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IN the Stock Market the flame of bull enthusiasm that burst out three weeks ago is now reduced to a flicker. The daily total of transactions is only about half what it was, and it is now necessary to do something more than shut one's eyes and open one's mouth in order to be rewarded by the gods. A. O. T. (any old thing), as the wits of the street put it, is no longer good to buy for a sure profit, but discrimination must be used, and a failure to secure facts beforehand may lead to disaster. If it were not that developments of an encouraging nature were being revealed every day, the market would react at once, and in the main will probably do so materially before the advent of spring. Such a movement is checked now and will be modified in its intensity later by the hopeful outlook for general business and a succession of developments similar to those that have been of effect this week. For instance, the earning capacity of the railroads in the Southern States, from the Atlantic to the Pacific, has been forced on the minds of the public like a revelation. These States have had comparatively little notice for some years, the colossal advances of the North having absorbed attention, but it is now obvious that though backward they are stepping into the line of general progress and are also securing those combinations both in manufactures and in carrying facilities that have resulted in such enormous increases to wealth north of the historic line dividing the two sections. The influence of facts like these on classes of securities or on individual securities serve to keep up the strength of the market, but it is only by a direct use of them that money is now to be made speculatively. Of course, the business prospects for a future of considerable duration give an increased investment value to the leading issues in both stocks and bonds, but buying generally must now be done with indifference to a probability of a lower range of quotations as a whole between now and the next season of commercial activity.

THE British Government has now unexercised little or none of the \$275,000,000 borrowing power bestowed by Parliament, and, as the Boer war alone has cost probably \$500,000,000, must borrow again as soon as additional powers are received, and there is every likelihood that part at least of the needed funds will be sought in this market. The idea of a guaranteed Transvaal loan receives strength as time goes on. German coal and iron shares have rallied substantially from the depression of September, but are nowhere near the point from which they started downward in April. There is, however, a local feeling that industrially the worst is over. Discount rates remain high throughout Europe, and from this distance it appears that the cause of the improved feeling is only one of those reactions that come to make the inevitable descent easier, or less mischievous. Europe has just had an industrial boom more extensive and prolonged than any other in her experience, and it is hardly possible that another such can now supervene on the one that reached its height last spring. If such an idea had any existence it would be met by the simple inquiry: Where is the necessary capital to come from? In Germany, at any rate, this question would be difficult to answer. If there is capital to spare for further industrial development, why is there none to raise the Imperial credit, whose three per cents, though stronger than they were, are still about 86, while French 3s sell at 101 and British 2½s somewhat higher. It is lack of home capital, too, that sends German cities, hitherto able to get all the money they wanted at home at low rates, abroad to borrow on a par with railroads, and even at a disadvantage with the best of these. It would seem, then, that the capacity of German capital has been strained to the utmost, and that instead of committing itself further requires relief. If this is true of Germany, it is also

true of Austria and the lesser countries. A combination that has just been perfected in London may interest many of our readers. It takes in about thirty concerns, or about 90 per cent of the Portland cement manufacturers doing business on the Thames and Medway and having an annual output of 1,570,000 tons. The reasons that brought about this combination were that a small combination formed for the purchase of fuel was followed by good results, while the independence of thirty concerns in matters of policy, production and prices worked injury to all. Of course, the cost of production varied with each firm, and a slackening in demand, even to a moderate extent, produced a disproportionate fall in the selling value, often when the prices of fuel and labor, the chief items of variation in the cost of production, were at their highest point.

AS the investigation of the Tenement Commission proceeds it becomes more and more apparent that the evils regarding which the greatest complaints are made do not arise from the house, but from its improper use. A stricter execution of the Factory and the Health laws would produce a great and beneficial change; the teaching of morality and cleanliness would do the rest. So far the suggestions brought out by the present discussion show that their makers overlook the real question; which, instead of being one of lessening the density of the population, as they seem to think, is really one of providing decently for the denser population that time will bring, in spite of all means devised to prevent it, such as rapid transit and suburban building, for the reason that the reduction through these means is not equal to the increase from natality and immigration.

ONE aspect of the proposed new Police Bill is of peculiar interest. Here is a proposition to include large parts of Westchester and Queens Counties within the metropolitan limits for certain purposes, and as it is the first proposition of that kind which has been seriously made, towns such as Yonkers and Mount Vernon will do well to look sharp, or before they know it they will find themselves part of the metropolitan district for other purposes as well. In the course of time, the absorption of these towns will doubtless be a natural and inevitable event; but for the present they will do well to insist in every particular upon their local independence. The Borough of Richmond has been injured rather than benefited by consolidation, and so it will be with any more or less detached and growing place, unless the charter revision provides for some effective measure of home rule.

THE State Constabulary Bill has to all appearances died of sheer fright. Its authors did not dare to face the storm of objection which would be aroused, in case its brief newspaper existence had been converted into a full-bodied legislative proposal; but they are cautiously putting forward a substitute, which, in its way, is quite as objectionable. The plan now is for a bill providing for a single-headed Police Department, and covering, not only the present Greater New York, but also certain adjoining parts of Westchester and Queens Counties. The important point is that the commissioner will be appointed from Albany, and that he will be a State officer, responsible to State and not to the municipal government. The plan is ingeniously devised apparently to meet some of the criticisms which were fatal to the State Constabulary Bill, but its effects would be every bit as mischievous as that of a general State commission. Parts of Westchester and Queens Counties are to be put under the jurisdiction of the new commissioner in order to make him something more than a municipal officer, and hence responsible to the State authorities. But this responsibility to the Governor, instead of to the Mayor, is precisely the dangerous and objectionable feature of any such proposal. It would make the police department an organization which is necessarily and fatally partisan. Its administration would be snatched out of the region of city politics, where it does belong, into the region of State politics, where it does not belong; and State politics are in the long run just as likely to be controlled by the Democratic as by the Republican machine. If the Democrats should control the Governorship, and it was only Roosevelt's personal popularity which prevented it two years ago, New York would have as now a Tammany police with this difference, that this Tammany police would feel less responsibility to local opinion than it does at present. Hence it would be a movement entirely in the wrong direction. The good or bad management of the New York police is entirely a matter for New Yorkers. It was indignation with the Police Department which brought about the election of Mayor Strong, and it is the indignation which the present situation has aroused which gives a non-partisan candi-

date his best chance of winning at the next election. To take the Police Department out of local politics would be to get rid of an issue which appeals more than any other issue to the moral ideas and sympathies of large masses of voters, and it would be additionally difficult to arouse a sufficiently lively interest in any municipal contest. Hence a Police Commissioner appointed from Albany, while he might do much temporary good, would deprive New York of any chance of securing a permanent non-partizan Police Department.

Architecture as a Business.

ARCHITECTURE as at present pursued in the United States is not only an art to some of its practitioners, a profession to others, and a trade to others, but it is also to a large extent a business. In describing architecture as a business we are not referring to the flourishing concerns that manufacture plans for small suburban houses and tenements; we have in mind the way architecture is practiced by some of the most competent and successful members of the profession. Neither is the description intended as a disparagement. It merely serves as a convenient name under which to include some of the important features of the practice of architecture in this country—features which are peculiar to American architecture at the end of the Nineteenth Century, and the like of which no other country has seen before. Some of these characteristic features are becoming so familiar that people do not realize what an innovation they are in architectural practice, and what results they are having upon the character of American building.

Architecture in the hands of many of the leading firms is largely a business, just because it is practiced on such a huge scale. An office which is doing many million dollars worth of work at one time cannot but adopt a business organization, and to a certain extent business as distinct from professional methods. It is the large amount of work, which falls into the hands of a very few firms, which distinguishes our contemporary architecture on its merely business side from the architecture of other times and countries. A prominent Italian architect of the Renaissance would not be likely to have more than one big job on at a time, and the building would be constructed from his plans in a most leisurely manner. He would consequently be able to devote the whole of his attention to one structure, and no matter how big it was he would require the assistance of only a few draughtsmen. Of course, contemporary English and French architects are often occupied with more than one building at one time, but the conditions under which they turn out their plans more nearly resemble those of their Italian predecessors than their American contemporaries. They build more slowly than American architects; they do not have anything like the same amount of work in their offices, and they do not require the assistance of anywhere near the same number of draughtsmen. The consequence is, of course, that a leading American architect has to systematize his work and organize his office like any other large business enterprise. He has to have his permanent corps of engineers, draughtsmen, typewriters, and the rest, and he is obliged to leave a mass of detail to his assistants to which the architects of other times and countries were accustomed to give their personal attention.

It is not difficult to trace the influence of analogous conditions in some other professions. A very prominent firm of American lawyers, for instance, is obliged to conduct its practice on a very different basis from the way it has been and is conducted by an old and well-established firm of English solicitors; but in this instance the increase of necessary work is often distributed among a larger number of partners. It is even said that the same business methods and organization are not unknown in the medical profession. We are not, indeed, aware in New York of any prominent physician who occupies a suite of rooms in a big office building and passes his patients through an elaborate system of classification, preliminary consultation, and final assignment to the care of some particular engineer of the medical mechanism; but such an office is described in a recent novel, and evidently described from life, by an author who hails from Chicago. Nothing in the book more astonished English reviewers than this extension of the mechanics of medical practice, this violation, as it seemed to them, of the time-honored proprieties of examining and dosing patients. Such methods on the part of a physician, while not as yet common in this country, would not surprise an ordinary American, because he is accustomed to precise and elaborate organization for all such professional purposes. The mere mass of professional business to be transacted has necessitated the use of these methods and at the same time justified them. An architect who pays out \$5,000,000 or more for new buildings every year is a new thing

under the sun, and he has to adopt new machinery. It is safe to say, without bragging, and even without taking too much credit for the fact, that an amount of building is now going on in the United States which is quite without parallel in the history of the world. The architects who have this prodigious task thrust upon them must first of all try to try to perform it efficiently. Efficient organization for special purposes: that is the great characteristic of contemporary American activity.

It would, of course, be absurd to contend that such conditions as these do not stand in the way of the architect becoming an artist. An architect turning out so much work cannot give that personal attention, that careful revision to the plans of his buildings which is indispensable to complete and finished design. Nevertheless it is fair to say that considering the conditions under which it is produced the product is often surprisingly good. Naturally the decorative detail of American buildings suffer more from lack of minute attention than the general design. It is almost always copied from photographs, and it generally looks as if it were copied from bad photographs. But the general design is, on the other hand, often admirably planned. The large amount of work which prominent architects turn out has at all events one advantage. It increases their experience and facility very rapidly. The opportunities for experiment are so numerous and incessant that they soon learn how to use to the best advantage what time they have, and their buildings obtain a quality, which may be described, without any contradiction in terms, as an artistic efficiency. They know so well the conditions of certain general problems in design which they have to face, that they can concentrate their skill and ingenuity upon the special requirements of each particular piece of work. The results which they get by these means rarely possess any great refinement or beauty, but they are often thoughtful, interesting and tasteful treatments of the artistic opportunities which the buildings offer. Moreover, the tendency undoubtedly is for the standard of work to improve, and there is no saying how far the improvement may go. The present methods have only obtained full effect during the past fifteen years. After the next twenty-five years one can tell better what will come out of them.

MARKET for flowers in a city that spends millions of dollars annually on those precious natural adornments for the home and person seems a proper thing, and, therefore, the florists' petition that Clinton Market be rebuilt or renovated so as to provide a suitable place for the distribution of their wares should have every attention. At the same time, as this business is a profitable one and the markets as a whole have not been very profitable to the city, the matter should be considered from the public as well as the trade point of view. It was but recently suggested in high quarters that it might be a desirable thing, financially, for the city to dispose of all the markets; not merely because the city would realize a large sum of money from their sale, but because it was thought that the provision interests could provide for their own roofs much better than the city can for them.

AMID all the hulla-baloo which the "vice" question, so-called, is at present exciting among the newspapers, clergymen, and reformers, not a single serious proposal has been made which will help toward some comparatively permanent adjustment of the evil. The underlying assumption upon which all the crusaders, even the Tammany Purity Committee, base their talk is that a rigorous enforcement of present laws would certainly succeed in eradicating the evil, whereas every candid person must recognize that if the New York Police Department could succeed in accomplishing this result, it would succeed in doing something which no other police department in any large city in the world has ever succeeded in doing. The fatal trouble with all these movements toward purification is that, being founded upon newspaper clamor, they never dare to take a frank account of the real difficulties of the situation; that, consequently, they try to do too much; and that after some temporary success, the whole wretched business soon falls back into what must unfortunately be called its normal condition. We are not arguing in favor of the municipal regulation of vice, such as obtains on the Continent of Europe, for public opinion in New York would not countenance such a solution. What is wanted simply is some consistent policy, which does not aim at the impossible, and which can be pursued from year to year with some persistence and success. Such a policy might at all events avail in getting the business decently out of sight, whereas the altogether intolerable aspect of the present situation is that the evil has been parading the most frequented streets of New York without the slightest disguise. Doubtless during the present spasm of virtue it will again be forced to take cover; but for

how long? For a few months the evil is scattered all over the city, and despite the vigilance of agents the lessees of flats in perfectly respectable apartment houses begin to observe some peculiarities in new neighbors which make an immediate removal necessary. Then, little by little, the evil is again collected in certain districts, and growing bold with immunity dares to show a plain face to the public. All these changes cause the utmost confusion and loss and bring the evil into unavoidable contact with the domestic life of the community.

