A D Hamilton to John A Hamilton. Morts \$5,000. nom
- Wythe av, e s, 50 n North 8th st, 25x100, h & l. Jacob Rechnitz to Mary Loeffler. Mort \$5,000. nom
- 2d av, w s, at intersection centre line block between 76th and 77th sts, runs w 694 x n 139.5 to centre 76th st, x e 685.9 to 2d av, x s 139.4. nom
- 77th st, n s, 240 e 2d av, runs n 109.4 x e 360 x s 109.4 to 77th st, x w 360. Partitioned to Wm H Thomas. nom
- 2d av, w s, at intersection centre line block between 76th and 77th sts, runs w 694 x s 102.3 x s 37.2 to centre line 77th st, x e 700 to 2d av, x n 139.4. nom
- 75th st, n s, 110 e 3d av, 100x94. Partitioned to Thos H Thomas. 2d av, w s, at intersection centre line 77th st, runs w 700 to 1st av, x s 32.2 x e 700.3 to 2d av, x n 52.7. nom
- 2d av, w s, at intersection centre line 76th st, runs w 685.9 x n 24.4 x e 280.6 x e 414.10 to 2d av, x s 115.5. nom
- 2d av, e s, at intersection centre line 76th st, runs e 710 to 3d av, x s 139.4 x w 710 to 2d av, x n 139.4. nom
- 3d av, n e cor 75th st, 94x110. Partitioned to Fannie L Vanderhoef. Wm H and Thomas H Thomas and Fannie L Vanderhoef, each with the other. Partition deed. nom
- Same property. Saml W, Wm H and Thos H Thomas exrs Wm H Thomas to Wm H and Thos H Thomas and Fannie L Vanderhoef, New York. Confirmation deed. nom
- 2d av, n w cor 75th st, runs n e 240 x w 707.1 x s 4.2 to st, x e 667.8. Wm H Thomas to Christian H Schultheis. nom
- 2d av, w s, at intersection centre line block between 76th and 77th st, runs w 694 x n 139.5 x e 685.9 x s 139.4. Wm H Thomas to Thos H Thomas. nom
- 3d av, s e s, 105.7 s w 19th st, 19.7x100, h & l. Fredk Keller and Minnie Scheldrake and Amelia Ryder children Elise Gartner formerly Keller to Otto Gartner. Q C. nom
- Same property. Moses Housman to same. C a G. Mort \$4,000. 4,025
- Same property. Otto Gartner and ano exrs Elise Gartner and Otto Gartner individually to same. Mort \$4,000. 4,025
- 4th av, w s, 25.2 n 19th st, 44x60, h & l. Eugene McCann, Baltimore, Md, heir Patrick McCann to Patk J McCann. Q C. nom
- Same property. Patk J McCann and Mary McCann widow to Barney Schinkavitz. Mort \$4,500. nom
- 4th av, No 650, w s, 25.2 n 19th st, 22x60. Barney Schinkavitz to Antonie Kowalewski. 1/2 part. Mort \$4,500. nom
- 5th av, e s, 25.2 s 56th st, 50x100. John Carlson to Frank Gelston. Taxes, &c. nom
- 5th av, n w s, 60 s w 10th st, 40x75, h & l. Michael Fitzsimmons to James H McKenna. Morts \$12,000. nom
- 5th av, n cor 50th st, runs n e 20.2 x n w 56 x n e 1 x n w 44 x s w 21.2 to st, x s e 100. Statira A Murphy and Levi L De Noyelles to Henry A Woelrab. Mort \$9,000. nom
- 5th av, e s, 25.8 s 53d st, 19.10x100. Richard B Wilhelm to Frederick Bischoff. Morts \$6,700. nom
- 5th av, n e cor 51st st, 25x100. Warren Y Huff to Charles Hamilton. Mort \$2,400. exch
- 6th av, n e cor Union st, 21.8x92.6, h & l. Mary A McGovern to Annie F A wife Matthew J Leland. Mort \$6,500. nom
- 7th av, w s, 51 s Garfield pl, 30x100, h & l. Christiana M Shaen to Georgina W McNeill. Mort \$7,000. nom
- 7th av, e s, 60.4 s 7th st, 19.8x80, h & l. Ellen Ward to Henrietta Griggs. Mort \$9,000. nom
- 12th av, e s, 100 n 37th st, 40x100. Ernest Raymond to Joseph Lythgoe. All liens. nom
- 8th av, s e s, extends from 18th to 19th st, 200.4x200. nom
- 8th av, south cor 19th st, runs s w 99.4 x s e 36.4 x s w 0.10 x s e 438.8 x n e 100.2 to 19th st, x n w 475. nom
- Maltine Manf Co to The Maltine Co. Mort \$20,000. nom
- 8th av, w s, 80 s Garfield pl, 20x92.10, h & l. Fredk J Griswold to Christiana M Shaen. Mort \$12,000. nom

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8th av, n w s, 80.6 s w 1st st, 20x100. Peter J Collins to Albert E Tolkamp. nom
 12th av, n e cor 39th st, 24x100. Contract. Charles Baxter, Jr, with Andrew and Mathilde Lobermann. 6,500
 13th av, n e cor 84th st, 70x120. Walter L Johnson to Hattie W Merritt. Mort \$4,500. exch
 14th av, s e s, 200 s w Bath av, 40x96.8. Jennings Falcon to Frank P Z Berry, Jersey City, N J. 200
 14th av, w s, 100.2 n 45th st, —x—x—x340.
 14th av, e s, 140.2 n 45th st, 5.7x—x0.10x100.
 Borough Park Co to Jere Johnson Co. Oct. '99. nom
 15th av, n w s, 49.1 s w 86th st, runs s w 50.11 x n w 181.2 x n e 100.8 to st x s e 63.5 x s e 116.5. People State N Y to Dyker Meadow Land and Impt Co. Letters patent.
 15th av, e cor 47th st, 100.2x120. Geo W Dickinson to Margt M Johnson. nom
 16th av, e s, 115 s Bath av, 60x108.4. Gilbert Lloyd, Jr, to Franklin Society for Home Building and Savings Assoc. Sub to mort. nom
 16th av, east cor 49th st, 100.2x640.
 49th and 50th sts, 16th and 17th avs, the block.
 The Borough Park Co to Roland D Armstrong. nom
 21st av, north cor Cropsey av, 112.6x193.4x100x193.9.
 Bay 26th st, s e s, 100 n e Cropsey av, 60x96.8.
 James K O Sherwood and ano exrs Cornelius Furgueson to Clara L wife of Frederick Green. 20,000
 Same property. Cornelius Furgueson. Helen M Plaisted, Danl F M and Hugh M Furgueson to same. nom
 21st av, w cor Cropsey av, 281.6x302.1x288.11x285.3.
 Land under water Gravesend Bay front of and adjacent to uplands Cornelius and Cornelius Furgueson, Jr, contains 15 704-1,000 acres.
 James K O Sherwood and ano exrs Cornelius Ferguson to Lillian E wife of Cornelius Furgueson. 29,333
 Same property. Clara L Green, Helen M Plaisted, Danl F M and Hugh M Furgueson to same. nom
 23d av, n w s, 540 s w Benson av, 60x96.8. Georgina W A wife of Malcolm McNeill to Fredk J Griswold. nom
 23d av, north cor Bath av, 149.8x96.8x143.5x96.10. Edward G Vail, Jr, to Irene J wife of Edward G Vail, Jr. Mort \$3,500. nom
 Interior lot 30 n Parkway, and 170 e Nostrand av, runs e 110 x n w 67.7 x w 72 x s 55.7. Frederick W Rowe to Wm R Pearce. nom
 Interior lot, 175 e Nostrand av, and 5 n Parkway, runs e 118.10 x n k 25 x w 105 x s 25. Partition. Chas B Thornton to same. 500
 Same property. Henry C Murphy to same. nom
 Lot 12 map estate Stephen Abrams, Flatlands. Henry W Schmeelk, Jr, to John Morrison. 290
 Lots 55 and 56 block 6 and lots 317 and 318 block 13 map 971 lots Effingham H Nichols. Anna L Doyle to Kate Bauman. Mort \$400. nom
 Same property. Michl J Hauselman exr Lena Mitthauer formerly Schneider to Anna L Doyle. Mort \$400. 680
 Lots 467 to 487, 490 to 505 map Asa W Parker, New Utrecht.
 Lots 1 to 16, 25 to 42 block E on May & Delaney tract.
 People State N Y to Dyker Meadow Land and Impt Co. Letters patent.
 Lot 35 block 82 assessment map 22d Ward. Abraham Manchester, Adamsville, R I, and Sophie F Seitz. Q C. nom
 Lot 41 block 128 assessment map 24th Ward. Michael O'Keefe, Dep Col Assessments and Arrears, to Ella E Fowler. 127
 Plot 5 in the Eastern Division on a map land Henry D Lott et al on Barren Island. Thomas Russell and ano recvrs American Fisheries Co to U S Menhaden Oil & Guano Co. nom
 Plot begins at center line block between 59th and 60th sts, 100 w 7th av, runs s to land grantee herein x n e to centre line above block x w — to beginning. Wm E Kay and Henry C Bull to Jeremiah Desmond. nom
 Plot bounded n e by woodlands heirs G Martense 211 s e by woodlands Phebe Cowenhoven 460 s w by woodlands John C Bennett 309 and n w by woodlands John C Bennett and John C Bergen 446. People State N Y to Thos E Pilsworth. Letters patent.
 Same property. Thos E Pilsworth to Mathilde L Hartmann. Q C. nom

MISCELLANEOUS.

Release of legacy. Edwin H Pierson to Mary S Halsey.

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 head lines 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.

May 3, 4, 5, 7, 8 and 9.

Agoglia, Rocco M to Anna R Hurlburt, Pasadena, Cal. 21st st. P M. May 7, installs, 5%. 1,200
 Agoglia, Rocco M and Amella to Charles Weiss. 22d st. P M. May 8, 3 years, 5%. 1,100
 Annin, Rachel V to Mary W Smith. Union st, s s, 500.6 w 5th av, 16.6x95. May 1, 3 years, 5%. \$2,500
 Ammon, Annie to Katharine Zulauf. Columbia st. P M. May 3, 3 years, 5%. 4,500
 Ahern, Jeremiah H to Title Guarantee and Trust Co. Harway av. P M. April 30, 3 years, 5%. 1,800
 Andrews, William to South Brooklyn Savings Inst. Bushwick av. w cor Woodbine st, 16.8x75. May 3, 1 year, 4½%. 3,000