IS there any chance that Great Britain within the next ten or fifteen years will abandon the policy of international free trade? It would take a bold man to answer this question with a decided affirmative; for the great majority of English economists and politicians tacitly assume that the wisdom of their free-trade policy is beyond question, and they have little or no patience with any proposition which points in the direction of restriction. Moreover, on economic grounds, they have good reason for maintaining their present customs system intact, for the country has been sufficiently prosperous under the present regime. Its commercial interests would dread the uncertainty which any reopening of the question would introduce into foreign trade. Nevertheless, the supporters of a tariff, which would be moderately protectionist, are increasing in numbers, and their arguments are receiving yearly such emphatic confirmation from events that it is at all events possible that within the next ten years the question will be reopened. These arguments are for the most part political and fiscal rather than economic. A moderate tariff, it is argued, would at once assist England's best friends, harm her enemies, and provide a much needed source of additional revenue. The matter of revenue is undoubtedly most important and critical. During the last four prosperous years the revenue has expanded rapidly; but the military and naval expenses have expanded more rapidly still. Neither has the end come yet. The enlargement of the navy must continue faster than ever; the army must be increased, reorganized and receive new and expensive equipment. The added outlay for these purposes alone will be very large; and it will have to be met out of a revenue which is finally showing a tendency to decrease. How is this money to be raised, when existing sources of income have been worked to their uttermost? Furthermore, a moderate tariff could be made the means by a system of preferential duties, of consolidating the empire, and of decreasing the dependence of England for supplies upon powers which under certain contingencies might well become her opponents in war.

THE economic considerations with which these arguments are met are undoubtedly all very forcible; and they are forcible chiefly because the foreign trade of Great Britain is carried on very much more with the United States, France and Germany than it is with her colonies. So that a system of preferential duties in favor of colonial products, whatever its political effects, would be taxing the important lines of trade for the benefit of comparatively unimportant ones. If Great Britain does go back upon her present system of unrestricted trade, it will be because the political aspects of the matter will become more important than the economic. It would be dangerous to deny that this will ever be the case. Never has England been so completely isolated in Europe as she is at present. Never have the colonial and commercial rivalries between the various powers been more acute. Never has it been more necessary for England to attach her colonies to herself and to prepare for a war, which would be even more of a war of self-preservation than the one she waged with Napoleon. Moreover, even on economic grounds England may have cause for weakening. At a time when she was pre-eminent in manufacturing she could well afford to open her markets to the commerce of the world; but it is possible that within the next twenty-five years the pre-eminence will depart. American and German competition is severe already; but it is destined to become still more severe, and England's commercial disinterestedness will be put to a much tougher test than it has yet been obliged to bear. In a world in which trade is organized on a national basis and made subservient to political purposes, England alone has adopted an international organization. Whether she can succeed in maintaining it is a very doubtful question.

AT last the public seem to be moved by the prospect of the city becoming overburdened by the cost of its government and its inability to move in the direction of those physical improvements which should broaden the area of tax liability and reduce the average of the individual property owner. It took a long time to get to this point, but it now seems as if the taxpayers' patience is at last exhausted. From now on we shall

hear a good deal of reform in the administration and retrenchment in expenditures. The question is, can we keep this up until we secure definite and practical improvement? The task the Comptroller has taken in hand of analyzing the budget for the purpose of exposing extravagances and the sources of their origin is a very important one, and likely to be of great assistance in this matter. It was absolutely necessary that some one should undertake this task, and there is no one more capable of completing it satisfactorily than the Comptroller; possibly there is no one else who has sufficient command of the necessary data to do it sufficiently well. It is not only involved in a mass of intricate statistics, but also in a mass of equally intricate legislation which outsiders could not wrestle with. When the Comptroller's report is published it will provide the necessary basis for dealing with the problem of securing an economical administration scientifically. Without it the agitation for reform can only be exclamatory. We know that expenses have increased rapidly in the past three years, but of the causes we have only a confused notion because they arise in so many ways and from so many sources. Consequently, in supplying this basis for a rational discussion of the pecuniary troubles of the municipality, the Comptroller will have performed another of those eminently practical and useful services which have distinguished his still brief public career. In his report we may expect many surprises, but none that should receive more attention than the really small control the city has over its own expenditures. Some say this is but a tenth of the total, but that is without giving credit for much that the city itself has initiated, though obtaining the powers therefor from the Legislature. But that, notwithstanding, the larger portion of the budget is purely mandatory; every increase made by the Consolidation Act of 1897 is so, inasmuch as that Act was disapproved by Mayor Strong; so also are the increases effected by the prevailing rate of wages law, the Davis Act and the acts providing for municipal contributions to public charities. In addition, the Legislature has exempted from taxation a vast amount of property used for religious and charitable purposes, and thereby increased the tax burden of the remainder. All these facts should be brought out clearly in order that we may know just where the expenditures are extravagant and in order that they may be properly curtailed.

WHAT A BROKER MUST DO.

Frederick Bellesheim v. Henry Palm (54 Misc. Rep. 77). This was an action to recover a broker's commission. The plaintiff recovered a judgment for \$500 in the City Court of Mount Vernon, upon the verdict of a jury. An appeal was taken by the defendant to the Appellate Division, which reversed the judgment and granted a new trial. Justice Hirschberg, writing the opinion, says, in part: "The rule governing the plaintiff's claim is stated by Justice Earl in *Wylie v. Marine National Bank* (61 N. Y. 416): Before the broker can be said to have earned his commissions, he must produce a purchaser who is ready to enter into contract upon his employer's terms. The broker must be the efficient agent or the procuring cause of the sale. The means employed by him and his efforts must result in the sale. He must find a purchaser, and the sale must proceed from his efforts acting as broker. It is not indispensable that the purchaser should be introduced to the owner by the broker, nor that the broker should be personally acquainted with the purchaser. But in such cases it must affirmatively appear that the purchaser was induced to apply to the owner through the means employed by the broker."

IS A SKYLIGHT A HALL WINDOW?

About a year ago, Charlotte Lendle, represented by Clarence E. Lexow, recovered a verdict for \$2,750 against the owners of the tenement house, No. 541 West 48th street, for breaking two ribs and sustaining other injuries by falling down stairs. She claimed that she tripped upon a torn rubber pad; that the hall was entirely dark, and that it was after sunset. Her husband also shortly afterward got a verdict for \$500 for loss of her services. The Appellate Division unanimously affirmed both judgments, and refused leave to William Blakie, counsel for the defendants, to appeal from either. Associate Judge Gray, of the Court of Appeals, has just granted leave to appeal to that court in both cases, chiefly upon the question whether the skylight in the roof is a window opening outside from a hallway two floors below, which it enables the sun's rays to enter, through the opening between the banisters. This case is of interest to the many owners of tenements and apartments in this city, because Chapter 567 of the Laws of 1895 requires them to burn lights from 8 a. m. to 10 p. m., every day in all such halls as have no windows opening to the outside, or which are not otherwise sufficiently lighted, and because the present question has never been passed upon by the Court of Appeals.

New York's Trim

MORE THAN HALF MADE OUTSIDE THE CITY

A member of the executive committee of one of the carpenters' unions remarked incidentally to a representative of the Record and Guide several days ago that 60 per cent. of the wood trim used in New York and vicinity during the past year had been furnished by firms which have their factories outside of the city.

The movement of factories from New York, and the steady increase in the supply of wood trim from the country at large, has been going on for years, and the causes are not hard to find. The labor unions control a greater part of the city shops, and the local scale of wages is considerably higher than that prevailing in interior cities and towns. There are many places where the factories are operated by non-union labor. In some the employes work longer hours, and in others they are paid by the piece. Another factor is the high price of city land, and the comparatively enormous rentals. In New York the ground is so valuable that the trim factories have been forced to seek cheaper locations.

The yearly amount spent in erecting new buildings and repairing old ones in the metropolitan district aggregates \$150,000,000. As the average cost of trim ranges from one-sixth to one-eighth of the total value of the buildings, it may be seen that the money spent for trim alone is between \$18,750,000 and \$25,000,000. Using the latter amount as a basis and taking 60% as a correct estimate for the trim furnished from the country, only \$10,000,000 remains in the city. This, of course, leaves out of consideration the wages paid local carpenters for putting up the trim made in the outlying districts. The amount to be added for this item is variously estimated, but probably 10 per cent. is about the correct proportion. If these figures are correct New York spends yearly \$25,000,000 for trim, of which only \$11,000,000 goes into the pockets of her artisans and makers of wood trim.

The result of conversation on this subject with representatives of a few of the prominent trim manufacturers is given below:

Mr. H. L. Holmes, New York manager for the Batavia and New York Wood Working Co., said: "I believe that fully 75 per cent. of the trim used in New York is furnished by outside concerns. There are very few local plants which can handle a large job. They can finish up a dwelling-house all right or a small apartment or store, but they haven't the capacity to handle the trim for a sky-scraper.

"Some local firms get contracts for putting in the trim, and then sub-let it to an outside concern, so that the original contractors act as carpenters only.

"The labor unions are the direct cause of this. No planing mill in New York which works up to the labor union regulations can compete with manufacturers on the outside.

"We formerly had our mills in New York, being known then as the New York Lumber and Wood Working Co., but we found that in order to retain our share of the business at a profit we would have to move, and we did so.

"The unions followed us up the State. Finally a branch was organized at Batavia, and we are now employing only union labor. The unions are not satisfied even now, and want us to work up to the New York schedule. We are perfectly willing to do this, when our competitors become unionized. We are now competing with non-union shops right here in New York. At the present time the carpenters' unions, of which there are three, are fighting among themselves in the city, and they can not hope to bring outside concerns into the organization until the New York shops are unionized.

"The labor unions are the direct cause of our leaving New York, and though we are employing only union labor at Batavia the schedule there is so much under the New York schedule that we can pay the freight on the finished product and still compete.

"Trim is shipped here from as far West as Minnesota, and as far South as Tennessee. Competition is keen, and there is little profit to be made at present prices"

Mr. Currier, of Bradley & Currier, when questioned on the subject, replied: "I should say that 80 per cent. of the trim used in New York is furnished by firms with factories outside of New York. The labor unions are primarily the cause. The rent is also a considerable item. We have only one factory in the city—the one on Spring street. I believe the percentage in favor of out-of-town factories is growing larger every year."

Geo. W. Butz, representing Jackson & Sharp, of Wilmington, Delaware, said: "The New York factories running at full blast couldn't supply more than 50 per cent. of the trim. The labor unions drove the trim factories out of New York, and now they are trying to keep out the work of outside factories. The makers of trim have trouble constantly with the carpenters, who sometimes refuse to put it up. We employ union carpenters to do it. Some manufacturers at nearby points bring in their own men. The local cabinet-makers are at the bottom of the trouble, as they constantly threaten to send their own men from their shops to put up the trim made by them unless the carpenters' unions keep out the work of outside factories."

Mr. Scranton, of the Hayden Manufacturing Co., of Rochester: "We don't do much in the trim line. Our specialty is interior decoration. We fit up entire rooms or buildings with wall paper, frescoes, furniture, etc., and any contracts we get for trim are only incidental. We used to have a large business in trim, but the business became so cut up that we practically abandoned the field. I know a great deal of the trim, especially for the large buildings, is furnished by outside houses, but as far as we are concerned we get only about one order in ten that we bid on, because our prices conform with the high grade of work we put out. We bring men from our factory to put up our work."

Herman Kertscher, of Kertscher & Co., Elmira, N. Y.: "I am not very well posted on the subject and haven't much opportunity to observe, but from what I do know I should say that nearly all of the trim is made outside New York. I can judge only from what we are doing. If other outside concerns are doing as well, the percentage must be very great."