Austin, Annie K to Geo M Henderson. East 19th st. P M. May 1, installs, 5%. 1,750
 Atwood, D Topping to Monutu & Dumproff. Bainbridge st, s s, 100 w Stuyvesant av, 20x100. Jan 8, 1 year, 5%. 1,700
 Same to Laus A Duses, Jr, and John M Dumproff. Bainbridge st, s s, 180 w Stuyvesant av, 20x100. Jan 8, 1 year, 5%. 1,600
 Atwood D Topping and Edna L, Cresskill, N J, to George Monutu and John M Dumproff, firm Monutu & Co. Bainbridge st, s s, 200 w Stuyvesant av, 20x100. Sub to mort \$9,000. Mar 20, 1 year, 6%. 2,900
 Same to Edward Schulse. Bainbridge st, s s, 220 w Stuyvesant av, 20x100. Sub to mort \$9,000. Mar 20, 1 year, 6%. 1,500
 Angevine, Emeline and Chas B to Catharine Clark. Sutter av, n s, 50 w Hendrix st, 25x100. May 3, 3 years, 6%. 1,200
 Armbruster, Ida to John Wenzel. Evergreen av, north cor Schaeffer st, 25x90. May 7, 3 years, 5%. 1,000
 Baum, Mary J E and Edward D to Serial Building Loan and Savings Inst. East 13th st, e s, 200 s Av P, 51.1x104x22.6x100. May 4, installs, 6%. 1,200
 Barron, Eva C wife Walter J to Williamsburgh Savings Bank. Wythe av, e s, 65.7 n South 4th st, 20x125, h & l. May 8, 1 year, 5%. 2,500
 Barson, Anna E to Williamsburgh Savings Bank. Division av, s s, 141.5 e Lee av, 16.8x60.7x17.10x54.3. May 8, 1 year, 5%. 1,500
 Becker, Peter to Caroline Becker. Lot begins on line drawn from e s Morrell st, 100 n from n e cor Varet st and 125 e from Varet st, runs e parallel with Varet st 57.6 to Bushwick av x s e 27.4 x w 75 x n 20. May 1, 5 years, 5%. 1,700
 Behringer, Emil and Mamie to Henry Kober. 14th av, south cor 71st st, 100x90. May 5, 2 years, 5%. 700
 Bohm, John L to Guardian Savings and Loan Co. Fort Hamilton Parkway, n w s, 39.7 s w 39th st, 18x90x18.3x93.4. May 1, installs, 6%. 4,700
 Bancker, Anna L and Abraham to Title Guarantee and Trust Co. East 15th st, w s, 75 n Beverly road, 75x100. May 2, 3 years, 5%. 7,000
 Same to Dean Alvord. Same property. April 23, installs, 5%. 1,750
 Barnickel, Joseph to George Barnickel. Bleecker st. P M. May 3, 5 years, 5%. 1,500
 Barkley, John to John Regan. Lafayette av, n s, 175 w Patchen av, 16.8x100. May 4, 3 years, 5%. 800
 Balmer, Cath A mortgagor with James Doyle. Extension of mort. April 6. nom
 Barton, Caroline A to Brooklyn Trust Co. Prospect pl, s s, 270 w Albany av, 2 lots, each 20x127.9. 2 mort, each \$4,500. May 3, 3 years, 4½%. 9,000
 Same to same. Prospect pl, s s, 290 w Albany av, 20x127.9. May 3, 3 years, 4½%. nom
 Same to Philip M Dale. Same property. Each lot sub to mort \$4,500. 2 mort, each \$500. May 3, 1 year, 6%. 1,000
 Bartels, Henry to Long Island Building and Loan Assoc. Franklin st, w s, 25 n Huron st, 25x70. May 2, 1 year, 5%. 500
 Boller, Leo mortgagor with Charles Miller. Extension of mort. April 30. nom
 Berg, Freidericka to Geo I Cullmer, Jr. Maçon st, s s, 25 e Howard av, 25x100. May 1, 3 years, 6%. 1,100
 Billings, May widow to Alicia L Case. Skillman st, w s, 165 s De Kalb av, 23.8x100x24.4x100. April 2, due April 1, 1905, 6%. 3,000
 Butler, Marion V widow to Morris and Myrtil Meyer. Jefferson av. P M. Sub to mort \$8,500. May 2, 2 years, 6%. 2,500
 Same to same. Jefferson av. P M. Sub to mort \$8,500. May 2, 2 years, 6%. 2,500
 Same to Emma J Butterfield extrx and trustee will Edwin L Butterfield. Pacific st, s s, 100 e Franklin av, 20x65. April 18, 3 years, 5%. 10,000
 Same to Jeremiah E Tracy. Pacific st, s s, 100 e Franklin av, 65 x120. May 2, 3 years, 6%. 3,550
 Burke, James to Chas A Murphey. Hopkins st, n s, 325 e Marcy av, 100x100. May 3, demand, 6%. 1,050
 Brush, Henrietta G and John F to Wm L Dowling, Geo O Walbridge and Geo M Henderson. East 17th st. P M. May 3, installs, 6%. 1,000
 Bacon, John to Josiah Partridge. Bedford av, n w cor Park pl, 137x100. Sub to mort \$80,000. May 4, due Nov 1, 1900, 6%. 3,000
 Barker, Orrinda H and Edward to Title Guarantee and Trust Co. Bushwick av, n e s, 112.6 s e Bleecker st, 18.9x85.2x18.9x85.8. May 4, 3 years, 5%. 3,500
 Bischoff, Frederick to Richard B Wilhelm. 5th av. P M. May 3, 2 years, 5%. 1,300
 Blonsky, Abbie J to Abraham N Bernstein. Herkimer st, s s, 118.1 e Schenectady av, 18x92.9. May 1, 3 years, 5%. 750
 Buchar, Frederick to Alfred Ogen. Ralph av, e s, extends from St Marks av to Prospect pl, 255.7x89.6. April 18, due July 1, 1900, 6%. 15,000
 Berger, Jennie O to Eagle Savings and Loan Co. Sutter av, n s, 50 w Hinsdale st, 25x100. May 5, installs. 1,500
 Bishop, Ell H to Title Guarantee and Trust Co. Covert st, n w s, 380.9 n e Hamburg av, 2 lots, each 19.9x100. 2 mort, each \$2,750. May 9, 3 years, 5%. 5,500
 Brotzmann, Catharine to Anna K Bock. 39th st. P M. April 10, due April 1, 1903, 5%. 2,000
 Brown, Arthur R to Anastasia C Gleason. Franklin av, s w cor St Johns pl, 41x100. Feb 2, due April 1, 1900, 6%. 715
 Brown, Thomas to Eliz E Heffron. 4th st, n s, 117.10 w 7th av, 60x100. May 7, 6 months, 6%. 2,000
 Clark, Florance W to Samuel W Burtis. Hart st. P M. May 9, 3 years, 5%. 4,500
 Same to Frederic D Shear. Same property. Sub to last mort. May 9, 1 year, 6%. 500
 Crosby, Geo N to Montgomery Door & Box Co, Buffalo, N Y. 40th st, s s, 299.11 w 13th av, 20.1x100.2. May 8, due July 1, 1900, 6%. 500

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Same to Albro J Newton. 40th st, n s, 160 w 13th av, 20x95.2. Apr 1,200
 25, due July 1, 1900, 6%.

Same to same. 40th st, n s, 60 w 13th av, 20x95.2. April 25, due
 July 1, 1900, 6%. 1,200

Carr, Chas E and Jennie C to Title Guarantee and Trust Co. 43d st,
 P M. May 4, 3 years, 5%. 2,500

Same to Borough Park Co. Same property. Sub to last mort. May
 4, installs, 6%. 1,700

Cameron, Robt S to Williamsburgh Savings Bank. Lexington av, n s,
 255 w Reid av, 2 lots. P M. 2 morts, each \$3,000. April 28, 1
 year, 5%. 6,000

Carey, John J to Elizabeth F Carroll. Hoyt st, s e cor Sackett st,
 16.8x66. March 31, 2 years, 5½%. 1,700

Carney, Patrick to Octavia Easterbrook. Oakland st w s, 200 s
 Meserole av, 25x100. May 1, 1 year, 5%. 500

Calmsen, Bertha to Martha Gerlach. Macon st, n s, 336.8 w Patchen
 av, 19.2x100. May 2, 1 year, 6%. 750

Case, Philip to Sophia Loffler. Lefferts pl. P M. May 3, 3 years,
 5%. 5,500

Christie, Ida C wife of James to Isaac M and Ophelia M Dean trus-
 tees for Ophelia M Dean. Quincy st, s s, 340 w Tompkins av, 20x
 100. May 2, 3 years, 5%. 3,000

Cordes, August H to Henry Meyer. Bedford av, s w cor South 1st
 st. P M. May 1, 5 years, 5%. 5,000

Clarke, Audley with Title Guarantee and Trust Co. Agreement as
 to priority of mortgages by Richard B Wilhelm. May 3. nom

Cordes, Helene F to Anglo-American Savings and Loan Assoc, N
 Y. Degraw st, n e cor Nostrand av. P M. May 1, installs, 6%.
 4,000

Cocorullo, Frank to Congress Brewing Co. Schweickerts walk, w s,
 203 n Ocean Front Walk, 40x37. Lease. May 1, demand, 5%.
 1,250

Cohen, Jacob to Max Judelawitz. Osborn st, No 360, w s, 150 n Li-
 vonia av, 16.8x100. April 30, installs, 6%. 150

Conner, Chas S and Mary A, Baltimore, Md, and Deborah Lee. Hart
 st, n s, 290 w Lewis av, 20x100. April 28, installs, 6%. 3,800

Crosby, Geo H to Albro J Newton. 40th st, n s, 140 w 13th av, 20x
 95.2. April 25, due July 1, 1900, 6%. 1,200

Same to same. 40th st, n s, 40 w 13th av, 20x95.2. April 25, due
 July 1, 1900, 6%. 1,200

Crosby, Geo N to Albro J Newton. 40th st, n s, 80 w 13th av, 2 lots,
 each 20x95.2. 2 morts, each \$1,200. April 25, due July 1, 1900,
 6%. 2,400

Same to same. 40th st, s s, 157.11 w 13th av, 3 lots, each 20x100.2.
 3 morts, each \$—, April 27. All blank. omitted

Currie, Lydia R to Cornelius S Stryker. Lexington av. P M. May
 1, 3 years, 5%. 3,000

Carey, Margaret W to John Auer. Ocean av. P M. April 26, 3
 years, 5%. gold, 5,000

Cunningham, Eliz A to Geo W Pearsall trustee. 48th st, s s, 140 e
 3d av, 20x100.2. May 7, 1 year, 6%. 250

Danaher, Maria wife of John to F Rapelye Boerum. Kosciusko st,
 s s, 300 w Throop av, 18.9x100. April 14, 1 year, 5%. 500

Dower, James to Hamilton Trust Co. East 35th st, w s, 97.7 s Av
 H, 40x100. May 2, due May 1, 1903, 5%. 600

Dressel, Fredk H to Title Guarantee and Trust Co. Av V, n s,
 111.7 w Ocean av, 40x100. May 4, 3 years, 5%. 2,500

Dean, Leonora E and Wm G to Title Guarantee and Trust
 Co. Sterling pl. P M. May 5, 3 years, 5%. 9,000

Same to Wm H Reynolds. Same property. Sub to last mort. May
 5, 6 years, 5%. 3,000

Dietz, Louis M to John Gunther. East 2d st, e s, 345 n Av C, 85x
 200 to East 3d st. 1-3 part. May 5. Secures notes, &c. 287

Donlon, Mary A mortgagor with Thos J Falls, Milford, Conn. Ex-
 tension of mort. March 23. nom

Douglas, Marie B to Title Guarantee and Trust Co. 80th st. P M.
 May 4, 3 years, 5%. 4,500

Same to Wm H Reynolds. Same property. Sub to above mort.
 Installs, 6%. 3,000

Dressel, Frederick H to East New York Savings Bank. East 14th
 st, w s, 310 s Av T, 80x100. May 7, 1 year, 5%. 3,000

De Be Voise, Lizzie L formerly Covert and Abraham U to Theo F
 Archer. Maspeth av, &c. See Cons. April 25, 3 years, 6%. 300

Degenhardt, Elizabeth to Adrian J Bergen et al exrs John V N
 Bergen. Atlantic av, s s, 350 e Howard av, 25x100. May 7, 3
 years, 6%. 2,700

Same to same. Same property. Sub to last mort. May 7, installs,
 6%. 300

Delaney, Peter F to James Jack. 1st st. P M. May 8, 2 years,
 4%. 16,500

Diehm, Andrew to Title Guarantee and Trust Co. Palmetto st, n s,
 300 e Knickerbocker av, 25x100. May 8, 3 years, 5%. 3,000