Mr. Stark, of the Harlem River Lumber and Wood Working Co., among other things, said: "I do not believe that the outside companies furnish as much as 80 per cent. of the trim for New York. It is more like 60 per cent. The chief cause of this is that there are a lot of 'suckers' in the business. I know that many contracts are undertaken at less than, or just about, the price of the lumber called for in the specifications. The consequence is that the contractors fall down on the job or try to substitute cheaper materials. About half the work we do is in finishing contracts which were originally let to outside concerns.

"Another cause is the fact that ground space and rents are so high in New York, which, in addition to the higher rate of wages prevailing, makes the cost of trim made in the city higher than trim made outside.

"These outside men as a rule do not run union shops; they pay lower wages and work their men longer hours. I know one establishment where women and girls are employed to put together the work and they earn less than \$1.00 a day. Rents and ground are cheaper. You know how these things are worked. Twenty years ago I was offered by a certain town ground free provided I would start a plant and guarantee to work so many hands for so many years. This is still done. Of course, this kind of competition is unfair to people who run shops here. We do not employ union labor; but our men get as much wages as are paid anywhere around New York, and we are paying some of them more than they would get if they worked under the union scale.

"My statement concerning the poor work of outside trim establishments may be applied to them generally; but, of course, there are a few establishments located out of New York which do as good work as is done by anybody."

Law as to Fixtures.

Harry Berliner v. The Piqua Club Association. (32 Misc. Rep. 470.) This was an action to recover the value of certain chandeliers, boilers, etc., placed in a club building, sold with it in foreclosure as fixtures, and subsequently transferred, under the purchaser at the sale, to the defendant. The plaintiff, claiming under assignments of judgments against the Manhattan Athletic Club of New York City, sought to recover of the defendant the value of electrical and gas chandeliers and fixtures, boilers, dynamo, electrical apparatus, filterer and generic articles placed in the club building on Madison Ave., New York City, to supply light, heat and pure water for the club members in their use of the building for athletic and social club purposes. The defendant claimed as second grantee from the purchaser at the foreclosure sale under the mortgage upon the realty, and also by the passive delivery to that purchaser from the receiver, who administered upon the property under proceedings taken by which the corporation was dissolved. Justice Russell gave judgment for the defendant, and in his opinion he says, among other things, "It is evident that such part of the appliances in question as might be ornamental were designed in harmonious symmetry for the structure which was being erected, and those which were useful for light, heat or other purposes were also planned to adequately serve the uses of that particular building and no other, and that all of the things so designed and planned were intended for permanent association with the building for the purposes in the indefinite future that the structure itself was intended to provide. Necessarily, these articles could not last as long as the building, but the evident design was to connect them with the building for the purpose of making that building useful for the objects of its construction so long as their utility remained, or for their life in the form of their construction. The courts have advanced in the last half century from the inspection as to how firmly articles have been attached to the realty, in the ascertainment as to whether they pass with it by conveyances, to the more important consideration of union in usefulness for the purposes of the structure and permanence of association."

Labor in the Building Trades.

The Bureau of Labor Statistics of New York State has just distributed its report upon the conditions of the labor market from 1896 to 1899, which it made to the last Legislature. As many of these facts relate to the state of employment in the building trades, we abstract some of the features of the report which may be of interest to the readers of the Record and Guide. The returns have been collected and compiled in a way that makes them representative and important. Reports were received from over five thousand firms, and of these over 4,931 reported the number of persons employed on June 30, 1899, and the amount paid in wages during the twelve months that ended on the same day. These five thousand odd establishments are only a small proportion—less than 1-13 of the total number of factories in the State; but they included most of the large establishments—as may be seen from the fact that the men they employed amounted to considerably more than half of the total manufacturing employees. Out of the 5,000 establishments reporting, however, only 3,553 could put in returns that were available, and the figures are based upon these 3,553 establishments. On June 30th they employed 299,957 hands, and paid \$141,184,845 in wages. In 1897, a year later, the number of employees had risen to 304,376, but the amount of wages had fallen to \$138,577,878. By June 30, 1898, the number of employees had increased to 326,090, and during the year following still more rapidly, until on June 30, 1899, these establishments gave employment to 356,278 people, an increase of nearly 18 per cent in four years.

About the same proportion of increase may be traced in the figures which indicate specially the operations of the building trades, and allied industries. Thus, in the establishments turning out stone and clay products, the number of employees increased from 13,641 in 1896, to 14,361 in 1897, and from 14,392 in 1898 to 15,203 in 1899. During the same four years the wages paid out increased from \$5,585,901, at the beginning of the period, to \$6,042,037. In the building trades proper the 5,453 employees in 1896 had increased to 5,880 by 1899, and the wages from \$3,300,107 to \$3,370,745.

When we come to a detailed analysis of these figures, a good many variations in different departments of the same industry are to be observed. Thus the 44 stone establishments reporting decreased the number of their employees from 2,848 in 1896, to 2,641 in 1899. The wages disbursed remained about stationary—\$1,611,273 in 1896, and \$1,620,901 in 1899. On the other hand, the 25 lime, cement and plaster establishments increased their employees from 2,452 in 1896 to 2,779 in 1899, and their disbursements in wages from \$1,093,411 to \$1,099,625. The 80 brick, tile and pottery factories had 5,059 employees in 1896, compared to 5,893 in 1899, and paid out in wages \$1,468,798 in the former year, and \$1,689,157 in the latter. Finally, the 38 glass establishments increased their employees during the four years from 2,911 to 3,423, and their wages account from \$1,288,004 to \$1,498,129. These figures, of course, cover the entire State; but in an explanatory note the Labor Bureau states that the decrease in the figures for the stone industry was due to the falling-off in the employees and their wages of firms situated in New York City.

The returns for the other particular trades tell very much the same story of a slowly rising prosperity. The 128 lumber and house-trimmings establishments employed 7,300 hands in 1896 against 8,099 in 1899, and paid them \$3,102,279 in wages during the first year, and \$3,356,380 during the last. The figures for the building industries we reproduce just as they are given. The first table refers to the number of employees on June 30th:

Industry.	Estab- lish- ments report- ing.	1896. 1897. 1898. 1899.			
		1896.	1897.	1898.	1899.
1. General contracting and building.....	10	952	1,036	1,031	1,126
2. Masonry, bricklaying, etc.....	16	859	612	748	765
3. Carpentry	64	1,103	1,260	1,126	1,229
4. Stairbuilding and interior work.....	9	327	286	279	337
5. Mantels, tiling, grates, etc.....	4	60	53	68	74
6. Painting and decorating.....	40	454	447	467	542
7. Roofing and sheet iron working.....	16	501	501	516	438
8. Plumbing, gas and steam fitting.....	18	674	758	700	717
9. Paving and sidewalks.....	2	144	346	150	133
10. Miscellaneous (hod, elevating, etc.)..	11	379	445	428	519
Total	190	5,453	5,744	5,513	5,880

It will be seen that there are some marked variations. Increases are shown under the heads general contracting and building, carpentry, stair-building, and interior work, mantels, painting and decorating, plumbing, and miscellaneous. Decreases are shown in masonry, roofing and sheet-iron work, and in plumbing. These detailed figures, depending as they do upon comparatively few establishments, are, of course, much more subject to arbitrary variations. The table showing the amount of wages paid in the same establishments is also appended:

	1896.	1897.	1898.	1899.
General contracting & building...	\$385,408	\$372,916	\$372,295	\$431,476
Masonry, bricklaying, etc.....	425,499	355,730	550,570	343,745
Carpentry	830,339	791,061	807,999	783,185
Stairbuilding and interior work...	248,167	274,091	265,568	280,794
Mantels, tiling, grates, etc.....	43,407	46,121	51,355	60,341
Painting and decorating.....	251,856	282,730	285,445	291,279
Roofing & sheet iron working.....	315,766	322,246	309,609	345,969
Plumbing, gas and steam fitting..	537,094	569,876	618,748	554,419
Paving and sidewalks.....	111,413	136,000	83,143	82,646
Miscellaneous (hod elevating, etc)	151,158	180,931	192,130	196,891
Total.....	\$3,300,107	\$3,331,792	\$3,536,862	\$3,370,745

Tenement House Laws.

The Tenement House Commission has just issued a printed report of 200 pages prepared by the Secretary, Mr. Lawrence Veller, giving a history of all tenement house legislation that has been enacted in New York State since the very earliest days. The report is a very complete one, taking up every phase of the tenement house laws and tracing in detail all the changes that have occurred in reference to each subject.

The different subjects are arranged in four main classes: Fire provisions, light and ventilation provisions, sanitary and health provisions, and general provisions relating to the administration of the laws and other kindred topics.

Under the fire provisions may be found such topics as the following: Fire escapes, the construction of public halls and stairways, construction of hall partitions, the construction of elevator shafts, dumb-waiter and light and vent shafts, and so on, through the different requirements of the various laws. Among the light and ventilation provisions are to be found such subjects as the amount of space to be left between front and rear tenements, the space to be left vacant at the rear of tenement houses, the percentage of the lot permitted to be occupied by new tenements, the size of light and air shafts, the ventilation and size of rooms and halls, and so on; a similar method of grouping and classification has been followed in reference to the sanitary provisions.

Under each one of the different topics is to be found a statement of all the changes that have taken place at different times in reference to this especial part of the law, and following such statement in each case are exact quotations from the different enactments, so that the student may trace in detail each change. The present law upon each subject is also indicated and the report contains a very full and complete index; and at the end a list of all building laws and tenement house laws that have been enacted in the State of New York from 1849 to the present time.

It is amazing to find upon the perusal of this report how many excellent laws were enacted twenty or thirty years ago, and how much less rigid the present laws are in some cases than these laws of former times. For instance, in 1867 the law required that in all tenement houses to be occupied by four families or more, the stairs and halls should be constructed entirely fireproof of stone or iron, and the floor beams of the halls were to be of iron with brick arches. This is much more stringent than the present law upon this subject, which does not require stairs to be absolutely fireproof, except when buildings are over five stories high, and are also arranged for four families on every floor. In other cases the stairs and halls are required to be of slow-burning construction, and in tenement houses less than three stories high no special provision is made. Similarly, in reference to the construction of hall partitions; in 1867, it appears, the law required that in all tenement houses intended to be occupied by four families or more, the hall partitions from the foundations to the roof should be made of brick not less than twelve inches in thickness, and that the floor beams of such halls should be iron with brick arches. The present law limits this requirement only to the stairways and the partitions enclosing them, and does not include the whole public hallway. Similarly in reference to having the first story constructed fireproof; the law as originally enacted in 1871, was much more rigid than it is at the present day, the earlier laws requiring that in all tenements over three stories in height, occupied by as many as six families above the first story, the first floor should be entirely fireproof. The present law does not require this unless the building is five stories in height.

It is extremely interesting to find that as early as 1867, the law required all wood-bins and coal-bins in the cellars of tenement houses to be constructed of fireproof material. Had this law not been repealed in 1871, a great number of our most serious tenement house fires would never have occurred, as a large proportion of such fires start in cellars. In 1887, a law was enacted prohibiting the use of any wooden building as a tenement house, that is, by more than two families. The present law, however, permits such buildings to be occupied by as many as six families.

This report of the Tenement House Commission contains many other matters of interest, and should prove of great value to architects, builders, lawyers and students of Tenement House Reform. It is the first history of this kind that has ever been prepared.

FRANCHISE TAX LITIGATION

Franchise tax litigation, now before the Courts, involves the following questions—that is, they are the grounds upon which the Ford Act is attacked: First—That the Board of Tax Commissioners have no jurisdiction because the statute is unconstitutional, and in violation of Section 2, Article X., of the Constitution, in that it imposes new duties upon the Board of Assessors.

Second—That the statute impairs the obligations under which the franchises were obtained under contracts by which railroads were obliged to pay a certain percentage of their gross receipts to the city. Third—That many of the franchises were overvalued, in some cases far above their earning power. Fourth—That the valuations in many cases were unequal in localities with those of local assessors.

The Real Estate Market

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.	
Nov. 23 to 28, inc.		Nov. 24 to 29, inc.	
Total No. for Manhattan	123	Total No. for Manhattan	161
Amount involved.....	\$1,269,258	Amount involved.....	\$1,235,425
Number nominal.....	66	Number nominal.....	99
1900.		1899.	
Total No., Manhattan, Jan. 1 to date...	9,161	Total No., Manhattan, Jan. 1 to date...	9,881
Total Amt., Manhattan, Jan. 1 to date..	\$92,230,420	Total Amt., Manhattan, Jan. 1 to date..	\$123,275,452
1900.		1899.	
Nov. 23 to 28, inc.		Nov. 24 to 29, inc.	
Total No. for The Bronx	100	Total No. for The Bronx	89
Amount involved.....	\$142,978	Amount involved.....	\$175,700
Number nominal.....	46	Number nominal.....	46
1900.		1899.	
Total No., The Bronx, Jan. 1 to date...	4,310	Total No., The Bronx, Jan. 1 to date...	4,439
Total Amt., The Bronx, Jan. 1 to date..	\$10,443,453	Total Amt., The Bronx, Jan. 1 to date..	\$12,093,745
1900.		1899.	
Total No., Manhattan and The Bronx, Jan. 1 to date.....	13,471	Total No., Manhattan and The Bronx, Jan. 1 to date.....	14,320
Total Amt., Manhattan and The Bronx, Jan. 1 to date.....	\$102,673,873	Total Amt., Manhattan and The Bronx, Jan. 1 to date.....	\$135,369,197

MORTGAGES.