Dall, Jes to Mary Davies. President st, s s, 300 w Kingston av,
 50x125.7. May 8, 3 years, 5%. gold, 12,000

Delaney, Peter F to Title Guarantee and Trust Co. Garfield pl, s s,
 254.7 w Prospect Park West, 64x100. May 9, demand, 5%. Build-
 ing loan. 35,000

Devereux, James H, Harvey W Hasey and Alex H Brawner to Eliza-
 beth S Clark, Cooperstown, N Y. Greenpoint av. P M. April
 20, due May 8, 1903, 4%. 9,000

Dombek, Lazarus and Louis Wolman to Mary W Smith. Rockaway
 av. P M. May 4, installs, 5%. 300

Eckland, Adolph to Eagle Savings and Loan Co. Warren st. P M.
 Sub to morts \$2,900. April 30, installs, 6%. 4,080

Same to Eva L Simmons. Same property. April 30, 3 years, 5%.
 2,500

Same to Amelia P Charles. Same property. April 30, 6 months, 6%.
 400

Ebert, Elizabeth V mortgagor with Pauline Volcker. Extension of
 mort. May 1. nom

Edgett, Hannah A and James W mortgagors with Elecia D Foley.
 Extension of mort. May 7. nom

Eggerstedt, Wm H to Margaretha wife Henry Adickes. Crescent st,
 n e cor Atlantic av. P M. April 2, installs, 6%. 2,800

Ernst, John and Elizabeth to Frederick Hornby. Glenmore av, n e
 cor Cleveland st. P M. April 2, installs, 5%. 1,250

Elder, David and Emma to Joseph Barudio. Russell st, e s, 240 s
 Driggs av, 25x100. April 24, 3 years, 5%. 1,500

Emerson, Florence G to Title Guarantee and Trust Co. 51st st.
 P M. April 30, 3 years, 5%. 3,500

Same to Borough Park Co. Same property. Sub to last mort. April
 30, installs, 6%. 2,125

Feinstein, Fannie M to Lucia E Heaton exr Bernhard J Pink.
 Powell st, w s, 100 s Livonia av, 17.4x100. May 8, 3 years, 6%. 800

Same to Eliza M Heaton. Powell st, w s, 134.8 s Livonia av, 17.4x
 100. May 8, 3 years, 6%. 800

Feldman, Max to Ida Lieberman. Watkins st. P M. May 7, 1 year,
 6%. 672

Fernandez, Louisa wife Escamillo to Louisa Holldiek. Bushwick
 av, s w s, 48 s e Eldert st, 17.1x55.3x19.4x55. May 4, 5 years,
 5%. 2,000

Fitter, Frederick W and Catherine to Edmund Wilson. Tompkins
 av, n e cor Hart st, 24x100. May 7, 2 years, 6%. 1,500

Fouquet, Achille to Mary Bene. Decatur st, s s, 380 w Patchen av,
 20x100. May 1, due July 1, 1903, 5%. 1,500

Fehlinger, Louise F to Edward J Mott. Cooper st. P M. May 4, in-
 stalls, 5%. 1,200

Feeks, Glendon P to Thos F Flinn. Sherman st. P M. Sub to mort
 \$2,500. April 23, 4 years, 6%. 750

Same to Prospect Home Building and Loan Assoc. Same property.
 April 23, installs, 5%. 2,500

Fitzgerald, Michl P to Title Guarantee and Trust Co. Warren st,
 s s, 430.10 w 4th av, 17x100. April 30, 3 years, 5%. 1,500

Fox, Eliz L and Byron L to Title Guarantee and Trust Co. 70th st.
 P M. May 2, 3 years, 5%. 1,600

Same to Percy S Pearsall. Same property. May 3, installs, 6%. 200

Fuchs, Jane and William to George Jantzer. 3d av, e s, 92.5 s 16th
 st, 23x83.10. May 3, 3 years, 5%. 500

Furgueson, Lillian E wife of Cornelius to Daniel F M Furgueson.
 Cropsey av, west cor 21st av, &c. P M. May 1, 5 years, 5%. 10,375

Glover, J Graham to New York Building Loan Banking Co. Bedford
 av, No 802, w s, 153.6 n Park av, 30.6x100. Sub to mort \$4,500.
 May 3, installs, 6%. 7,200

Green, Clara L wife of Frederick to Daniel F M Furguson. Cropsey
 av, north cor 21st av, &c P M. May 1, 3 years, 4%. 3,073

Guild, Iessie M to William Hawkins. East 11th st. P M. May 1,
 3 years, 5%. 3,500

Same to same. Same property. May 1, 2 years, 5%. 1,270

Gelston, Frank to Bond and Mortgage Guarantee Co. 5th av. P M.
 May 3, demand, 6%. Building loan. 11,550

Same to John Carlson. Same property. Sub to morts \$49,450. May
 3, 6 months, 6%. 3,000

Gelston, Sigrid E and Frank to Title Guarantee and Trust Co. 77th
 st. P M. May 3, 2 years, 6%. 400

Gibbons, Francis T to Eliza B Kenney. Clermont av, w s, 275 s
 Flushing av, runs w 101.9 x s 22.10 x s 2.3 x e 102 to av, x n 25.
 April 20, 2 years, 5%. 3,000

Gill, Jennie E to Elizabeth Thompson. Gates av, s s, 275 w Nos-
 trand av, 25x110. May 2, due April 16, 1903, 5%. 2,000

Gill, Hannah to Nassau Trust Co. Reid av, e s, 20 n Quincy st, 20x
 85. May 2, 3 years, 5%. 3,000

Same to same. Reid av, n e cor Quincy st, 20x85. May 2, 3 years,
 5%. 3,500

Glaser, Joseph to Fritz Jarburg. Hamburg av, n e s, 25 n w Eldert
 st, 25x100. April 30, due July 1, 1903, 6%. 1,000

Glass, Siegfried to Taylor Jelliffe. Belmont av, n e cor Thatford av,
 50x100. May 2, demand, 6%. 4,000

Glover, John G to Title Guarantee and Trust Co. Bedford av, w s,
 123 n Park av, 30.6x100. May 3, 3 years, 5%. 4,500

Graham, Mary E to Benj F Jayne guardian James P Hallock. Van
 Buren st. P M. May 3, 6 months, 5%. 5,000

Grant, Albert F to Eagle Savings and Loan Co. Bay 11th st. See
 Cons. April 30, installs, 6%. 7,200

Same to Wm H Fleming. Same property. P M. April 30, installs,
 6%. 600

Gerlach, Jeannette to George Drury. Prospect pl. P M. May 7,
 installs, 5%. 7,000

Gooth, Johanna to Charles Buehl, Lawrence Witzel and Emma L
 Koenig. Kingsland av. P M. May 8, installs, 5%. 2,000

Gillam, F Victor to Title Guarantee and Trust Co. East 29th st,
 e s, 80 n Av C, 20x100. May 8, 3 years, 5%. 1,500

Hamilton, Charles to Title Guarantee and Trust Co. 50th st, s s,
 320 w 5th av, 20x100.2. May 9, 3 years, 5%. 3,750

Holbrook, Milo to David C Porter. Cedar st, n s, 200 w Evergreen
 av, 50x97.6. May 8, due May 1, 1902, 5%. 1,000

Hadden, Jane E to Eastern Parkway Co. President st. P M. April
 2, 3 years, 5%. 5,200

Hagerty, Thomas to Erskine H Lott. Ocean av, at s e cor land El-
 len Healey, runs w 160 x s 58 to Stephen Emmons Wood road, x e
 142 to av, x n 56. May 1, 3 years, 6%. 600

Hammer, Louise to Bernheimer & Schmid. 3d av, n w cor 15th st.
 Lease. May 2, demand. 1,500

Hamilton, Albert F to Kath A McGovern. Prospect pl, n s, 93.4
 w Schenectady av, 16.6x112. P M. April 23, installs. 1,200

Hanson, George E to Alice M Dexter. Fulton st, n e s, 50 n w Ir-
 ving av, runs n e 74.1 x e 15.6 to Irving pl x n 3.9 x w 32.1 x s w
 70.9 to Fulton st, x s e 16.8. April 12, 2 years, 6%. 3,250

Hartigan, Eliza A to Williamsburgh Savings Bank. Decatur st, s s,
 639.1 w Tompkins av, 19.6x83.9x20x79.4. May 2, 1 year, 5%.
 2,500

Hotte, Emma mortgagor with Annie M Meehan. Extension of mort.
 April 26. nom

Hart, Bridget wife of Charles to Harrison B Moore, N Y. Pros-
 pect Park West, w s, 20 s 7th st, 2 lots, each 20x117.10. 2 morts,
 each \$14,000. May 1, 3 years, 5%. 28,000

HARRY ALEXANDER, E. E. M. E.

Astor Court Building, West 33d & 34th Streets, Near 5th Avenue. TELEPHONE, 3767-38th.

ELECTRICAL ENGINEER AND CONTRACTOR.

Same to same. Prospect Park West, s w cor 7th st, 20x117.10. May 1, 3 years, 5%. 18,000
Hatch, Talitha to Elizabeth Minturn, N Y. 4th av, s e s, 50.2 n e 40th st, 2 lots, each 25x75. 2 morts, each \$6,000. May 1, 3 yrs, 5%. 12,000
Headen, Benj S to Peter Wyckoff trustee Sarah A Wyckoff. Evergreen av, e s, 20 n Cedar st, 19.4x-19.4x75. April 30, 3 years, 5%. 1,000
Healy, Cornelia A to Lawrence Hurlburt, Pasadena, Cal. Kent av. P M. May 3, installs, 5%. 1,600
Heal, Louisa A to Phillip J McGrath. Willoughby av, s s, 125 w Tompkins av, 20x100. May 1, 1 month, 6%. 200
Hefley, Norman P to Jesse Johnson. Ryerson st, e s, 250 n De Kalb av, 40x80. May 4, 3 years, 5%. 5,000
Henn, Adam, Jr, to William Meruk. Leonard st. P M. May 1, 3 years, 5%. 1,000
Henry, Gustav H to Abby L Wells. Flatlands Neck road, n w cor Lawrence st, 34.9x100x36.3x100. April 28, due May 1, 1901, 5%. 600
Hermes, Auguste mortgagor with Jane V H Scranton. Extension of mort. April 23. nom
Hellowell, Robt J to Nassau Co-operative Building and Loan Assoc. Chestnut st. P M. April 25, installs, 5 1-5%. 2,500
Hobbs, John to Borough Park Co. 50th st. P M. March 31, 3 years, 5%. 450
Horan, Mary to Eastern District Savings Bank. India st. P M. May 2, 1 year, 5%. 3,500
Howard, Michl J and Mary A to Title Guarantee and Trust Co. 9th st. P M. May 2, 3 years, 5%. 3,000
Same to John C Fallon. Same property. Sub to last mort. May 2, 5 years, 3%. 2,000
Hedeman, Caroline F to Knickerbocker Building Loan Co. Division av, n e cor Roebing st, runs n 61.9 x e 34.2 x s 11.9 x w 14.2 x s 50 to av, x w 20. May 1, installs, 6%. gold, 10,800
Heiberger, Louis G and Theresa to Philip J McGrath. Clifton pl. P M. May 7, 1 year, 6%. 1,700
Heil, Johann to Joseph Eirich. Thames st, n s, 80 e Bogart st, 20x100. May 1, installs, 6%. 600
Hirschorn, Meyer to Hyman H Freedman. Watkins st. P M. April 30, installs, 6%. 450
Hubbs, Chas F to Isabella H Moore. St Marks av. P M. May 7, 18 mos, 5%. 7,000
Hyams, Henry to Title Guarantee and Trust Co. Amity st. P M. May 7, 3 years, 5%. 9,000
Jacob, Christian A to Germania Savings Bank Kings Co. Broadway, n s, 225.2 e Myrtle av, 25x103.1x27x92.9. May 1, 1 year, 4 1/2%. 10,000
Johnson, Walter L to Isaac E Froehlich. 85th st, n s, 180 e 13th av, 60x100. April 25, 6 months, 6%. 1,000
Jahn, Hermann G to George Bechtel Brewg Co. Fort Hamilton av, n e cor 60th st, 40x100. Lease. May 4, demand. 3,250
Johnson, Margt M and Walter L to Title Guarantee and Trust Co. 15th av, east cor 47th st, 100.2x120. May 5, 1 year, 6%. 1,800
Keith, Thomas and Laura J to Anna M Meyer. East 26th st, e s, 160 n Newkirk av, 40x100. May 3, 3 years, 6%. 500
Krombach, Annie to Wm S Hall as Town Treasurer Hempstead, L I. Lexington av, s s, 295 w Throop av, 30x100. May 5, 3 years, 5%. 1,500
Kettler, John to Charles Buehl, Lawrence Witzel and Emma L Koenig. Kingsland av. P M. May 8, installs, 5%. 1,600
Kirschbaum, Henry and Martha to Hildo C Yeoman. Linwood st, w s, 183.4 n Sutter av, 16.8x90. May 8, 3 years, 6%. 1,800
Koehler, Charles and Charles Buehl to Margaret Hexamer. Irving av, south cor Stockholm st, 25x100. May 5, 3 years, 5%. 8,000
Kraemer, Catherine widow to North American Brewing Co. Broadway, north cor Conway st, runs n e 118.2 x n along Brooklyn & Rockaway Beach R R 62 x n w 45 x s w 154.7 x s e 100. April 27, demand, 5%. 1,369
Keleher, Mary A mortgagor with Lucy A Pratt trustee John R Pratt. Extension of mort. April 4. nom
Kelly, Thomas, New York, to Elizabeth O'Callahan. Fulton st, s s, 95 (including court yard) w Elm pl, 20x73.5x20x73.8. Sub to mort \$4,000. April 6, 10 years, 5%. 20,000
Klett, Henry P and Chas J Von Stein to Beadleston & Woerz. Manhattan av, No 560. May 4, demand, 6%. 2,250
Koster, Henry F to Beadleston & Woerz. Franklin st, No 142. Lease. May 5, demand, 6%. 1,900
Kune, Margaret G to Jane B Atwater. East 14th st, w s, 250 s Av B, 50x100. May 7, due May 8, 1900, 5%. 4,000
Karn, Nick and Elizabeth to George Gebhardt. 15th st, s w s, 397.10 n 3d av, 50x100. May 1, 3 years, 5%. 2,500
Kahlke, Martha L A and Behrend to Title Guarantee and Trust Co. 18th st, n s, 100 w 6th av, 35x100. May 4, 3 years, 5%. 1,700
Kappell, Chas H and Marie E to Germania Real Estate and Impt Co. Brooklyn av. P M. April 23, 3 years, 5%. 200
Kelly, Emily W to Florence Raynor. Guernsey st. P M. May 1, 3 years, 6%. 1,000
Keppler, Maria A to Martin and Valentina Rourke. North Henry st. P M. May 1, installs, 6%. 1,500
Same to Frank E Smith. Same property. P M. May 1, 3 years, 5%. 2,500
Kinsella, James J to South Brooklyn Co-operative Building and Loan Assoc. Vanderbilt av, n s, 75 w 20th st, 25x100. May 1, installs, 6%. 1,200
Kirschenmann, Louis and Eliz K to William McCormack and John Gallagher. Fort Hamilton Parkway. P M. May 4, 1 year, 6%. 950
Keenan, James to South Brooklyn Savings Inst. Fulton st. P M. May 2, 1 year, 4 1/2%. 3,000
Koch, Jehn H to Louise H A Bogel. Manhattan av. P M. April 27, 3 years, 5%. 4,700
Kornrumpf, Arthur, Cecilia Schuler and Margaret Fissmer, children and devisees William Kornrumpf to Theo E and Geo W Green. Richardson st, s s, 120 w Humboldt st, 25x122.3x27x119.1. May 3, 2 years, 6%. 200
Kuck, Claus to Winston H Hagen. Fulton st, No 2042. P M. April 25, installs, 5%. 10,000
Long Island Investment and Improvement Co to Eliza R Gray. Flatbush av, e s, 158.6 s Grant st, 44x100x-100. April 17, 1 year, 5%. 2,500
Same to same. Butler st, n s, 100 e Flatbush av, runs e 116 x n 45

x e 37 x n 20 x w 50 x n 1 x w 105 x s 44 x s 25 to begin. April 17, 1 year, 5%. 1,500
Long Island Investment and Impt Co to Margaret W Carey. Flatbush av, e s, 158.6 s Grant st, 44x100x-100. April 26, 1 year, 5%. 1,000
Lampus, Martin to Title Guarantee and Trust Co. 51st st, s s, 180 w 3d av, 20x100.2. May 4, 3 years, 5%. 2,850
Lawrence, Augustus E and Annie to Geo H Fisher and ano exrs Louis Zechiel. South 8th st, &c. P M. April 30, 5 years, 5%. 4,000
Ledermann, Roschen and Karl to East River Savings Inst. McKibbin st. P M. May 3, 1 year, 5%. 5,000
Leonhardt, Philipp and Charlotte to Germania Savings Bank. 86th st, s w cor Bay 13th st, 137.11 x 69.4 x 138 x 78.6; Bay 13th st, s w s, 78.6 s w 86th st, 16.8x108.4x23.11x108.7. May 4, 1 year, 5%. 7,000
Lewis, Helena A to Brooklyn Savings Bank. South Portland av, e s, 305.7 s De Kalb av, 17.6x100. May 4, 1 year, 4 1/2%. 4,500
Loerch, Ernest to German Savings Bank of Brooklyn. Ridgewood av, e s, 100 s Palmetto st, 2 lots, each 20x80. 2 morts, each \$2,500. May 1, due June 1, 1901, 5%. 5,000
Lucke, Mary Z and Herman H to Bond and Mortgage Guarantee Co. 58th st, n s, 100 e 5th av, 100x100.2. May 3, demand, 6%. Building loan. 17,500
Macilie, Minnie L formerly Eltoft, N Y, to Mirabeau L Towns. Neck road. P M. April 16, installs, 6%. 3,220
Magrath, Jemima to Anna M Burnett. Herkimer st, s s, 146 e Howard av, 24.7x79.10. May 2, 3 years, 6%. 2,000
Malito, Fedele and Angeline to William and Hattie P Raab his wife, Rockville Centre, L I. 67th st. P M. May 2, 1 year, 5%. 200
Mann, Frank to Henry and Sophia Stanford. Suydam st, No 84, s s, 52.6 w Myrtle av, 25x95. May 1, due Jan 1, 1903, 5%. 2,000
Same to same. Suydam st, No 86, s s, 27.6 w Myrtle av, 25x95. May 1, due Jan 1, 1903, 5%. 2,000
Maske, William to Louis Bossert. St Nicholas av, w s, 20 n Ralph st, 60x90. May 2, demand, 6%. 1,400
Mann, William and Julia to Williamsburgh Savings Bank. Manhattan av, e s, 48.10 s Meserole st, 26.2x75. May 2, 1 year, 5%. 7,000
Same to Mutual Benefit Loan and Building Co. Manhattan av, e s, 48.10 s Meserole st, 26.2x75. Sub to mort \$7,000. May 1 installs, 6%. 1,500
Same to same. Same property. May 2, 1 year, 6%. 220
Monahan, Thomas and Kate to Title Guarantee and Trust Co. St Johns pl, n s, 132.2 e Washington av, 100x131; St Johns pl, n s, 200 w Classon av, 75x131. May 7, 3 years, 5%. 10,000
Mattfield, Helene E W A and John A to John F Saddington. Tompkins av, w s, 80 s Hancock st, 20x100. May 8, 5 years, 5%. 1,000
Mendall, Sarah A to Henry J Bridger. Tompkins av, e s, 20 s Park av, 20x80. May 5, 2 years, 6%. 500
Moser, Charles and Minnie to Bushwick Co-operative Building and Loan Assoc. Bayard st, s s, 103.3 e Graham av, 20.7x100. May 7, 1 year, 5%. 900
Moskowitz, Samuel to Leopold Michel. Graham av. P M. May 7, installs, 6%. 1,900
Mugno, Antonio to Antonio Dona. Adelphi st, e s, 227.9 s Fulton st, 20x67.1x21.6x59.2. P M. April 16, 4 years, 5%. 500
Murray, Ageline A and Robt A DeMill to Anna A and Adeline Garrison. Av G, s e cor East 35th st, 50x107.6. May 4, 3 years, 5%. 3,500
Maller, Henry and Isaac to Zilly Schwartz. Thatford av, w s, 100 n Livonia av, 25x100. May 7, due April 3, 1902, 6%. 250
Mendenhall, Sarah formerly Bryon to Annie C Bennett. Clarkson st, s s, at n w cor land John Murphy, runs s 211 x e 100 x n 100 x w 50 x n - to st x w 50. April 1, demand, 6%. 350
Meyer, Wm H to Lena Juhring extrx and trustee will John C Juhring. Sumner av, w s, 60 s Madison st, 20x90. May 1, 3 years, 4 1/2%. 5,000
Mooney, Louisa A to Bedford Co-operative Bldg Loan Assoc. Utica av, No 63, e s, 100 s Atlantic av, 16.8x100. May 7, installs, 6%. 400
Mundell, Belle mortgagor with Douglas Hinchman exr will Geo W Hinchman. Extension of mort. April 4. nom
Merritt, Hattie W to Mary G Hagar. 13th av, n w cor 84th st. P M. April 30, 1 year, 5%. 1,500
Meruk, William to Charles Reizenstein, N Y. Ralph av. P M. May 1, demand, 6%. 2,250
Same to Julia Lang. Himrod st. P M. May 1, 3 years, 5%. 3,500
Meyer, Morris and Myrtil to Florence E Pelletreau. Dean st, &c. P M. May 2, 4 months, 6%. 10,500
Morey, James S to Title Guarantee and Trust Co. 42d st, n e s, 260 s e 16th av, 40x100.2. P M. May 3, installs, 5%. 2,250
Mott, Edward J to Title Guarantee and Trust Co. Cooper st, n w s, 200 s w Hamburg av, 40x100. May 4, 3 years, 5%. 1,600
Moore, Henry B to Irving Savings Inst. Clinton av, n e cor Greene av, 28x145. May 3, 1 year, 4 1/2%. 25,000
Same to same. Clinton av, e s, 28 n Greene av, 2 lots, each 22.8x 145. 2 morts, each \$20,000. May 3, 1 year, 4 1/2%. 40,000
Same to same. Clinton av, e s, 73.4 n Greene av, 29.11x145. May 3, 1 year, 4 1/2%. 23,500
Same to Manufacturers Trust Co. Clinton av, n e cor Greene av, 28x 145. Sub to mort \$25,000. May 3, 1 year, 5%. 20,000
Same to same. Clinton av, e s, 28 n Greene av, 2 lots, each 22.8x145. Each lot sub to mort \$20,000. 2 morts, each \$10,000. May 3, 1 year, 5%. 20,000
Same to same. Clinton av, 73.4 n Greene av, 29.11x145. Sub to morts \$23,500. May 3, 1 year, 5%. 14,500
Miller, Louis to Everson Winslow, London, Eng. Flatbush av, s e cor Vernon av. P M. April 28, due May 1, 1903, 5%. 8,000
Same to Joseph, Henry and Charles Liebmann, N Y. Flatbush av, s e cor Vernon av, 200x150, sub to mort \$8,000; Vernon av, s s, 200 e Flatbush av, 50x150; 22d av, east cor 59th st, runs s e 140 x n e 185.9 x w 41.5 x s w 94.8 x n w 105.8 to av x s w 80.0; Av K, s w cor East 37th st, 100x100; Av K, s e cor East 37th st, 6.6x 98.2x65.10x118.1. April 28, due May 1, 1901, 5%. 17,000
Muller, Hermann to Title Guarantee and Trust Co. South 2d st, s e cor Berry st, 21.6x79.6. May 3, 3 years, 5%. 3,500
Muller, John to Helen J Towt. Greene av, s s, 630 e Nostrand av, 20x100. May 4, 3 years, 5%. 3,500
McArdle, Owen to Alice Tomb. Steuben st, e s, 265 s Park av, 25x 100. May 2, 3 years, 5%. 900
McCormack, Michael and James W Murphy to Thos W and Mary A

ACME { CEMENT PLASTER }

USED IN
Sloane Residence, Battery Park Building,
Broadway and Chambers St. Building, New York Hospital,
Emigrant receiving station at Ellis Island,
Appellate Division Supreme Court, N. Y.