1900.		1899.	
Nov. 23 to 28, inc.		Nov. 24 to 29, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	126	Total number.....	106
Amount involved.....	\$2,252,228	Amount involved.....	\$738,370
Number over 5%.....	57	Number over 5%.....	51
Amount involved.....	\$964,928	Amount involved.....	\$357,060
Number at 5%.....	27	Number at 5%.....	52
Amount involved.....	\$381,800	Amount involved.....	\$229,310
Number at less than 5%...	42	Number at less than 5%...	3
Amount involved.....	\$905,500	Amount involved.....	\$152,000
No. above to Banks, Trust and Insurance Co.'s.....	29	No. above to Banks, Trust and Insurance Co.'s.....	23
Amount involved.....	\$726,000	Amount involved.....	\$412,400
1900.		1899.	
Total No., Manhattan, Jan. 1 to date...	9,845	Total No., Manhattan, Jan. 1 to date...	11,720
Total Amt., Manhattan, Jan. 1 to date..	\$218,519,501	Total Amt., Manhattan, Jan. 1 to date..	\$349,937,600
Total No., The Bronx, Jan. 1 to date...	3,922	Total No., The Bronx, Jan. 1 to date...	5,318
Total Amt., The Bronx, Jan. 1 to date..	\$25,139,028	Total Amt., The Bronx, Jan. 1 to date..	\$30,091,380
1900.		1899.	
Total No., Manhattan and The Bronx, Jan. 1 to date.....	13,767	Total No., Manhattan and The Bronx, Jan. 1 to date.....	17,038
Total Amt., Manhattan and The Bronx, Jan. 1 to date.....	\$243,658,529	Total Amt., Manhattan and The Bronx, Jan. 1 to date.....	\$380,028,980

PROJECTED BUILDINGS.

1900.		1899.	
Nov. 23 to 28, inc.		Nov. 24 to 29, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan.....	12	Manhattan.....	21
The Bronx.....	21	The Bronx.....	46
Grand total.....	33	Grand total.....	67
Total Amount:		Total Amount:	
Manhattan.....	\$459,290	Manhattan.....	\$1,208,365
The Bronx.....	70,770	The Bronx.....	240,780
Grand total.....	\$530,069	Grand total.....	\$1,449,145
Total Amount Alterations:		Total Amount Alterations:	
Manhattan.....	\$23,500	Manhattan.....	\$72,843
The Bronx.....	5,850	The Bronx.....	7,000
Grand total.....	\$29,350	Grand total.....	\$79,843
Total No. New Buildings:		Total No. New Buildings:	
Manhattan.....	880	Manhattan.....	2,104
The Bronx.....	896	The Bronx.....	2,031
Grand total.....	1,776	Grand total.....	4,135
Total Amount New Buildings:		Total Amount New Buildings:	
Manhattan Jan. 1 to date.....	\$43,945,635	Manhattan Jan. 1 to date.....	\$87,324,864
The Bronx, Jan. 1 to date.....	7,825,430	The Bronx, Jan. 1 to date.....	18,065,052
Manhattan-Bronx, Jan. 1 to date....	\$51,771,065	Manhattan-Bronx, Jan. 1 to date....	\$105,389,916
Total Amount Alterations:		Total Amount Alterations:	
Manhattan-Bronx, Jan. 1 to date....	\$6,190,436	Manhattan-Bronx, Jan. 1 to date....	\$6,363,024

The break in business by Thanksgiving Day sufficiently accounts for the smaller number of brokerage transactions reported this week, as compared with the weekly average which has obtained since the Presidential election. The character of the transactions remained practically unchanged, although, perhaps, the deals in vacant property were more prominent. It is evident that here and there builders are making preparation to resume constructional work, but the movement is as yet far from having reached anything like normal proportions. Concerning the real estate market as a whole the conviction is growing that anti-election expectations of marked revival this fall are not to be realized. At any rate, the business reported in the past three weeks, while an improvement on the summer market, has been somewhat of a disappointment, and compares unfavorably with that done at this time last year. The leading transactions of the week were the sale of the corner of 5th av. and 34th st. by the Barney-Sheldon syndicate for about \$650,000; the purchase by Peter Herter of the nine Andrews lots; the purchase of the plot on Amsterdam av. from 186th to 188th st. by J. M. Horton; the purchase of the southwest corner of Broadway and 94th st. by Bingham Brothers; of the southwest corner of Broadway and 67th st. by Franklin Pettit, and of two lots on West 72d st. by Cornelius W. Luyster. Rumor was again

busy this week with a report that the Gill building is about to be exchanged with J. Pierrepont Morgan for the Hotel Earlington, which was foreclosed in 1898 by the Peabody Educational Fund, of which Mr. Morgan is a trustee, and which he is said to have released of the hotel. Whether such an exchange is in negotiation it is impossible to ascertain from authentic sources. All that is definitely known is that the foreclosure sale of the Gill building was adjourned this week for the fourth time and that, according to a representative of the creditors, the several adjournments have been taken pending negotiations between the creditors and the plaintiff to avoid a public sale; the creditors preferring to help carry the building rather than be compelled to buy it or lose their interest in it.

Bernard Smyth & Sons will sell at auction on Thursday next the leasehold dwelling, No. 70 West 48th st, and the factory property, Nos. 318-322 East 48th st. Notice of the sale is given in our business pages, and maps, etc., can be had of the auctioneers at No. 59 Liberty st, and of M. S. & I. S. Isaacs, attorneys, Nos. 27 and 29 Pine st.

Wm. M. Ryan announces the auction sale of the valuable investment parcels, No. 812 Broadway, Nos. 64-68½ Bowery, No. 112 Franklin st and No. 147 West 10th st, for Wednesday week, 12th inst. Dimensions and improvements and precise locations are given in the announcement of the sale in our business pages, and the auctioneer will supply maps, etc., at No. 149 Broadway. The sale is by order of the executor of the estate of Max Weil.

Carl Just, No. 2518 8th av, offers for sale in our advertising columns a plot and building on 135th st, near 8th av.

ANOTHER \$1,000,000 FAMILY HOTEL.

Peter Herter has bought from Boehm & Coon, through William Seeligsberg, the nine lots which they purchased from the estate of Wallace C. Andrews in July. Six of the lots are on the north side of 58th st, beginning 150 feet east of Madison av; one on 59th st, south side, and 200 feet west of Park av, and two on Park av, 100 feet south of 59th st. These lots all connect, thus giving three entrances to the ten-story family hotel which it is proposed to erect on the plot at a cost of \$1,000,000. We learn that the price of the lots was about \$350,000.

Gossip of the Week.

SOUTH OF 59TH STREET.

5th av. It was reported yesterday that the Barney-Sheldon syndicate had sold the southeast corner of 5th av and 52d st, a plot 125x100, being the balance of the Orphan Asylum plot. A reliable authority informs us that while contracts have not been signed, the sale has practically been completed. A meeting of the syndicate will be held on Monday to formally accept the terms offered. Jacob Rothschild and James J. Belden have been mentioned as the probable buyers, but they both positively deny that they have purchased the property.

Pearl st, No. 487, southwest corner City Hall pl; old building, 21.11x96.4; seller, Chatfield estate; buyers, Mandelbaum & Lewine.

Allen st, Nos. 80 and 82, old building, 44x87.6; seller, Haas estate; buyers, Mandelbaum & Lewine.

11th st, north side, 200 feet east of 5th av, old buildings on plot 47x103.3; buyer, William E. Finn.

5th av, northwest corner of 34th st; C. T. Barney has sold a plot 60x100, at this location. This is part of the Stewart plot which the seller bought some weeks ago. The corner has been resold for \$650,000.

34th st, Nos. 219 and 221 West, 7-sty three-family apartment house, on plot 50x98.9; seller, Louise Schwegler; brokers, R. Pehlemann & Son. The price is reported as \$200,000.

38th st, No. 33 East, 4-sty and basement dwelling, 20x98.9; seller, estate of F. W. Milbank; brokers, Pease & Elliman.

13th st, No. 506 East, 4-sty front and rear tenements, 25x108.3; seller, Simon Herman; buyer, L. Krause.

7th st, No. 206 East, 4-sty building, 25x91; seller, Cecillie Muldoon; buyers, Jackson & Stern.

50th st, No. 40 East, 5-sty American basement dwelling, 22x100; seller, J. C. Lyons; buyer, Frederick W. Vanderbilt.

Stanton st, southeast corner of Forsyth st, brick church, on lot 48x75x55x70; seller, The Church of St. Stanislaus; buyers, Lowenfeld & Prager.

46th st, No. 163 West, 3-sty dwelling, on lot 21x100; seller, Cora Roig; buyer, Mr. Van Buren, of A. Van Buren & Co., bill posters; broker, John J. Coady; price, \$35,000. The building will be used for the main office of the buyer.

53d st, No. 419 West, 5-sty tenement, on lot 25x100; seller, Carrie T. Sage; buyer, M. Kamak; broker, John N. Golding.

2d av, No. 236, 3-sty dwelling, 25x80x118; seller, Charles Ludner; buyer, the Little Mothers' Aid Society; price, \$30,000.

2d av, northeast corner of 41st st, 5-sty flat with store, 25x70; seller, Walter Colohan; buyer, John Reilly.

NORTH OF 59TH STREET.

Central Park West, southwest corner of 107th st, 50x100, on Central Park West and 25x100 adjoining on the street; buyers, Heilner & Wolf; brokers, A. Shaw & Co.

98th st, north side, 100 feet west of West End av, 100x100.11; seller, The Metropolitan Improvement Co.; buyer, E. L. Smith, who represents Etta Blinn.

83d st, No. 11 East, 4-sty dwelling, 21x102.2; seller, Eugene Rothschild; broker, Geo. R. Read; price about \$75,000.

Central Park West, No. 294, 7-sty apartment house, "The New Windsor," on lot 50.4x100; seller, Thomas J. McGuire; brokers, McVickar & Co.; price, about \$175,000.

Lexington av, No. 856, 4-sty dwelling on lot 16x80; seller, estate of Frederick Krutina; buyer, Dr. Cremain.

118th st, No. 19 West, 5-sty double flat on lot 25x100; sellers, Robertson & Grant; brokers, Kahn & Baumann.

118th st, No. 12 East, 5-sty flat, on lot 25x100.11; seller, Charles M. Rosenthal, who takes in part payment four lots at Bedford Park; brokers, Kahn & Baumann and F. William Sohns.

160th st, No. 514 West, 5-sty flat, on lot 25x99.11; seller, Sol. Moses; brokers, Charles Griffith Moses & Brother.

Broadway, west side, 25 feet south of Hawthorne st, 75x100, seller, Peter J. McCoy; brokers, Charles Griffith Moses & Brother.

117th st, No. 312 West, 5-sty double flat, on lot 25x100; seller, Rev. Dr. James McCormack; price, \$21,500.

116th st, No. 136 West, 5-sty flat, on lot 32x100.11; sellers, Martin & Brother.

115th st, No. 119 West, 5-sty double flat; sellers, Ehrenreich Brothers; broker, Herbert R. Snyder.

Amsterdam av, northeast corner of 150th st, 3-sty frame dwelling, 22x100; seller, Mrs. Agatha Reinhart; buyer, James Walsh; broker, Frank Koch.

125th st, Nos. 305 to 309 East, three 5-sty double flats, on plot 75x100; B. J. Clark, who this week took title to this property, has resold to Robert Westcott; broker, D. H. Scully.

Amsterdam av, north of 186th st; J. M. Horton has bought from the estate of David Dudley Field a tract of between sixty and seventy-five lots, including streets bounded by Amsterdam av and the Speedway, and the centre lines of 186th and 188th sts, if continued. It fronts about 573 feet on Amsterdam av. The asking price was \$110,000.

72d st, No. 41 West, 5-sty American basement dwelling, 25x72x102.2; seller, Sylvanus L. Schoonmaker; buyer, a Mr. Clark, of Baltimore; brokers, L. J. Phillips & Co. The seller bought this house in April, 1899, from A. B. Kight for a reported price of \$120,000.