Telephone, 52 Highbridge. **CLIFFORD L. MILLER, NEAR JEROME AVENUE, N. Y.**
161st STREET,

Weeks and Sarah A Jarvis individ and as extr Welcome S Jarvis. 60th st. See Cons. April 30, due April 1, 1901, 6%. 61,000
 McDicken, Daniel to Thos S Strong. Hancock st, n s, 375 w Howard av, 76x100. May 4, 6 months, 5%. 2,000
 McGiven, Mary A mortgagor with Edward and James Whelan. Extension of mortgage. May 3. nom
 McKnight, Alexander and James Buchanan to East Brooklyn Savings Bank. Kent av, P. M. May 1, 1 year, 5%. 3,000
 McNobles, Edward J to John H Morris and ano exrs Dennis McNamara. Furman st, e s, 81.2 n State st, 20x130. May 4, 3 yrs, 5%. 1,500
 McLaughlin, Thos J, N Y, mortgagor with Horace N McGee. Extension of mort. March 30. nom
 McCauley, Wm A to Wm T Bower. Lincoln av. P. M. May 5, installs, 6%. 1,650
 McNulty, Rose A to Freeman Wells. Carroll st. P. M. May 5, 3 years, 6%. 100
 McKenzie, James to Rose R Smith. Lewis av, e s, 40 n McDonough st, 20x90. May 8, 3 years 5%. 4,000
 McNeill, Georgina W A and Malcolm to Title Guarantee and Trust Co. 7th av. P. M. May 7, 3 years, 5%. 9,500
 Same to Christiana M Shaen. Same property. April 30, 3 years, 5%. 2,500
 Same to Fredk J Griswold. Same property. April 30, 3 years, 6%. 2,800
 McGinness, Chas J to Robert H Barry. Johnson av, See Cons. May 8, 3 years, 5%. 3,000
 Nelson, Hilda A to Frederick W Starr. 74th st, s s, 180 n 12th av, 40x100. May 5, due May 1, 1903, 6%. 2,000
 Nagle, Daniel E to Clarence H Miner. Lafayette av, s s, 60 e Stuyvesant av, 20x80. May 8, 1 year, 6%. 500
 Namorato, Cono and Gartano to John R McDonald. Kent av, No 860, w s, 291.4 n Myrtle av, 25x100. May 8, 3 years, 5%. 2,500
 Nelson, David to Walter E Waits and ano trustees for Evelyn A Halbert. 55th st. P. M. May 7, 3 years, 5%. 1,500
 Nemzer, Hyman to Thos W King et al exrs Eliz J King. Livonia av. P. M. May 1, installs, 5%. 1,100
 Niebler, George to John and Eva Kramer. Bradford st, e s, 150 n Glenmore av, 25x100. May 1, due April 1, 1903, 6%. 700
 Obeldobel, Augusta to Frank Mann. Suydam st, No 86. P. M. May 1, 3 years, 6%. 550
 O'Leary, John to Title Guarantee and Trust Co. Lot at Fort Hamilton, begins on n s plot of Sarah Sears, 211.10 w 4th av, runs w 300 x n 164 x e 300 x s 164. Jan 24, 3 years, 6%. 2,500
 Perlstein, Pine to Edward O Lee. St Marks pl. P. M. April 27, 1 year, 5%. 1,000
 Pearce, Wm R to Peoples Trust Co. Parkway. P. M. May 8, 3 yrs, 5%. 3,500
 Perry, Loretto wife Alexander to Maggie Kennedy and John McDonald. High st. P. M. May 7, due Aug 1, 1900, 5%. 1,000
 Phipard, Wm G to Title Guarantee and Trust Co. Halsey st, No 249, n s, 152.6 e Tompkins av, 17.6x100. May 8, 3 years, 5%. 2,750
 Perez, Angel to The Frank Brewery. New Utrecht av, w s, 22.3 n 63d st, 22.3x63.4x20x73.1. May 3, demand. 1,000
 Purnell, Wm M to Alfred L Wicks. Prospect pl. P. M. May 1, installs, without interest. 350
 Pattman, Wm E and Wm T Baker to East New York Savings Bank. Logan st, w s, 250 n Liberty av, 25x100. May 3, 1 year, 5%. 1,700
 Pearce, Wm R to Mary E Carley. Degraw st, n s, 245.5 w New York av, 17.7x127.9. March 13, 3 years, 5%. 100
 Peck, Anna M to Mutual Life Ins Co, N Y. Cranberry st, n s, 25 w Willow st, 25x75. May 2, due May 1, 1903, 4 1/2%. 3,000
 Porterfield, Chas R to Emma Mollenhauer and ano exrs Louis Brann. Lefferts pl. P. M. May 3, 3 years, 5%. 5,500
 Same and Mary A Mott children and heirs Robert Porterfield to Andrew D Parker. Myrtle av, n w cor Tompkins av, 100x100. April 28, due May 1, 1901, 5%. 10,000
 Parshall, Geo H with Title Guarantee and Trust Co. Agreement as to priority of mortgages by Richard B Wilhelm. May 3. nom
 Porter, Susan L, Albion W and Ellen L heirs John Porter to Lawrence Hurlburt. 88th st, n s, 175 w 1st av, 50x100; 88th st, n s, 100 e 3d av, 50x179.9x51.3x190.11; 87th st, s s, 150 e 3d av, runs s 20.2 x w — to 87th st, x e 90.6, gore. May 1, installs, 6%. 1,400
 Pullman, Max and William to Marcus Lehmann. Rockaway av. P. M. April 24, 5 years, 5%. 1,400
 Quigley, William to Margt A Molloy. Bay 13th st. P. M. May 1, 5 years, 5%. 100
 Same to Joseph G L Smith. Same property. May 1, 5 years, 5%. 200
 Reichart, Sarah to Eugene Cauldwell. Tompkins av, e s, 40 n Floyd st, 20x100. Jan 10, 2 months, 6%. 75
 Reisman, Elias and Louis to Mary W Smith. Glenmore av, n w cor Watkins st, 100x100. May 1, 5 years, 6%. gold, 1,400
 Reilly, Hugh to Greenpoint Savings Bank. India st. P. M. April 30, 1 year, 5%. 2,000
 Robbins, Richd D to Susan E and Alfred C Brown exrs Arthur Brown. Herkimer st, s e cor Pleasant pl, 19x90. May 4, 3 years, 5%. 3,250
 Rose, Juliana to Magdalena Julius. Jefferson st, n w s, 150 s w Knickerbocker av, 25x100. May 1, 3 years, 5%. 3,000
 Ryder, Alfred to Title Guarantee and Trust Co. Macon st, s s, 111.6 w Howard av, 19x100. May 4, 3 years, 5%. 3,500
 Radcliffe, Thos H to Patk H McGratty. Lenox road, s s, 21 e Rogers av, 39x129.10x39x129.6, 2 lots. 2 morts, each \$1,000. May 1, 1 year, 6%. gold, 2,000
 Riley, Mary and James to Hugo J Panzer. 49th st, s s, 360 e 8th av, 60x100.2. May 3, 3 years, 5%. 500
 Rosenthal, Morris to Chas A Kanzer. Blake av, n w cor Sackman st, 25x100. May 5, due Jan 2, 1901, 6%. 300
 Rabau, Teney, Jennie Morris and Lillie M Friedeberg and Gertie Morris to John B De Cue. Myrtle av, s s, 50.4 w Adams st, 24.8x75. May 9, due May 1, 1902, 5%. 1,000
 Renz, Rosina and Frank to Anna T Moitrier. Ingraham st, n s, 125 e Bogart st, 25x100. May 8, 3 years, 5%. 1,000
 Reynolds, Robt D and Ada L to Robert Gair. East 7th st, e s, 140 s Av D, 34x120.6. April 3, 1 year, 6%. 1,175
 Rumbold, Geo W to Emma I Hambler. Quincy st, s s, 320 w Patchen av, 20x100. Sub to marts \$. May 8, 3 years, 5%. 1,000
 Same to same. Stuyvesant av, s w s, 63.8 n w Quincy st, 18x98.4. Sub to morts \$. May 8, 3 years, 5%. 1,000
 Same to same. East 17th st, e s, 250 s Av A, 50x100. Sub to morts \$. May 8, 3 years, 5%. 1,000
 Schindele, William to Williamsburgh Savings Bank. Hamburg av, south cor Ralph st, 25x100. May 9, 1 year, 5%. 8,000
 Schmidt, Fredk M to Henry C Bauer. Jefferson av, n w s, 180 n e Evergreen av, 20x100. May 8, 1 year, 6%. 500
 Schwicker, Mary and Charles to Serial Building Loan and Savings Inst. East New York av, n w s, 150 s w Sackman st, 20x69.2x 20x63.1. May 7, installs, 6%. 2,200
 Schmeelk, Henry W, Jr, to Melvin Brown. East 88th st. P. M. May 5, 1 year, 5%. 450
 Scott, Cath M to Millie B De Wint. Berkeley pl. P. M. Sub to mort \$3,750. May 3, due Aug 1, 1900, 6%. 425
 Schendinger, Herman and Max Eisler to Jacob Nehrbass. Cook st. P. M. May 5, installs, 5%. 1,000
 Schofield, John A to South Brooklyn Co-operative Building and Loan Assoc. Waverly av. P. M. Feb 6, installs. 2,000
 Schwarzbach, Gustavus J to Title Guarantee and Trust Co. Stanhope st, s e s, 280 n e Hamburg av, 20x100. May 7, 3 years, 5%. 1,850
 Second German Baptist Church Association to Williamsburgh Savings Bank. Evergreen av, north cor Woodbine st. May 5, 1 year, 5%. 6,000
 Seitz, Sophie F and Chas P to Title Guarantee and Trust Co. 2d av, e s, 25 s 12th st, 25x97.10. May 7, 3 years, 5%. 1,500
 Shirmmeister, William to Hayman Stoff. Fulton st, &c. P. M. April 15, installs, 6%. 1,100
 Simpson, Wm J to Thos G Field trustee Henry Weil. Dean st, s s, 283.4 e Rochester av, 16.8x107.2. May 1, 3 years, 5%. 1,700
 Stein, Theodore to H T Voss. Graham av, No 540. April 20. Indemnity bond. 4,000
 Swimm, Cornelia M wife of Frank to Franklin W Gregory exr Geo F Gregory. Rutland road, n s, 100 w Bedford av, 2 lots, each 20x100. 2 morts, each \$7,000. May 3, 3 years, 5%. 14,000
 Savarese, Franzesco to Rosa Heidingsfelder. Cottage pl. P. M. May 12, due July 1, 1905, 6%. 800
 Schaefer, Frank J and Annie to Rosa Heidingsfelder. West 23d st. P. M. May 2, due July 1, 1900, 6%. 750
 Schehl, Valentin and Anna E to John Rueger. Moore st. P. M. April 28, 5 years, 5%. 6,000
 Schroeder, Gustave to Lena Schroeder. Wall st, n w s, 80.1 n e Broadway, 20x72.7. April 10, 3 years, 5%. 500
 Scott, Cath M to Cuba I Ward. Berkeley pl. P. M. April 10, 3 years, 5%. 3,750
 Schweppendick, Gustav and Rosie to Martin and Valentina Rourke. North Henry st. P. M. Sub to mort \$2,500. May 1, installs, 6%. 1,000
 Same to Ann Morgan. North Henry st, e s, 175 s Norman av, 20x 100. P. M. May 1, 3 years, 5%. 2,500
 Same to Martin Rourke. Same property. Sub to last mort. May 1, 3 years, 5%. 1,000
 Seeley, Alex W and Mary E to Anna Fithian. 88th st, n e s, 525 n w 4th av, 25x100. May 4, 3 years, 6%. 200
 Sherline, Joseph to Wm F Heisinger. Bushwick av. P. M. May 1, installs, 5%. 1,800
 Singer, Frank L to Title Guarantee and Trust Co. Ralph av, w s, 25 n Halsey st, 75x100. May 3, demand, 6%. Building loan. 18,000
 Smith, Chas H to Albro J Newton. 13th av, s w cor 37th st, 60x 100. April 30. Secures materials. 2,000
 Smith, Charlotte E to Title Guarantee and Trust Co. Putnam av. P. M. May 2, 3 years, 4%. 4,000
 Speir, Henry to South Brooklyn Co-operative Building and Loan Assoc. Ovington av. P. M. May 1, installs. 3,000
 Stern, Sarah to Claus H and Rebecca A Offermann. Broadway. P. M. May 1, 5 years, 5%. 10,000
 Strong, Anna H to John Mahoney. Nostrand av. P. M. May 4, 3 years, 5%. 500
 Sullivan, Thomas to Williamsburgh Savings Bank. South 2d st, s s, 20 e Roebling st, 20x80. May 2, 1 year, 5%. 2,000
 Sterne, Simon mortgagor with Anna Woerishofer. Extension of mort. May 1. nom
 Schardzki, Benjamin to Lucy M DeWitt. Macon st, s s, 100 w Throop av, 18x80. May 8, 3 years, 5%. 4,000
 Seward, Mary to Thomas Seward. 17th st. See Cons. May 7, due May 1, 1903, 5%. 1,500
 Smith, Theresa wife Lewis to Leo C and Rosa Newman, Bertha Hecht and Amanda Koch. Greene av, No 807. P. M. May 1, 1 year, 6%. 700
 Stretton, James W to John A Bliss. Prospect pl. P. M. May 7, installs, 6%. 2,700
 Swimm, Cornelia to Samuel Dean. Rutland road, n s, 100 w Bedford av, 80x100. Sub to morts \$28,000. April 7, due May 1, 1901, 5%. 10,131
 The Maltine Co to Provident Savings Life Assurance Society. 8th av, s w s, extends from 18th to 19th sts, 200.4x200; 8th av, south cor 19th st, runs s w 99.4 x s e 36.4 x s w 0.10 x s e 438.8 x n e 100.2 to st x n w 475. May 8, 5 years, 5%. 40,000
 Templeton, Chas J and Elizabeth to A W Manger. Jardine pl. P. M. April 26, installs, 5%. 1,300
 Same to Delia Smith extr Jonathan Smith. Jardine pl. P. M. April 26, 3 years, 5%. 1,200
 Thackeray, Margt M to Alice Arnold. Bath av, east cor 16th av. P. M. May 1, 3 years, 5%. 3,000
 Same to same. Same property. May 1, 1 year, 6%. 500
 The Berkeley Institute to Poughkeepsie Savings Bank. Lincoln pl, n s, 100 e 7th av, 69.8x132.10x69.8x133.1. May 1, 5 years, 5%. 45,000
 Same to Title Guarantee and Trust Co in trust. Same property. May 1, 20 years, 5%. Secures bonds. 32,000
 Tollner, Hugo to Dime Savings Bank, Brooklyn. Classon av, e s, 95.1 s De Kalb av, 150x183.10 to Graham st. May 2, due May 1, 1901, 5%. 25,000
 Tormey, Michael and Ellen and Michael Prendergast to Knickerbocker Building Loan Co. Kingsland av, w s, 353.9 n Driggs av, 20x100. May 1, installs. 3,420
 Treat, Emily H to Walter L Johnson. 13th av. P. M. April 13, installs, 5%. 1,900
 Tyson, William to Henry L Tyson. 53d st, n s, 200 e 4th av, 20x 100.2. May 2, 5 years, 3%. 2,829
 Tychsen, Henry and Gertrude, also Elizabeth Pfock to August Siefers. Suydam st. P. M. May 1, 2 years, 6%. 1,400
 Underhill, Alexander to James H Love. Gwinnett st. P. M. May 2, 5 years, 5%. 500

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Ursprung, George and Friedrike M to Edward L Graef and ano exrs William Sieger. Harway av, n w cor Hubbard st, 28.10x49.3x 28.9x49. May 4, due May 1, 1903, 5%. 200
 Ulmer, Moses to Samuel Ulmer. 19th st, s s, 218 e 4th av, 25x100. May 2, due at time death mortgagor, without interest. 1,200
 Uhlinger, Charles to Jacob Runkel. Banzett st, s e cor Bennett st, runs e 100 x s 75 x w 6 x n w — x n 25 to beginning. April 28, 3 years, 5%. 1,000
 Van Wicklen, Abraham to John Wirth. Herkimer st, No 603, n s, 103 w Schenectady av, 18x100. Sub to mort \$1,800. April 30, due Aug 1, 1900, 6%. 164
 Van Ness, Alphonse L mortgagor with Jane V H Scranton. Extension mort. Mar 30. nom
 Von Blankensteyn, Cornelia widow to Title Guarantee and Trust Co. 51st st. P M. May 4, 3 years, 5%. 3,500
 Same to Borough Park Co. Same property. Sub to last mort. May 4, installs, 6%. 2,250
 Voletsky, Abram to Max Judelowitz. Riverdale av, n s, 18.9 w Osborne st, 18.9x100. Aug 30, '99, installs, 6%. 100
 Van Riper, Frances O to Title Guarantee and Trust Co. Quincy st, n s, 125 e Nostrand av, 2 lots, each 24x100. 2 morts, each \$12,500. May 5, 3 years, 5%. 25,000
 Valentine, Ella L wife of John F to Greenpoint Savings Bank. Leonard st, e s, 175 s Nassau av, 18x100. May 4, 1 year, 5%. 1,800
 Walker, John H to Murtha H Kavanagh. Av T, s s, extends from Lake st to Gravesend av, 154.9x89x150x51.1. May 1, 1 year, 6%. 400
 Walsh, Marie to James J Walsh. Prospect pl, s s, 382.9 w Bedford av, 30.6x131. April 5, 5 years, 5%. 3,000
 Williamsburgh Savings Bank and Jacob Manneschmidt both mortgagors. Agreement to subordinate mort made by Adolph Levin. May 8. nom
 Wilson, John H to Philip F Samstag. Bainbridge st, No 449, n s, 260.4 e Howard av, 19.8x100. Sub to mort \$400. May 1, 3 years, 6%. 200
 Witzel, Lawrence and Emma L Koenig to Bernhardine Worn. Kingsland av, e s, 348.9 n Driggs av, 25x100. May 4, 3 years, 5%. 5,000
 Wallace, Josephine mortgagor with Magdelina Schenk widow. Extension mort. April 24. nom
 Warren, Aldice G to Charles Frazier & Co. Decatur st, n s, 117.5 e Howard av, 34.9x100. Nov 6, '99, 6 months. 400
 Weaver, Mary A H by Thomas Bennetts guard to John Johns. 73d st, s s, 200 e 2d av, 50x100. May 7, 3 years, 5%. 1,200
 Williams, John with Bond and Mortgage Guarantee Co. Agreement as to priority of mortgages by Mary Z Lucke. April 30. nom
 Wood, Susannah mortgagor with Margaretha Scherg. Extension mort. May 1. nom
 Wagner, Henry C and Caroline to Annie M Haubert. Stanhope st, s s, 250 e Irving av, 25x100. May 2, 2 years, 6%. 1,000
 Warland, Wm E to Eastern Parkway. President st. P M. April 2, 3 years, 5%. 5,200
 Valentine, John to John Bloomquist. Butler st, n s, 138.2 w Troy av, 17.8x127.9. May 2, 5 years, 4%. 475
 Watson, Thos B to Wm J Gaynor trustee Andrew McClennen. Bainbridge st, s s, 25 e Ralph av, 18x100. May 4, 3 years, 5%. 5,000
 Weber, Anna to Williamsburgh Savings Bank. Suydam st, s s, 25 w Irving av, 12 lots, each 25x100. 12 morts, each \$5,000. May 3, 1 year, 5%. 60,000
 Same to same. Suydam av, s w cor Irving av, 25x100. May 3, 1 year, 5%. 7,000
 Wedekind, Margaret to Ferdinand S Hegeman. Georgia av, w s, 175 n Glenmore av, 25x100. May 1, 5 years, 6%. 1,000
 Wehmann, A and Catherine to Arthur J Waldron. Quincy st, s s, 120 w Tompkins av, 20x100. April 30, due May 3, 1902, 6%. 675
 Whelan, Mary A E to Florence Raynor. Franklin st, s w cor Calyer st, 25.10x78x25x85.6. May 1, 1 year, 6%. 1,000
 Widen, Gustaf A to Peter H McNulty. East 3d st. 2 parcels. P M. May 3, 1 year, 5%. 1,306
 Wilhelm, Emily H and Richard B to James H Watson and James H Pittinger, firm Watson & Pittinger. 58th st, n s, 80 e 3d av, runs n 22.2 x w 10 x n 20 x e 30 x n 37.10 x e 80 x s 100 to st x w 100; 57th st, s s, 140 e 3d av, 40x100. Sub to morts \$12,000. May 4, demand, 6%. 3,875
 Wilhelm, Richard B to Title Guarantee and Trust Co. 5th av, e s, 25.8 s 53d st, 99.11x100, 5 lots. 5 morts, each \$5,500. April 27, 3 years, 5%. 27,500
 Wilkinson, Beatrice E to Walter A Forman. State st, n s, 230.10 e Hoyt st, 19.2x100. April 28, 3 years, 5%. 4,500
 Wilson, Margaret to William Gilmour. Dean st. P M. May 3, 3 years, 5%. 1,500
 Winn, James to Wm L Flanagan. Warren st, n s, 25 e Hoyt st, 25x100. Aug 28, 5 years, 6%. 700
 Wustl, Louisa to Louis A Kralick. St Marks pl, No 107, n s, 325 w 5th av, 20x100. May 5, 5 years, 5%. 3,000
 Zwingmann, Meta W and William to Title Guarantee and Trust Co. 55th st. P M. April 30, 3 years, 5%. 2,000