75th st, No. 3 West, 5-sty dwelling, on lot 23.9x102.2; seller, John C. Umberfield.

92d st, No. 8 West, 6-sty apartment house, on lot 45x100; seller, George W. Eggers, who takes in part payment, at \$75,000, the plot 75x199.10, on the north side of 136th st, 235 feet east of Lenox av, running through to 137th st; buyer, Sigmund Steinman; broker, Max Bargebuhr. Mr. Eggers acquired the apartment house in May last for the southwest corner of 101st st and Columbus av; it figures in the present trade at \$110,000.

77th st, No. 317 West, 4-sty dwelling, 20x60x102.2; seller, Bertha Sember; brokers, Jesse C. Bennett & Co.

Amsterdam av, northeast corner of 146th st, 5-sty three-family flat; seller, Neils Hansen; buyer, James Walsh; brokers, Duff & Brown. Mr. Walsh recently bought No. 1729 Amsterdam av, between 145th and 146th sts.

73d st, No. 168 West, 4-sty dwelling, 18.7x55x100; seller, Mrs. Florence Sanders; brokers, Slawson & Hobbs.

Madison av, No. 1136, 4-sty dwelling, 20x80; buyer, Max J. Breitenbach.

71st st, No. 161 East, 3-sty and basement dwelling, 15x102.2; sellers, McCafferty & Buckley; brokers, The William S. Anderson Company.

72d st, north side, 200 feet east of Columbus av, 50x102.2, vacant; sellers, Scott & Bowne; buyer, Cornelius W. Luyster; brokers, L. J. Phillips & Co. These lots sold in 1891 for \$65,000. Mr. Luyster pays \$105,000 for them. He will erect two 5-sty American basement dwellings thereon.

8th av, southwest corner of 121st st, 100.11x100, vacant; seller, estate of Daniel F. Tiemann; brokers, Hall J. How & Co. The seller bought this plot in 1884 for \$22,250. Alexander McDowell, the present buyer, pays \$77,500.

Broadway, southwest corner of 67th st, 112.10x135.7x100.5x187.6, vacant. This plot adjoins the hotel Marie Antoinette, and has been sold by the Flanagan estate to Franklin Pettit; broker, John N. Golding. The price is said to be about \$88,000.

Broadway, southwest corner of 94th st, 83x146, vacant; seller, Henry S. Pettit; buyers, Bingham Brothers; brokers, Slawson & Hobbs. The buyers will erect a 7-sty apartment house.

75th st, south side, 75 feet east of Park av, 25x102.2, vacant; sellers, W. W. & T. M. Hall; buyer, James H. Benedict; broker, Geo. R. Read.

118th st, Nos. 153 and 155 East, old buildings, on plot 50x

100.11; buyers, William Rosenzweig and Bernard Kligenstein; brokers, Taylor & Douglass.

121st st, No. 135 West, 4-sty dwelling, 20.10x100; sellers, William Rosenzweig and Bernard Kligenstein; buyer, a Mr. Magliolo; broker, W. P. Mangam.

174th st, northeast corner of 11th av, 75x100, vacant; seller, Bernard Havanagh; buyer, F. A. Snow; brokers, Hall J. How & Co.

THE BRONX.

3d av, No. 3743, 4-sty flat with stores, on lot 27x105; sellers, M. L. & C. Ernst; buyer, Charles Hensle.

Lorillard place, east side, 50 feet south of 187th st, 50x100, vacant; seller, John Long; broker, William Stonebridge.

Beekman av and Oak terrace, 3-sty dwelling, on plot 50x100; seller, Robert Wallace.

Brook av, southeast corner of 134th st, 5-sty brick flat with stores; seller, Mrs. Ellen McLaughlin.

Clinton av, No. 2063, 3-sty flat, 23x100; seller, Augustine J. Smith; buyer, Fritz Rabenstein; broker, John Peters; price, \$4,850.

THE 180TH STREET BRIDGE.

The bridge will extend over the entire block, and will be used as a part of the yards of the Manhattan Elevated Railway Co.

At a meeting held in the Municipal Building, 177th street and 3d avenue, on Wednesday, about one hundred property-owners were present, and the hearing was a lively one.

The Aldermanic Committees on Bridges and Tunnels and on Railways have approved the project, but under the order of the Board of Aldermen the latter is conducting public hearings.

When the resolution comes up for action before the Board of Aldermen, Counsellor Marshall will present a brief and the property-owners will be present. They express a determination to fight the matter in the courts if necessary.

The projected bridge across 180th street, at the westerly line of Lafontaine avenue, designed to connect the property of the Manhattan Elevated Railway Co., which owns the two blocks—one south and the other north of 180th street—is meeting with a vigorous protest from property-owners and residents.

The street was recently widened from 50 to 80 feet, and will in time be one of the principal thoroughfares leading to Bronx Park. The property-owners object to the bridge because it will darken the street, and will ruin the aspect of that portion of the city. They also claim that their property will be damaged because the street level will have to be lowered, which will eventually lead to the lowering of the level for that district. It is also maintained that this grant or privilege is properly a franchise.

REAL ESTATE NOTES.

Taxes unpaid after this date are subject to a penalty of one per cent.

No. 509 6th av, and not No. 506, as reported in our last issue, is the property sold by Schrag & Richtberg.

Annual instalments of assessments for the construction of lateral sewers for private owners become due and payable to-day.

Mrs. Kilpatrick, the owner of the houses Nos. 7 to 13 East 106th st, which were reported sold last week, states that they have not been sold.

The North Side Board of Trade met on Tuesday evening and decided to wait until January before calling a mass-meeting of citizens to urge upon the Rapid Transit Commission the necessity of the immediate construction of the tunnel under the Harlem River. A special meeting will be held Tuesday evening of next week for the election of officers.

The following ticket for the Board of Governors for 1901 of the Real Estate Board of Brokers has been nominated for submission at the annual election of the board which will take place on Tuesday next: John F. Doyle, Albert L. David, Fredk. D. Kalley, J. Edgar Leaycraft, Fredk. Southack, Joel S. de Selding, David Stewart, Chas. Griffith, Moses and Francis E. Ward.

The Blackwell's Island Bridge ordinance has been approved by the Mayor. According to the provisions, the bridge, when completed, will become a public highway between Manhattan and Queens at all times. The position specified is "across Blackwell's Island," and "from, at or near the foot of 60th st, in the Borough of Manhattan, to, at or near the foot of Charles st, in the Borough of Queens."

Postmaster Van Cott, of New York City, conferred with Postmaster-General Smith and other officials at Washington this week regarding the proposed new Post-Office Building in New York. Mr. Van Cott expressed the opinion that the bill now pending appropriating \$2,500,000 for this purpose would pass at the approaching session of Congress, and that the building would be erected as close as possible to the Grand Central Station.

After ten years' experience in real estate work Louis Becker has opened a commodious and attractive office at No. 2003 Amsterdam av, northeast corner of 159th st. Mr. Becker believes that an active movement will soon take place in Washington Heights property, and he is prepared, with the aid of an efficient force of assistants, to dispatch business promptly. He is well posted on values, and will handle properties in all parts of the city. His telephone call is 87 High Bridge.

The West End Association will hold their regular monthly meeting in the Hotel Endicott on Monday evening next, Decem-

ber 3d, at 8 o'clock. The committee appointed at the November meeting to nominate officers for the year 1901 has nominated the following ticket, which will be voted upon at this meeting: For President, Cyrus Clark; Vice-Presidents, James Van Dyck Card, John C. Coleman, James J. Phelan; Treasurer, J. Edgar Leaycraft; Secretary, George B. Sheppard. A full attendance is requested.

The members of the new firm of Hopton & Weeks are long and favorably known in realty circles. Harry C. Hopton and Hedley R. Weeks, who comprise the firm, have for a decade and a-half of years been with the firm of Hall J. How & Co. Their extensive acquaintance with owners, operators and builders, coupled with a thorough knowledge of values and intelligent and persistent work, promise to secure for Hopton & Weeks a place in the front ranks of the realty workers. Their offices are conveniently located at No. 150 Broadway, corner of Liberty st.

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.

LUNACY.

To the Editor of THE RECORD AND GUIDE:

Is the committee of the property (house and lot) of an adjudged lunatic liable for damages personally for negligence if plaster from a ceiling falls on a child or a person trips and is seriously injured by defective stairs, when there are no assets in his hands, interest on mortgage unpaid, taxes in arrears, etc.? Rent, \$30 per month of house. Board of lunatic \$20 per month at State hospital for the insane. (2) Can committee resign? (3) How? Committee does not reside in lunatic's house. Surety of committee dead. No other appointed.

Answer.—(1) The circumstances might be such that he would be held personally liable for damages. (2) Yes. (3) By permission of the Supreme Court.—Law Editor.

WILL.

To the Editor of THE RECORD AND GUIDE:

D dies and makes a will leaving all to E. (1) Has any Surrogate or court power to change will, if it is made out to E as D chose to leave before death? (2) D dies and makes no will. What becomes of D's property? Does it go to D's relatives, share and share alike?

Answer.—I suppose you mean that D made a will and died. In such a case no Surrogate or court has the power to change the will. If relatives contest the will probate may be refused, and then the property goes as if he left no will. (2) His real estate descends to his heirs in accordance with the provisions of the statutes of descents, and his personal estate is distributed according to the statute of distributions. The division of the estate depends upon whether he left a widow, children, father or mother, etc.—Law Editor.

DEBTOR AND CREDITOR.

To the Editor of THE RECORD AND GUIDE:

(1) Could B and C's creditors levy on D's property in case a private sale or foreclosure failed to meet the expense of mortgage, fees, etc.? (2) How can D be protected against any of B's and C's creditors from levying on D's property? Must D notify B and C, and also their creditors (by letter, word or newspaper notice) or through a notary, that D will not be responsible for any debts contracted by B and C, or in what way should D proceed legally for self-protection and against any creditors or perhaps court interference?

Answer.—There seems to be something missing in these queries. No man's property can be taken for another man's debt. If D's property is taken for the debt of B and C, his remedy is to sue the officer who takes it.—Law Editor.

CLIENT IS LIABLE.

To the Editor of THE RECORD AND GUIDE:

I was requested to appraise three lots and to appear in the Supreme Court and testify to the value, which I did. There was no terms or price stated what I was to receive for my services. I mailed the attorney my bill for thirty dollars. The other appraisers received their fees. I mailed the attorney several letters demanding my bill, and in one of them threatened suit, and in reply he stated that he is trying to collect my bill from his client. I do not know his client, and never had any interview with his client. Please let me know under the circumstances who is responsible?

Answer.—The client is responsible for your bill, unless the attorney made himself personally liable to you.—Law Editor.

DEDICATION OF STREETS.

To the Editor of THE RECORD AND GUIDE:

S buys ten acres of land, giving back a mortgage to seller, M. S plots out land in lots and streets, sells quite a number of lots on various new streets. M releases mortgage on these and mentions in release the street the lots are on, a certain distance from some other street. (1) Can M close these streets? (2) And does not M release mortgage on streets when releasing lots, as he

acknowledges there is such streets by mentioning in release of mortgage? (3) The city has put its water mains in streets, but say they cannot accept streets as long as mortgage is on streets. Is this correct, and if so, has the city a right to put in water in such streets? Please inform us the proper steps we should take.

Answer.—(1) No. (2) I think not. By the plotting and selling the lots bounded by the streets S dedicated the streets to the public, but M is not bound by these acts of S. (3) The city will not accept the streets upon which there is a mortgage, and the city has no right to put water mains in streets which have not been accepted. I cannot tell you what steps you should take, as you do not tell me what you want. The city could be sued for trespass for putting the water mains in the streets, but only nominal damages would be recovered.—Law Editor.

NUMBER OF PROPERTY OWNERS.

To the Editor of THE RECORD AND GUIDE:

To settle an argument, which the interested parties have agreed to leave to your decision, can you let me know the number of property-owners on Manhattan Island, and also in the 23d and 24th Wards? I realize that this is quite a proposition, but constant perusal of your paper has impressed me with the idea that your fund of information is practically unlimited.

Answer.—Our correspondent has reached the limit; we cannot answer his question definitely. The number of separate parcels assessed by the Tax Department this year was, in Manhattan, 113,526, and in the Bronx, 52,004. There are many owners possessing more than one parcel, however, and some who possess a good many, as, for instance, the great family estates.—Editor Record and Guide.

(For other Questions and Answers see page 765.)