Cheney, Leonard et al exrs Susan V Wynkoop to Edwd B Hall, Glen Cove, L I. 4,000
 Same to Cornelia P Meserole. 4,000
 Cooper, Charles to The Cooper Co, a corpn. nom
 Coler, Bird S to Kings County Trust Co. 2,500
 Cone, Gardner T to John Z Lott. 2,500
 Clarke, Joseph H to Title Guarantee and Trust Co. 4,500
 Crafts, James M and ano trustees will Ogden Haggerty for benefit. Anna K Shaw remaindermen to Cath J Brown. 18,022
 Davenport, Flora L to Mary N Scranton. 251
 Dutcher, Geo G admr John Dutcher to Charles Frazier. 2,500
 De Voe, Marlon M to Title Guarantee and Trust Co. 8,500
 Duer, John exr James Mooney dec'd to James Mooney. 4,500
 Same to Eliz L Mooney. 1,500
 Davenport, Delia M to Julia A Smith. 450
 Furguson, Daniel F M to Sarah J Goodrich. 2,000
 Franklin Trust Co to Joseph F Becker, Jr. 800
 French, Albert L to Henry Kettelhodt. 500
 Geyer, Chas T trustee to Mary J Doyle. omitted
 Gregory, Eliza A extrx Justus E Gregory to Martha W Blins. nom
 Haydock, Patience C to Ann E Thomson. 2,700
 Hahn, Andrew and Christian to Jane E, Saml M and Anna L Meeker exrs and trustees will Saml M Meeker. 3,500
 Hatscher, Alfred to Elisabeth Hatscher. 1,800
 Hamilton, Joseph W to Elizabeth Assip. 1,000
 Henrich, Wm J to Adam Henrich. 1,500
 Hillyer, John O exr Eliz F Chrystal to Annie C Thomas, Hackensack, N J. 2,445
 Hicks, Anna J extrx Mary M Hicks to Matilda McLean. 3,000
 Hubbard, Jane A to Helen S Maucher. 500
 Hamilton Trust Co to Eliz C Smith. 2,000
 Hassey, Emile A and Chas G Wehrum exrs Conrad Muller to Geo W Pearsall. 1898. Re-recorded. 700
 Jarvis, Sarah A to Mary A Weeks. An interest to extent 2,000
 Jackson, Theo F exr Maryett Hodgetts to Charlotte Leavens. 1,019
 Jacobson, Terence to Julius T W Kastendieck. 500
 Johnston, William to William Herod. omitted
 Johnson, Walter L to Isaac E Froehlich. 1,000
 Koestner, August W to Brooklyn Lumber Co. 1,175
 Koehler, Charles to Anna C Meyer. Assigns 2 morts, each \$500. 1,000
 Karutz, Elizabeth to Hermann Seidel. 1,200
 Lang, Frank C exr Martha E McLoughlin to Sophie L McCann. 1,700
 Long Island Title Guarantee Co to John B Whitbeck. 400
 Same to City Savings Bank of Brooklyn. 3,750
 Lambrecht, Frank to Ferdinand Lambrecht. nom
 Lazansky, Alois to Frank H Lang. nom
 Long Island Title Guarantee Co to City Savings Bank. 5,000
 Same to same. 2,000
 Liebmann, Henry L to Fanny Liebmann and ano exrs Joseph Liebmann. 6,000
 Same to same. 3,000
 Same to same. 2,500
 Laing, James B exr Wm L Laing. 8,500
 Luke, Walter and George exrs Andrew Luke to Janie M Graham. 1,500
 Moore, Francis G exr Grace E W Moore to Frank T Punderson. 600
 Moskowitz, Samuel to Leopold Michel. nom
 Muller, Sophie to Lilly Kohring. nom
 McCadden, Michael to John Comasky. nom
 Meyer, Geo H et al exrs John H Meyer to Geo H Meyer et al trustees will John H Meyer. 3,000
 Natelson, Wolf to Sophie V Minasian. 315
 Oothout, Jane E and Edward Oothout exrs will William Oothout to Pauline wife Adolph Volcker. 2,000
 Pelletreau, Vennette F to Mary C Mullen. 1,000
 Pelletreau, Florence E to Title Guarantee and Trust Co. 10,000
 Produce Exchange Trust Co to Farmers Loan and Trust Co as trustee Chas H Redman. nom
 Reis, John and Henry B Davenport to Arthur C Fraser. 3,000
 Rosecrans, Marie to Henry L Aschoff. nom
 Reimer, Otto E to Alois Lazansky. 600
 Rothermel, John H A to Frederick Rothermel. 2,000
 Russell, George trustee will John Russell to Kings County Trust Co. nom
 Rosenberg, Beckie to Mary W Smith. 550
 Schmidt, Fred to Charles Schmidt. 600
 Stephenson, Mary M guard Chas S Stephenson to Thos M Gurrell. 5,000
 Smith, Herbert C and Herman F Koepke firm J C & H C Smith and Koepke and Peoples Trust Co trustee for Herman F Koepke to Herbert C Smith. 150
 Stoddard, Lucy E to Agema V Wheeler. 500
 Smith, Robert to Maria Smith. 500
 Stagg, Virginia to Lawyers Mortgage Insurance Co. 3,000
 Sandys, Arthur trustee for Charlotte S F Sands to Title Guarantee and Trust Co. 4,500
 Sickels, Hannah D, New York, to Samuel E Klein. 515
 Smith, Mary C to Hermann Konig. 1,950
 Smith, Wm A et al exrs Alexander McLean to August F H Miller. 2,000
 Struller, Edward to Louis Struller. nom
 Stover, Annie E to Eldred A Carley. 5,100
 Sproule, Mary A, Yonkers, N Y, to Chas A Murphey. 1,000
 Title Guarantee and Trust Co to Charles Emmons. 1,250
 Same to John L McGinnis. 2,000
 Same to Chas A Tatum. 2,250
 Same to same. 2,750
 Same to Wm H Chapman. 2,000
 Same to John S Spencer trustee Thos W Lowell. 12,500
 Same to Jessie G Rich. 2,750
 Same to Chas C Bell. 2,800
 Same to Marion M De Voe. 2,000
 Same to same. 1,500
 Same to Bridget Byrne guard Francis X and Mary A Hughes. 2,500
 Same to Mary F Bates. 2,500
 Same to Frederic S Barnum. 4,000
 Same to Eliza H Salt. 1,500
 Same to Mary Latimer. 7,000
 Same to Brooklyn Savings Bank. 17,500
 Same to Frank M Luptan. 7,500
 Same to Marguerite A Longenecker. 1,275
 Same to Mary F Millard. 2,250

MORTGAGES—ASSIGNMENTS.

May 3, 4, 5, 7, 8 and 9.

American Geographical Society to Title Guarantee and Trust Co. 2,500
 Same to same. 3,500
 Borough Park Co and Wm H Reynolds to Title Guarantee and Trust Co as trustee. Assigns 9 morts. 19,711
 Baker, Amelia E and Alvah Trowbridge admrs Stephen Baker to Amelia E Baker. nom
 Beet, John to Walter H Volckenning. 400
 Bedford Bank to Annie E Stover. 975
 Bickel, Emily L to Mary W Smith. 650
 Becker, John F, Jr, to Gerrit H Wyckoff. 2,000
 Brown, Anna L to Geo H Roberts. 2,000
 Brown, Anna L to Phebe E Valentine. nom
 Brown, Avery T and ano trustees Caroline I Satchell to Henrietta H Smith. 2,000
 Bullwinkle, George, New York, to P Ballantine & Sons, a corpn. 3,000
 Bauer, Joseph to Fredericka S Warts. 800
 Boyd, Margaret to Christian Koenig. 721
 Brower, Emeline E et al exrs James C Brower to Hattie B Croner. 3,500

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Table with 2 columns: Description of transactions and amounts. Includes entries like 'Title Guarantee and Trust Co to Bowery Savings Bank. 7,000' and 'Same to same. 4,750'.

597-Tilyous walk, w s, 315 s Bowery, frame platform, 15x20; cost, \$25; G C Tilyou, Surf av and West 15th st. 598-Buckingham road, w s, 190 n Albemarle road, 2-sty and attic frame dwelling, 37.10x34, 1 family, shingle roof, steam heat; cost, \$9,000; Dean Alvord, Albemarle road and East 15th st; ar't, J J Petit, 186 Remsen st; b'rs, Ferguson Bros, 1370 Rogers av. 599-Hawthorne st, n s, 460 e Nostrand av, twelve 3-sty brk dwellings, 20x40, 1 family; total cost, \$48,000; C Wilton, 57 Willoughby st; ar't, F S Lowe, 186 Remsen st; b'r, J Reilly, 113 Rogers av. 600-33d st, n s, 80 w 4th av, 4-sty brk factory, 60x100, gravel roof, steam heat; cost, \$25,000; Flo's Shade Roller Co, 32d st and 4th av; ar't, C Braun, 235 41st st. 601-East 18th st, w s, 237.3 n Av D, 2-sty and attic frame dwelling, 26x42.6, 2 families, shingle roof; cost, \$4,500; W G Champlin, 428 East 18th st; ar't, G Hitchings, 1090 Flatbush av. 602-Riverdale av, n s, 50 w Thatford av, 1-sty brk dwelling, 18x25, 1 family; cost, \$600; Nachman Varinoff, on premises; ar't, L Danan-cher, 1705 Pitkin av. 603-3d av, s w cor 65th st, frame waiting room, 50.8x26, shingle roof, steam heat; cost, \$3,000; Brooklyn Heights R R Co. 604-3d av, w s, 25 n 50th st, five 1-sty brk stores, 15x65; total cost, \$10,000; A G Calder, 420 8th st; ar't, T Bennett, 198 53d st.

ALTERATIONS.

811-Bay av, e s, 150 s Cedar av, new veranda; cost, \$100; J Col-lins, on premises; b'r, G H Magill, Ocean av and Neck road. 812-Hewes st, s s, 200 e Bedford av, 1-sty brk extension, 8.8x9.4; cost, \$50; J W Braid, 136 Hewes st; b'r, C Kent, 109 Eckford st. 813-Hicks st, w s, 75 s Pacific st, rebuild brk wall; cost, \$100; Mary Biggey, on premises; b'r, J C Fitall, 110 Grand av. 814-Flushing av, n e cor Gardner av, cut opening, &c; cost, \$250; C Bast, 1231 Flushing av. 815-Manhattan av, n w cor Green st, new store front; cost, \$1,000; D J Rogow, 217 18th st; ar't, C Braun, 235 41st st. 816-McKibben st, No 104, repairs; cost, \$25; M Meyer, 276 Pu-laski st. 817-Kent av, w s, 360 n Cross st, 1-sty brk extension (condenser house); cost, \$2,500; Brooklyn Union Gas Co, 180 Remsen st; ar't, T S Benson, 79 Wilson st; b'r, J P Whittier, 238 Java st. 818-Smith st, n w cor State st, 1-sty brk extension, 20x27; cost, \$2,000; L J Cunningham, 123 1st pl; ar't, C Werner, 26 Court st; b'rs, Dickson & Morrison, 216 State st. 819-Flushing av, s e cor Irving av, interior alterations; cost, \$12; R Wilson, 1130 Lafayette av. 820-Atlantic Basin, south Pier, repair damage by fire; cost, \$7,000; Brooklyn Wharf and Warehouse Co, 60 Broad st, N Y; b'r, F J Ashfeld, 350 Fulton st. 821-Greene av, s e cor Hamburg av, 1-sty frame extension (concert hall), 50x30; cost, \$4,000; North American Brewing Co, on premises; ar't, Th Engelhardt, 905 Broadway. 822-Lexington av, n s, 250 e Lewis av, 3-sty and basement brk extensions, 55x33 and 55x23; total cost, \$4,500; G Baker & Sons, 649 Lexington av; ar't, A W Simpson, Montclair Heights, N. J. 823-Myrtle av, s w cor Nostrand av, 1-sty brk extension, 23.3x66.8; cost, \$3,000; B B Johnson, 104 St James pl; ar't, Th Engel-hardt, 905 Broadway. 824-Prospect av, n s, 274.7 e 5th av, 1-sty frame extension, 112.2x8, bowling alley; cost, \$400; J Kolle, 273 Prospect av; ar't, W H Wirth, 358 17th st. 825-3d av, e s, 25 n Prospect av, new store front; cost, \$250; J J Chapman, 599 3d av. 826-Leonard st, w s, 50 s Richardson st, repair damage by fire; cost, \$300; E L Golden, 166 Ross st. 827-Court st, No 299, repair damage by fire; cost, \$350; S D Bab-cock, 636 5th av, N Y; ar't, C Russell, 32 Nassau st, N Y. 828-Hubbard st, s e cor Centre pl, 2-sty frame extension, 15x15; cost, \$250; J Carter, Harway av, near Stryker st; b'r, M Smith, Bath and 26th avs. 829-Hamilton av, n e cor 92d st, add frame story; cost, \$300; Sarah Kelly, on premises; b'r, W C Kerr, 357 Dean st. 830-Skillman av, n e cor old Woodpoint road, extend veranda; cost, \$250; J J Fink, 607 Grand st, N Y; ar't, G H Madegan, 243 Withers st. 831-Osborne st, e s, 125 n Belmont av, 2-sty frame extension,, 20x11; cost, \$1,200; G Tonkonogy, on premises; ar't, Louis Danan-cher, 1705 Pitkin av. 832-Atlantic av, n s, 188 e Perry pl, interior alterations; cost, \$300; Weed Ice Cream Co, Bedford av and Hancock st; ar't, G D Russell, 59 Hancock st. 833-Herkimer st, s s, 25 n New Boulevard, rebuild brk walls; cost, \$1,500; J Hogan, 1362 Herkimer st; ar't, W Young, 311 Stockholm st. 834-4th av, n w cor 24th st, repair damage by fire; cost, \$500; New York Building Loan Banking Co, 111 5th av; b'r, J Peters, 160 7th av. 835-Van Brunt st, s e cor Rapalye st, interior alterations; cost, \$200; H R Worthington, on premises. 836-Broadway, w s, 25 n Lewis av, 1-sty brk extension, 25x29.8; cost, \$400; W C Glueck, 402 Hart st; ar't, F Holmberg, 1153 Myrtle av; b'r, P Kunzweiler, 170 Magenta st. 837-Remsen st, n s, 125 e Clinton st, interior alterations; cost, \$75; J D Van Buren, Newburg, N Y; b'r, E Dennington, 309 Schermer-horn st. 838-Hoyt st, e s, 91 s Fulton st, repairs; cost, \$1,200; A I Namm, on premises; ar'ts, Parfitt Bros, 26 Court st. 839-Bath av, w s, 100 n DeBruyns lane, repair damage by fire; cost, \$200; J C Gerken, on premises; b'r, H Ahrenberg, Fort Hamilton. 840-Utica av, w s, 40 n Dean st, alterations, &c; cost, \$150; E Tu-lip, 84 Utica av; b'r, H Black, 107 Utica av. 841-Flushing av, s w cor Skillman st, interior alterations; brew-ery; cost, \$4,000; Malcom Brewing Co; ar't, A E DeSaldern, 130 Broadway, N Y; b'r, A E Kleinert, 307 Baltic st. 842-Snediker av, w s, 200 n Liberty av, repairs; cost, \$50; D Jew-ell & Son, Broadway and Fulton st; ar't, F E Van Dwyne, 86 Barbey st. 843-Ainslie st, n s, 100 w Graham av, interior alterations, &c, on church; cost, \$125; Ainslie St Baptist Church, on premises; b'r, G W Schaedle, 144 Devoe st. 844-Kent av, No 802, interior alterations; cost, \$125; J Buchanan, and A McKnight, Summer av and Fulton st. 845-Surf av, s s, to Brighton Pier, repair walk; cost, \$50; A C Washington, 28 E 62d st; b'r, R L Turner, Gravesend.

PROJECTED BUILDINGS.

The first name is that of the owner; ar't stand for architect; b'r for builder. All roofing material is tin, unless oth-erwise specified.

578-Myrtle av, n s, 92 w Ralph st, 3-sty brk store and dwell'g, 20x63.11, 2 families, gal iron cornice; cost, \$7,000; R Zaengle, 119 Irving av; ar't, Th Engelhardt, 905 Broadway; b'r, E Loerch, 59 Himrod st. 579-Frost st, s s, 175 e Lorimer st, 3-sty brk tenem't, 25x52, 6 families, gal iron cornice; cost, \$4,000; F Niele, 43 Withers st; ar't, G A Elliott, 247 Kingsland av. 580-East 25th st, e s, 460 n Voorhies av, 2-sty and attic frame dwell'g, 25x31, shingle roof; cost, \$3,500; F Soci, 34 Park row, N Y; ar't, C B Waterhouse, Passaic, N J. 581-Miller av, n w cor Arlington av, frame wagon shed, 10x10; cost, \$25; Amelia B Tanz, 49 Miller av. 582-Broadway, w s, 100 s Rockaway av, four 4-sty brk stores and tenem'ts, 27x70, 8 families, gal iron cornice; total cost, \$40,000; Henry Grassman, 1725 Broadway; ar't, H Vollweiler, 483 Hart st. 583-Snedeker av, No 45, w s, 395.6 s Atlantic av, 1-sty brk store, 20x20, felt and gravel roof; cost, \$2,300; J V Wilson, 182 South Ox-ford st; ar't, J C Glover, 186 Remsen st. 584-58th st, n s, 170 e 16th av, 2-sty and attic frame dwell'g, 23x46.6, 2 families, shingle roof; cost, \$4,000; Jessie B Martin, 108 Grand st; b'r, George Martin. 585-East 5th st, e s, 265 s Caton av, 2-sty and attic frame dwell'g, 22x33, 1 family, shingle roof; cost, \$2,500; Thos Boyle, 76 Prospect av; ar't, C Wessel, 97 East 4th st. 586-38th st, n s, 180 e 10th av, frame storage shed, 20x75, gravel roof; cost, \$600; Daniel Lee, 1035 38th st; ar't, A Young, 1002 4th av. 587-Nostrand av, w s, 50 s Madison st, 1-sty brk store, 20x40, gravel roof, gal iron cornice; cost, \$1,500; A J Palmer, 90 Hancock st; ar't, C Wessel, 371 Fulton st. 588-Putnam av, n s, 90 e Central av, four 3-sty brk flats, 25x65, 6 families,, gal iron cornice; total cost, \$26,000; Henry Roth, 1058 Broadway; ar't, H Vollweiler, 483 Hart st. 589-52d st, s s, 82 w 5th av, 3-sty brk tenement, 18x50, 3 families; cost, \$3,500; W McCormack, 368 49th st; ar't, T Bennett, 198 53d st. 590-92d st, n s, 200 e Battery pl, 2-sty frame store and dwelling, 20x45, 1 family; cost, \$2,550; Annie Ruhlye, 5th av and 89th st; C Stoekeler, 7th av and 65th st. 591-60th st, s s, 350 e 5th av, 2-say and basement brk dwelling, 20x45, 2 families, galvanized iron cornice; cost, \$3,000; Jessie Brunnell, 745 58th st; ar't, H L Spicer, 326 56th st. 592-Shermans walk, w s, 500 s Surf av, frame lunch room, 20x10, felt roof; cost, \$150; J W Dowling, Surf av and West 15th st. 593-Fort Hamilton av, e s, 100 s 65th st, 2-sty frame dwelling, 18x35, 1 family; cost, 1,860; Frank Moser, 12th av and 67th st; ar't, C Stoekel, 7th av and 65th st. 594-Bushwick av, w s, 240.4 s Greene av, two 2-sty and basement brk dwellings, 20x48, 1 family; total cost, \$8,000; P Steingotter, 1359 Bushwick av; ar't, Th Engelhardt, 905 Broadway. 595-Tilyous walk, w s, 500 s Bowery, 1-sty frame ice cream stand, 8x25; cost, \$75; G C Tilyou, Surf av and West 15th st. 596-Milford st, w s, 170 n Sutter av, 1-sty and basement brk dwell-ing, 20x36, 1 family, galvanized iron cornice; cost, \$1,000; E F Suter-lin, 11 Russell pl; ar't, C Infanger, 2590 Atlantic av.

Robinson, Nelle.	139 St Felix.	Frances J	110
Osterberg.			L
Seibert, W H.	160 Norwood av.	Equitable	200
A.			
Stringer, H D.	143 Montague.	Hatter Invest-	3,000
ment Co.			
Schultz, Franciozka.	89 Ralph.	Kings Co L	A.
			150
Simon, Gertrude.	371 State.	J McEnery.	169
Samms, Margt.	661 58th.	Kings Co L	A.
Sauter, E.	329 3d av.	Brooklyn L	A.
Small, Agnes,	181 Adams.	L Baumann.	151
Taylor, S L.	703 Vanderbilt	av..Brooklyn	L
A.			200
Tingley, Mary.	130 Taylor.	J Michaels.	247
Viola, B.	128 Pulaski.	L Baumann.	303
Walker, J.	185 Navy.	W O'Neill.	257
Wells, Kate.	711 Gates av.	Peoples L	A.
Watson, S P.	246 47th.	Peoples L	A.
Williamson, G W.	Surf av.	Cowperthwait	&
Sons.			176
Williams, F.	153 Remsen.	J McEnery.	112
Wolf, G.	1214 Gates av.	Peoples L	A.
Wynne, G F.	230 Flatbush av.	Cowperthwait	Co.
			151
Wahlstedt, J.	292 Hewes.	I Mason.	158
Williams, Nettie.	66 Heyward.	L Baumann.	110
Zenschner, Rose.	71 57th.	Cowperthwait	Co.
			111

BILLS OF SALE.

Bailey, A B.	C H Tabor.	Machinery, &c.	75
Bate, J.	123 Nostrand av.	J Bate, Jr.	Stock,
&c.			1,500
Bender, W.	166 Manhattan av.	Theresa	
Bender.	Grocery.		750
Brenner, J.	56 Manhattan av.	M Katz.	Fur-
niture.			355
Ehrenfreund, E.	319 9th.	Geneva Ehrenfreund.	
Furniture.			nom
Fiumarelli, Annibale.	216 Columbia.	H	
Rodgers.	Grocery.		240
Haines, C C & Co.	Sterling pl.	A R Lee.	
Building Material.			nom
Himmelreich, A.	31 Hamilton av.	J & L Zoffer.	
Gents Furnishing Store.			4,706
Huber, A.	Katharina Huber.	Horses, &c.	nom
Hennessy, T J.	Buffalo av & Herkimer.	Gesiene	
L Hennessy.	Coal Plant, &c.		1,000
Muller & Kaacke.	532 5th av.	J H Schlobohm.	
Saloon.			nom
Pfeging, C.	Fort Hamilton av,	cor 60th st.	H
G Jahn.	Saloon.		3,250
Popp, V.	33 Rock.	J Hemmerich.	Saloon.
Torchia E.	G A Merenda.	Barber Fixtures.	260
Vickers, Kezzie.	Flatbush av, n e cor Av C.		
John Roth.	Frame Dwelling.		nom
Whitney, T B.	472 Myrtle av.	F D Smith.	
Saloon.			nom
White, T J.	Fulton and Bridge.	F E Haynes.	
Stock, &c.			350

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