Rock Blasting

Preston Stevenson v. Antonio Pucci. (32 Misc. Rep. 464.) This was a motion to continue an injunction. The plaintiff is the owner of premises Nos. 697 and 699 West End avenue in the Borough of Manhattan, upon which premises is a first-class apartment-house, containing twenty apartments, which rent severally for \$1,000 to \$1,500 per annum. The defendant is a contractor engaged in the removal of rock, by blasting and carting away the fragments of such rock, from certain vacant lots adjacent to the premises of the plaintiff. The neighborhood is a respectable, residential quarter of the city, and there are no mercantile or other business houses in the immediate vicinity of the plaintiff's premises. The plaintiff complained that the defendant was conducting his blasting and removing business, on the vacant lots adjoining plaintiff's premises, in a reckless and negligent manner, and with much unnecessary noise and profanity; that considerable masses of rock were thrown upon his premises and into the apartments in the building, causing much damage to the windows and various articles of furniture and ornament in the apartments, and shaking and cracking the walls and partitions of the building, and terrifying the tenants; that defendant began work at an unreasonably early hour, and made much noise to the great inconvenience of the tenants, preventing them from sleeping and jarring their nerves and damaging their health, and that defendant was rendering the neighborhood unfit for private residence. The plaintiff further claimed that defendant's many employees rendered the sidewalk and street in front of his premises unfit for use by ladies and respectable people. The plaintiff obtained a temporary injunction and made a motion to have it continued during the pendency of the action. The motion was granted, Justice Gildersleeve saying, among other things, "To hold that blasting in the City of New York is intrinsically dangerous and unlawful would be to put an end to all public improvements. The rule, however, is that a person engaged in improving his own land must use every practicable means to avoid injury to his neighbor. He will not be permitted by the use of powerful explosives on his own land to injure the house of his neighbor, especially when he can avoid such a result by the use of smaller quantities of the explosives, or by pursuing some other way, even though the expense would be greater * * * If the defendant is carrying on his business, though lawful in itself, in such a way and manner as to prove a nuisance to his neighbor, he is answerable for the damages, and it is not necessary that the plaintiff should be driven from his building in order to maintain the action, but it is enough that the enjoyment of life and property be rendered uncomfortable. I am of opinion that the plaintiff is entitled to an injunction restraining defendant from blasting in such manner as to throw fragments of rock on to plaintiff's premises, or to cause the building, which appears to be a solid one, to shake or the walls to crack. It also seems reasonable that defendant should not commence work before seven o'clock in the morning, and should cease at six in the evening. * * * Certainly defendant should be restrained, if guilty, from unnecessarily obstructing the street in front of plaintiff's premises and interfering with plaintiff's rights therein, and his men should not be allowed to render the tenants of plaintiff uncomfortable by using profane language in the hearing of such tenants. On the other hand, plaintiff and his tenants should be reasonably indulgent with regard to the natural tendency of ignorant Italian laborers towards rough and boisterous talking, which it would be extremely difficult for the defendant to control."

The Building Trades



CO-OPERATION AT THE HECLA IRON WORKS.

A plan of practical co-operation has been inaugurated at the Hecla Iron Works. President Niels Polson states that thirty-three heads of departments will henceforth receive the benefits of the co-operative plan. It means that a foreman or head of a department who is at present receiving a salary of, say, \$2,000, will obtain a bonus on the amount of his salary in addition to the salary itself. The bonus given will be measured by the dividends earned by the concern for the year. That is to say, if 6 per cent. is earned on the money invested by the concern, a similar rate will be paid to each of the thirty-three men on their salaries.

Secretary Francis C. Jackson said the step was simply a preliminary one, and it was intended to extend the co-operative plans in the near future. Over 700 men are employed.

The business was founded in 1876 by Mr. Polson as a small foundry, and to-day the works cover nearly four city blocks. A description of the works appeared in the Record and Guide of April 28, 1900. During the past year the business of the concern has been almost double that of any year preceding.

Material Market.

The average business man—be he manufacturer, salesman or commissionman—objects to a holiday which, like Thanksgiving-day, breaks into the middle of a business week. It is not that he objects to the holiday itself as an institution or to the opportunity for rest and recreation, but he does object to the way a holiday affects the entire week's business.

It is the general experience that little business is done in a holiday week by any one except those who cater to the amusement of the public, either directly or indirectly, like the street railway companies, the toy shops, the department stores, the hotels and theatres.

Such a state of affairs is so well anticipated that it has no effect on the markets, and the dealers await the return to normal conditions with equanimity, making use of the slack period to catch up with work that has fallen behind, or straightening the offices.

Thus the market for building materials had a general air of lethargy during the week, with a strong undercurrent of expectancy regarding the future. Manufacturers and commission men do not anticipate a boom in materials until the spring. Generally speaking, supplies of commodities of all kinds are moderate, and prices as a rule are firm, with an upward inclination, the chief exception being linseed oil, which took another drop on Tuesday.

BRICKS.

There was a considerable display of activity last week in the brick market, about 66 barges having been disposed of at from \$4.75 to \$5.25 for common and special. As predicted in last week's report, Monday saw a rise of 25c. per M. throughout the list, and common to special range from \$5.00 to \$5.50.

Some barges from the far up-river districts are being loaded with the purpose of lying under cover during the winter. A quotation of \$6.50 is at hand for some of these covered barges for winter delivery.

At present there is a full supply, and it is stated that manufacturers do not intend to permit any shortage. Their facilities for shipping brick are so great it is estimated that 100 barge loads well be laid up here during the coming winter. Prices seem to be firm.

There has been a fair demand for hollow brick, Haverstraw size, and sales have been made within the range. As some manufacturers do not shut down during the winter, it is not likely that there will be any shortage in supplies.

GLASS.

In the glass market there is still little display of activity, the buying interest being chiefly notable for its absence. A few orders are coming in, but as a rule they are for special sizes, and do not include assortments, showing that buyers are merely purchasing sorts on which they are running low. Inquiries are not numerous, so that jobbers do not anticipate any improvement in the near future.

As stated last week, the independent makers held a meeting last week for the purpose of effecting an organization to work in conjunction with the American Window Glass Co., but no permanent results have so far been announced. It is stated that the only result of the conference was the election of a president,

who is now attempting to draw up a satisfactory plan for co-operation.

The New York jobbers' association is still working under their old contract with the American Window Glass Co., and a new contract will not be signed until January 15. The President of the association is authority for the statement that if the independent makers organize before that time, and are in a position to make a contract, the jobbers' association will give them a share of their business.

At the present moment the market conditions do not justify any advance in values, as buyers seem to think prices are already too high, but, if the working agreement between the independents and the "trust" is signed, and everything points to that eventuality, it is probable that prices will be raised some time near the opening of the year, and distributors will have to pay the piper whether or no.

Stocks of French glass are extremely light, and as the Belgian strike has not yet been declared off, there can be no assurance of any early increase in receipts.

IRON AND STEEL.

The general market for iron and steel is in a very healthy condition, and there seems to be an upward inclination in values, as full prices are being obtained. Many, or rather nearly all, of the mills are overstocked with orders. Some claim that without booking another order they will be kept busy for six months. The demand for structural iron and steel is expanding, and prices are hardening.

Plates and sheets are moving into consumptive channels almost as rapidly as they can be delivered, and values are now practically on a basis of the new material prices.

Galvanized sheets are a little firmer, the discount having been raised to 70 and 5% off the list.

TIN PLATES.

The past week has seen deliveries of a supply of all sizes, so that for the first time since the mills reopened buyers could get practically anything they wanted, though in some sizes stocks are not up to the usual quantity at this season. The demand has been fairly active, and the outlook for business is good.

LIME.

The output of lime is restricted, being dominated by the combination, and prices are stiff. It is stated that there is a short supply, and some holders claim to be getting higher figures than we quote, while others say they are selling at the old rates.

LATH.

The market remains practically bare. The last sales were made at \$3.25, and there is talk of the price going to \$3.50. It is safe to say that holders of slab spruce laths will advance the price as high as they can without permitting the substitution of other kinds.

LUMBER.

In the market for all varieties of lumber the situation remains practically the same as last week. Supplies are not excessive in any variety, and spruce is scarce. The general tendency of values is toward a higher plane.

LINSEED OIL.

On Tuesday crushers announced another decline, raw oil being quoted at 63c., and boiled oil at 65c. per gallon in 5-bbl. lots. The immediate cause of the drop was the fall in the price of seed. The market was weak at this figure under the unsettled condition of the seed market, and the prospects are for a further decline.

WHITE LEAD.

At a meeting of the domestic corrodors they decided to continue their previous price as follows: "We quote, subject to change without notice, brands of white lead, dry or in oil, red lead and litharge in kegs: In lots of less than 500 lbs., 7c. net; in lots of 500 lbs. and over, 6½c.; dry white lead in bbls., ½c. per lb. less than price in kegs. Red lead and litharge in bbls. and half-bbls., same as price in kegs. White lead, in 12½-lb. tin pails (packed in 100-lb. cases), 1c. per lb. over price in kegs; white lead in 25-lb. tin pails (packed in 100-lb. or 200-lb. cases), ½c. per lb. over price in kegs; white lead, assorted in 1-lb., 2-lb. and 5-lb. cans (packed in 100-lb. cases), 1½c. per lb. over price in kegs. Terms—On lots of 500 lbs. and over, 60 days or 2 per cent. discount for cash if paid in 15 days from date of invoice. Quantities—To make either of above required quantities, any assortment of packages of either, or all, of the above articles may be counted."

Building News.

APARTMENTS, FLATS AND TENEMENTS.

100th st, south side, 100 feet east of 2d av, nine 5-sty brick and stone flats, 25x94.4; cost, \$17,000 each; R. R. Davis, 247 West 125th st, architect.

124th st, north side, east of Broadway, two 7-sty brick and stone flats, 52x90; cost, \$40,000; Jno. Caggiano, 508 West 147th st, owner and architect.

Westchester av, northeast corner of Bergen av, 5-sty brick flat, 94x107 x irregular; cost, \$65,000; Thomas D. Malcolm, Melrose av and 153d st, owner; Harry C. Howell, 138th st and Brook av, architect.

98th st, north side, 100 feet west of West End av. E. L. Smith, "Etta Blinn," who has just purchased the plot, 100x100, at this location, will erect a 7-sty elevator apartment house from plans by Moore & Landsiedel, 148th st and 3d av.

8th av, southwest corner of 121st st; Alexander McDowell, No. 388 Manhattan av, who has just purchased this plot, 100.11x100, for \$77,500, will erect 5-sty flats with stores, probably from plans by G. A. Schellenger, No. 130 Fulton st, who has been his architect in previous operations.

Broadway, southwest corner of 94th st; Bingham Brothers, No. 16 East 116th st, will erect at this location, on a plot 83x146, a 7-sty elevator apartment house, similar in design to the one on the southwest corner of the same street erected by Alexander Walker. They have just completed an 8-sty apartment hotel on 80th st, west of Columbus av, and adjoining the "Orleans." It has been connected with that building and sold to the lessee and is entirely rented. Neville & Bagge, No. 217 West 125th st, will be the architects for the new building.

123d st, north side, 100 feet east of Amsterdam av, 6-sty brick apartment house, 75x100.11; W. C. Hunter, 180 St. Nicholas av, owner; Ernest Ruche, 902 East 161st st, architect.

MERCANTILE.

45th st, northwest corner of Broadway, 3-sty brick and stone, non-fireproof, mercantile building, 88x108; estate of Henry Astor, care Ashforth & Co., 1509 Broadway; T. J. Backus, 45th st and Broadway, lessee; T. Rockwood Cutler, 18 West 43d st, architect.

Warren st, Nos. 102, 104 and 106, northeast corner of Washington, 6-sty brick and stone, non-fireproof, loft building, 66x75; Dr. Frank Hustaco and Mrs. Grace M. Lane, owners; Stephenson & Greene, 5 Beekman st, architects.

Washington st, Nos 267 and 269, and Nos. 103 and 105 Warren st, brick and stone loft building; Maria and Jos. Fahys, 54 Maiden lane, owners; Clinton & Russell, 32 Nassau st, architects. Plans for this building were prepared before the fire, but owners now state that the project will go ahead as soon as the insurance is adjusted.

DWELLINGS.

86th st, No. 39 West, 5-sty brick and stone American basement dwelling, 68x32.6; Cornelius W. Luyster, 35 Nassau st, owner and builder; John H. Duncan, 21 West 24th st, architect.

72d st, north side, 50x102.2, 200 feet east of Columbus; Cornelius W. Luyster, No. 35 Nassau st, who has just purchased this plot, will erect thereon two 5-sty American basement brick and stone dwellings, from plans by John H. Duncan, No. 21 West 24th st.

ESTIMATES RECEIVABLE.

By the Board of Education, corner of Park av and 59th st, until December 10, at 4 p. m., for furniture for new Public School 127, east side of 7th av, between 78th and 79th sts, and for electric lighting plant, fixtures and electric bell system for new Public School 134, on the southerly side of 18th av, west of Ocean Parkway, Borough of Brooklyn; also for alterations, etc., to Public School 17, on the south side of Prospect st, New Brighton; also for grading, paving and curbing premises of Public School 23, on the northwest corner of Andros av and Cedar st, Mariners' Harbor, Borough of Richmond. Plans and specifications may be seen at the estimating room of the Board, corner of 59th st and Park av.

By the Fire Department, Nos. 157 and 159 East 67th st, until December 6, at 10.30 a. m., for the erection of a new building for Engine Company No. 66, situated at Pier 55, Grand st, East River, Manhattan.

By the Treasury Department, Washington, D. C., until December 8, at 2 p. m., for the alterations and extension of the ventilating system for the U. S. Post-Office and Sub-Treasury building at Boston; also until December 27, at 2 p. m., for the construction (except heating apparatus and electric wiring) of the U. S. Post-Office at Blair, Nebraska; and until January 5, at 2 p. m., for the construction (except heating apparatus, electric conduits and wiring) of the U. S. Court House and Post-Office at Altoona, Pa., in accordance with drawings, and which may be obtained of James Knox Taylor, Supervising Architect.

MISCELLANEOUS.

69th st, west of Amsterdam av, brick and stone church; St. Ignatius Protestant Episcopal Church, 40th st, between 5th and 6th avs, owners; C. C. Haight, 111 Broadway, architect.

For plans filed see pages 758 and 772.

Mott av and 138th st, 1-sty frame shed, 100x20; cost, \$3,000; Church E. Gates, on premises, owner; M. J. Garvin, 3307 3d av, architect.

ALTERATIONS.

Norfolk st, No. 115, new store front in basement and first floors of 6-sty brick tenement; cost, \$3,000; Samuel Werner, West Washington Market, owner; Henry Volweiller, 483 Hart st, Brooklyn, N. Y., architect.

COUNTRY WORK OF CITY ARCHITECTS.

Mt. Vernon, N. Y.—Prospect and Claremont avs, two 2½-sty frame dwellings, 33x50; cost, \$20,000; George Hayes, 71 8th av, New York City, owner; Frank Marion Wright, 503 5th av, architect.

Hoboken, N. J.—Clifton Heights, 2½-sty frame dwelling, 31x40; cost, \$2,000; Mr. Freygang, owner; Frank A. Rooke, 489 5th av, architect.

Mamaroneck, N. Y.—General landscape improvements to estate of W. W. Saswell; Chas. W. Leavitt, Jr., 15 Cortlandt st, civil engineer and landscape gardener.

Red Bank, N. J.—Alterations to drive and general landscape improvements to property; H. J. Lamarche, owner; Chas. W. Leavitt, Jr., 15 Cortlandt st, civil engineer and landscape gardener.

Danbury, Conn.—Fairview av and Franklin st, alteration to 2-sty frame dwelling, new kitchen and veranda and some interior alterations; cost, \$3,000; Arnold Taylor, owner; Rossiter & Wright, 95 Liberty st, architects.

East Orange, N. J.—Prospect place, 3-sty brick stores and flats, 92x45; cost, \$15,000; C. W. L. Roche, 35 Nassau st, N. Y. City, owner; Rossiter & Wright, 95 Liberty st, architects.

Millbrook, N. Y.—Alteration to 2½-sty frame dwelling; cost, \$15,000; Mrs. Miles Standish, 289 4th av, N. Y. City, owner; Little & O'Connor, 18 West 34th st, architects.

Rutherford, N. J.—Ridge road, 2½-sty frame dwelling; cost, \$5,000; Jos. S. Jantzen, owner; Hubert Drosser, 93 Nassau st, architect.

Waterwitch Park, N. J.—Highlands of the Navesink, 2½-sty frame dwelling; cost, \$5,000; Mrs. C. Poillon, owner; Charles Rich, 35 Nassau st, architect.

Yonkers, N. Y.—One 2½-sty frame dwelling; cost, \$10,000; Edmund E. Sinclair, owner; T. W. Beale, 58 West 57th st, architect.—Hawthorne av, 2½-sty frame dwelling, 27x46; cost, \$5,000; Mrs. Werner, owner; Ross & McNeill, 39 East 42d st, architects.

METROPOLITAN DISTRICT.

Yonkers, N. Y.—Nepperham av, Nos. 211 and 213, 4-sty brick flat, 50x64; cost, \$20,000; Oliver Scott, owner; Wm. F. Schuyler, architect.—Maple st, eight 3-sty frame dwellings; cost, \$8,000 each; C. W. Howan, owner; A. J. Van Suetendale, architect.—South Broadway, 2½-sty frame dwelling, 31x45; cost, \$8,000; Chas. G. Leidhold, owner and architect.

East 17th st, between Beverly road and Av C, 2½-sty frame dwelling, 36x50; cost, \$7,500; George Francis Morse, 141 Broadway, N. Y. City, architect.

NEW JERSEY.

Jersey City.—One 2½-sty frame dwelling; cost, \$5,000; Mathilda Kleisor, owner; H. Firth, architect.—Irving st and Summit av, 3-sty brick store and residence; cost, \$12,000; Wm. Werner, owner; Leonard Feinen, Jr., architect.—Ocean av, 3-sty frame stores and dwelling, 25x58; cost, \$6,000; C. H. Lohrengel, owner; Jno. A. Resch, architect.—Henderson and York sts, alteration to brick lodge rooms; cost, \$10,000; United Elks, owner; R. W. Sailer, architect.—Williams av, five 2-sty frame dwellings; cost, \$2,000 each; H. S. Vreeland, owner; Jno. A. Resch, architect.—Poplar st, north side, near Boulevard, four 2-sty frame dwellings; Michael C. Higgins, owner; Wm. Howard Louche, Weehawken, N. J., architect.

OF INTEREST TO THE BUILDING TRADES.

Do not ask questions of prospective buyers; use Dodge Reports. A fact of value is worth more than forty guesses.

The President in his message will recommend to Congress that a Federal hall of records be erected.

Gideon Fountain, at one time an active builder and dealer in real estate, died at his home, No. 34 East 64th st, Sunday morning. He was in his seventy-third year.

Meetings will be held at the Building Trades' Club next week as follows: Monday, at 3 p. m., Marble Industry Association; at 7.30 p. m., Hod Hoisting Association; Thursday, at 2 p. m., Electrical Contractors' Association.

The new power station for the Grand Rapids Company, at Grand Rapids, Mich., will be 111 feet wide and 147 feet long, furnished by the American Bridge Company; they are also furnishing from their Lafayette plant five bridges for Montgomery County, Ind.

The American Steel Hoop Company is going to put in steel bins at its Isabella furnaces, Aetna, Pa. This will require about 750 tons of steel, which will be furnished from one of the Pittsbur plants of the American Bridge Company. The bins will be made in accordance with the design of Julian Kennedy, mechanical engineer.

The Howden Tile Co., of No. 53 West 24th st, are experienced and reliable layers of tiles and mosaics, and are well known in the trade for doing prompt and satisfactory work. Their present contracts include the Metropolitan Hospital, Blackwell's Island, for Charles Scheidecker, builder; Administration Building, Brooklyn Navy Yard, K. A. Murphy, builder; Public School No. 131, Hamilton av, between 43d and 44th sts, and No. 134, Ocean av and 18th av, Brooklyn, John Thatcher & Son, builders.

BUILDING TRADE NOTES.

Wm. T. Cobb, lime manufacturer of Rockland, Me., was recently elected a member of the Building Materials Exchange.

Supplies are required for the Mare Island Navy Yard, and bids are solicited for the supply of varnishes, paints, pitch, etc. They will be opened Dec. 11.

The Carnegie Steel Company, it is said, are negotiating for the purchase of considerable land adjacent to their Lucy furnaces in Pittsburgh, to be used for improvements.

The Union Steel Company, of Pittsburgh, who are building a new plant at Donora, Pa., will let contracts for the building of about 100 houses at that place, to be occupied by their workmen.

The Edgar Thomson Steel Works of the Carnegie Steel Company, at Bessemer, Pa., will probably close down about December 15, while extensive repairs are being made. After the plant has been overhauled and new machinery put in, it is expected the output will be close to 3,000 tons of rails in 24 hours.

Eastern capitalists are reported to have purchased the property of the Puget Sound Iron Company, at Irondale, Wash., and leased iron ore mines on Texada Island and Barclay Sound. The intention of the new owners is to enlarge the plant by putting up mills to manufacture tin plate.

The stockholders of the Sterling White Lead Company, of Pittsburgh, will increase their capital stock from \$500,000 to \$1,000,000 at a meeting to be held on January 15. The white lead works of this concern at New Kensington, Pa., are to be doubled in size, and are expected to turn out 12,000 tons of white lead next year. Labor-saving devices have been installed in every department, and in the corroding department several electric cranes have been added.

The two special commissioners sent to Europe by the National Glass Company for the purpose of studying trade conditions return with interesting reports. While American glass has as yet made little headway in Continental Europe, there is an increasing demand for it in England. This is expected to eventually extend to Austria, Germany and even Belgium. The problem of introducing American glass into Europe is one of overcoming the greater wages paid in this country. In the American factories the workmen in certain departments receive \$5 per day, as against \$1 per day paid in Europe. Then, too, women and children are employed abroad at wages ranging from 12½ cents to 20 cents per day.

The Standard Portland Cement Co., capital \$1,000,000, has been incorporated at Detroit. George H. Barbour, of the Michigan Stove Co., is president; John Curry, the Windsor banker, vice-president; and M. L. Williams, of the Commercial National Bank of Detroit, treasurer. Several New York bankers and capitalists are interested, and their names have not yet been disclosed. The plant will be at Hamburg Junction, Michigan, and it will be one of the strongest cement companies in that state.

There have just been filed for recording at Exeter, N. H., transfers of brick-making properties in that section, indicating the completion of the consolidation aimed at by the New England Brick Co. The transfers include the Russel H. Fellows yards in Fremont, Epping and Brentwood; the W. S. Goodridge yards and additions in Epping; the William A. Sanborn yards in Kensington, East Kingston and Exeter; Sanborn's Burke yards in Fremont, and the yards in Epping owned by N. W. Cofran & Co., of Cambridge, Mass., the last-named for \$1,500. The foregoing, together with the following additional properties, are named to secure the Old Colony Trust Co., trustee, for an issue of \$850,000 6 per cent. first mortgage gold bonds, executed in favor of the New England Brick Co.: Yards of Frank G. Bailey, Harvard and Still River, Mass.; Bay State Brick Co., Cambridge, Mass.; Best Brick Co., Mechanicsville, N. Y.; Columbia Falls (Me.) Brick Co.; Commonwealth Brick Co., East Brookfield, Me.; Damon Brick Co., Lancaster, Mass.; Morris & Gault, Barrington, N. H.; John Gerry, Cambridge, Mass.; James A. Gray, Saco, Me.; George M. Hooper, Bridgewater, Mass.; Mechanicsville (N. Y.) Brick Co.; Parry Bros. & Co., Belmont and Cambridge, Mass., and Rochester, N. H.; George R. Sampson, Middleboro, Mass.; Arthur L. Smith, Greenfield, Mass.; Taunton (Mass.) Brick Co.; Turner's Falls (Mass.) Brick Co.; Joseph Warren, Rochester, N. H.; Wis-casset (Me.) Pressed Brick Co.

An important series of conferences have been held in Washington, D. C., at the headquarters of the American Federation of Labor by representatives of the various metal workers' associations with a view to the formation of an international organization to embrace all the workers in the machinery and tributary trades for the purpose of bringing about a single comprehensive agreement embodying all the important relations of employer and employee in these trades. Delegates were present at the conference, including James O'Connell, representing the Inter-

national Association of Machinists; Robert B. Kerr, the International Brotherhood of Blacksmiths; W. J. Gilthorpe, the International Brotherhood of Boilermakers and Iron Ship Builders; Martin Fox, the Iron Moulders' Union of North America; L. R. Thomas, the Patternmakers' League of North America; John Mulholland, the Allied Metal Mechanics' National Association; Ed. J. Lynch, the Metal Polishers' and Brass Workers' International Union; C. O. Sherman, the Metal Workers' International Union; and Samuel Gompers, representing the local metal trades unions having no national unions, representing in all 300,000 metal workers in the United States and Canada. The immediate object of the conference was to perfect an agreement to be submitted for adoption by authorized representatives of the organizations above-named at the convention of the American Federation of Labor, which will be held in Louisville, Ky., on December 6.

Brooklyn.

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

CONVEYANCES.		
	1900. Nov. 23 to 28, inc.	1899. Nov. 24 to 29, inc.
Total number	236	290
Amount involved.....	\$315,824	\$552,645
Number nominal	158	194
Total number of Conveyances, Jan. 1 to date.....	14,730	14,442
Total amount of Conveyances, Jan. 1 to date.....	\$23,849,131	\$35,538,916
MORTGAGES.		
Total number.....	193	226
Amount involved.....	\$888,584	\$764,753
Number over 5%.....	82	79
Amount involved.....	\$272,035	\$268,393
Number at 5% or less.....	111	147
Amount involved.....	\$616,549	\$496,360
Total number of Mortgages, Jan. 1 to date.....	11,620	12,067
Total amount of Mortgages, Jan. 1 to date.....	\$49,318,749	\$128,516,697
PROJECTED BUILDINGS.		
Number of New Buildings	58	41
Estimated cost	\$263,900	\$264,745
Total number of New Build- ings, Jan. 1 to date.....	2,784	3,874
Total amount of New Build- ings, Jan. 1 to date.....	\$15,187,144	\$20,608,563
Total amount of Alterations, Jan. 1 to date.....	\$1,957,553	\$2,404,499

It has been reserved for the Fire Marshal of this borough to deal with the ugly little matter known, though often improperly, as the "spite" fence. Fire Marshal Brymer has said that none of these fences shall be left standing in the borough. He has ordered the removal of two, built eight years ago on either side of an apartment house at No. 120 1st place. When William H. Post erected the apartment house on the property at No. 120, some of the residents felt aggrieved. Among them were the owners and occupants of the dwellings at Nos. 118 and 122 1st place, on either side of Mr. Post's apartment house. The apartment house had been built with a well on either side, the walls of which were pierced with windows, that the tenants might have more light and air. From the windows in this well the flat dwellers could look into the windows of the private residences adjoining, much to the annoyance of the occupants. The owners of the dwellings adjoining them built fences 50 feet high and shut off this view, and also deprived the occupants of the flats of light and air. The Fire Marshal sent a notice to Louis Dreyer, the owner of No. 122 1st place, and Henry Hyams, owner of No. 118, requiring that the fences in question be cut down to 10 feet within five days. Judged by precedents the Fire Marshal has exceeded his powers. If he can sustain his position, it will modify prevailing notions of the rights of owners of land, and of the city's power to interfere therewith. The spite fence appears usually only in sections in transition, and the fear of it has some restraint upon a new development of property that has outlived its old use; consequently the question involved in the Fire Marshal's action has a widespread interest.

The Board of Public Improvements Wednesday held a public hearing on the plan to build a board-walk at Coney Island. Chief Engineer Risse submitted a plan for the removal of buildings and the construction of a walk near the ocean front to cost \$685,000. The walk is planned to be 1,000 feet long and 100 feet wide; 50 feet to be a driveway and 50 feet a sidewalk for pedestrians. The matter was taken under advisement.

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NOTICE TO PROPERTY OWNERS.

ASSESSMENTS DUE AND PAYABLE.

The Comptroller gives notice that assessments for sewers, paving, etc., as under, are now due and payable. Payments made on or before Jan. 19th, 1901, 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.

Flagging.

89th st, n s, abt 100 w Columbus av, 105 w therefrom; West End av, n e cor 90th st; 21st st, from No 509 to Hudson River; 24th st, s s, from No 512 to 11th av; 24th st, s s, from 519 to 11th av; 47th st, s s, bet 6th and 7th avs, and 60th st, s s, bet Columbus av and Central Park West.

Fencing.

18th st, in front of No 10 E; Av A, bet 78th and 79th sts, and 82d st, s s, bet 1st and 2d avs.

Flagging and Curbing.

40th st, s w cor 11th av; 40th st, n w cor 11th av, and 63d st, s s, w of 10th av.

Area of Assessment.—See Record & Guide No. 1,701.

Acquiring Title for Street Openings.

182d st, from Jerome av to Valentine av, and Rose st, from Bergen av to Brook av. Bills of cost will be presented to the Supreme Court for taxation Dec 10th, at 10.30. Exterior st, from Jerome av to Cromwell Creek. Verified objections must be presented to the Commission at their offices, Nos. 90 and 92 West Broadway, on or before Dec. 17th. Hearings will begin Dec. 19th. Report will be presented to the Supreme Court for confirmation on Jan. 24th, 1901.

HEARINGS FOR THE COMING WEEK.

At the City Hall.

104th st, Nos 7 and 9 East; 142d st, s s, east of 8th av; 46th st, Nos 316, 318 and 320 East, and Hamilton st, Nos 14 and 16. Fencing vacant property. 136th st, n s, bet 5th and Lenox avs; Amsterdam av, w s, opposite Nos 2140 to 2154, and. Broadway, e s, bet 156th and 157th sts. Flagging and reflagging. Amsterdam av, e s, bet 137th and 138th st, and Madison av, n e cor 134th st. Repairing sidewalks, flagging and reflagging. By Local Boards having jurisdiction, Dec. 4th at 12 M. 159th st, bet Edgecombe rd and St Nicholas av; Fort Washington av, from end of present sewer to point 1240 from Broadway, to summit; Wicker place, from end of present sewer to Van Corlear pl, and in Van Corlear pl, bet Wicker pl and Kingsbridge av; Terrace View av, from Kingsbridge av to and through Jansen av to summit s of Wicker pl; Broadway, bet Terrace View av to Spuyten Duyvil Creek, and in Van Corlear av, north, bet Broadway and summit, with branch in Kingsbridge and Jansen avs and Wicker pl. Construction of sewers. By Board of Local Improvements of the 19th District, Dec. 4th at 12 M. St Nicholas Terrace; crosswalks to connect with the stairs at the foot of 135th st and St Nicholas av. By Board of Local Improvements of the 19th District, Dec. 4th. 123d st, from 1st av to Pleasant av. Repaving with asphalt. By Board of Local Improvements of the 21st District, Dec. 11th. 97th st, s s, from Broadway to West End av; 85th st, n s, from No 215 W to Broadway; Lenox av, e s, bet 140th and 141st sts; 120th st, n s, from 129 E to Lenox av; 84th st, s s, opposite No 216 W; Central Park West, w s, opposite Nos 407, 408 and 409; 150th st, s s, from Bradhurst av to No 302 W, and Manhattan st, n s, opposite Nos 91, 93, 95, 97 and 99. Flagging and reflagging. By Local Boards having jurisdiction, Dec. 11th, 1900.

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.

141st st, bet Robbins and Beekman avs, and Washington av, bet 3d av and 177th st; water mains. Referred to the Committee on Water Supply. Crotona av, bet Southern Boulevard and 181st st; Johnson av, bet Kappock st and Palisade av, and City Hall Park, along Centre st and Park Row, from Chambers to Mail st; water mains. Work ordered. 36th st, bet 10th and 11th avs; repaving. Referred to the Board of Public Improvements. 178th St., from Lafontaine av to Hughes av; regulating, grading, etc. Work ordered.

BROOKLYN.

Caton av, bet Flatbush av and Brighton Beach Railroad; grading and paving. Work ordered.

REAL ESTATE

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De Kalb av, from junction of Fulton st to Bedford av; repaving. Referred to the Board of Public Improvements. East 15th and East 16th sts, from Av H to Foster av; close street. Work ordered. DeKoven, Waldorf and Wellington Courts, from East 14th st to w l of Brooklyn and Brighton Beach Railroad, and from e l of Brooklyn and Brighton Beach Railroad to E 17th st, and of Irving pl, from e l of Brooklyn and Brighton Beach Railroad to E 17th st! discontinuing street. Work ordered. Av T, bet Coney Island av and East 19th st; Av U, bet Coney Island av and Ocean av; Av V, bet East 16th st and Ocean av; East 12th st, bet Avs V and T; Homecrest av, bet Avs V and T; East 13th st, bet Avs V and T; East 14th and East 15th sts, bet Avs U and T; East 16th, East 17th and East 18th sts, bet Avs V and T; East 19th st, bet Neck Road and Av T, and Ocean av, bet Neck Road and Av U; water mains. Work ordered.

ALDERMEN—MANHATTAN AND THE BRONX. Minford pl, from Jennings st to Boston road; Webster av, from Southern Boulevard to Mosholu Parkway, and Belmont av, from Tremont av to the lands of St John's College; regulating and grading. Referred to the Committee on Streets and Highways. Audubon av, from 175th st to Fort George av; regulating and grading. Work ordered. 36th st, bet 10th and 11th avs; repaving. Referred to the Board of Public Improvements. 79th st, bet Columbus av and Riverside Drive; establishing a sidewalk width. Referred to the Committee on Streets and Highways.

ALDERMEN—BROOKLYN.

DeKalb av, from junction of Fulton st to Bedford av; repaving. Referred to the Board of Public Improvements. Hawthorne st, bet Flatbush and Rogers avs; Osborne st, bet Blake av and Livonia av, and McKibben st, bet Bushwick av and Bogart st; regulating and grading. Work ordered.

AUCTION SALES OF THE WEEK.

The following is a complete list of the properties sold, withdrawn, or adjourned during the week ending Nov. 30, 1900, at the New York Real Estate Salesroom, 111 Broadway. Except where otherwise stated, the properties offered were in foreclosure. Adjournments of legal sales to next week are noted under Advertised Legal Sales. * Indicates that the property described was bid in the plaintiff's account. The total number at the end of the list comprises the consideration in actual sales only. PETER F. MEYER & CO. Maiden lane, Nos 9 to 13, n s, 130.3 E Broadway, runs e 56.6 x n 78.5 x w 2.11 x n 9.8 x w 15.4 x s 9.9 x w 3.8 x s 77 to beginning, with all fixtures, &c, 15-sty stone front office bldg. Ad-journed to Dec. 14.

MISCELLANEOUS

THOMAS DIMOND, Iron Work for Buildings, 128 WEST 33D STREET, NEW YORK. Established 1852. Telephone 341 83th St.

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149 BROADWAY, (Northwest Corner Liberty St.) CAPITAL, - - - \$2,500,000 SURPLUS, - - - \$2,500,000

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REAL ESTATE

E. S. WILLARD, Real Estate, Havemeyer Building, 500 Fifth Ave., 26 Cortlandt St. near 42d St. Telephone Connection.

FRANK A. BARNABY, Real Estate, 71 BROADWAY, NEW YORK. 195 Montague St., Brooklyn. Tel. 1142 Brooklyn. 4839 Cortland.

Monroe st, Nos 255 to 259, n s, 175 w Jackson st, 75.7x94.3x75.7x94.2, three 6-sty brk tenements with stores. (Amt due \$8,422.96; sub to mortgages \$83,000, and to taxes, &c, \$1,861.) Morris Apatow...34,500 *128th st, No 6, s s, 110 e 5th av, 20x99.11, 3-sty stone front dwell'g. (Amt due \$18,126.67; sub to taxes, &c, \$325.7.) Grace E Glaze...15,000

WILLIAM M. RYAN.

*Southern Boulevard, No 2295, w s, 350 n Home st, 25x100, 3-sty frame flat. (Amt due \$4,917.91; sub to taxes, &c, \$242.35.) August Freutel...5,000 *Southern Boulevard, No 2293, w s, 325 n Home st, 25x100, 3-sty frame flat. (Amt due \$4,914.74; sub to taxes, &c, \$263.57.) Frederick Scholz...5,000 83d st, No 349, n s, 100 w 1st av, 16.8x102.2, 3-sty stone dwell'g. (Voluntary.) Henry Van Holland...6,800 Wooster st, Nos 149 to 153, w s, 145.3 s West Houston st, 74.6x100x74.7x100, 8-sty brk store. Adjoined Dec. 12...12,000 *South st, Nos 386 and 387 n w cor Jackson st, Jackson st, Nos 87 to 91 50x104.4, three 6-sty brk tenements with stores. (Amt due \$28,794.52; sub to prior mortgages \$24,000; sub to taxes, &c, \$1,854.71.) Sender Jarmulowsky...49,000 *111th st, n e cor Manhattan av, 145x100.11, vacant. (Amt due \$28,836.33; sub to taxes, &c, \$1,820.28.) Daniel D Lawson...61,582 St Nicholas av, No 354, s e cor 128th st, 25.3 x90.3x25x86.6, 5-sty brk store and dat. (Amt due \$5,847.72; sub to prior mort \$19,000 and to taxes, &c, \$644.92.) Wm G McCrea...39,428

BRYAN L. KENNELLY & CO.

Amsterdam av, No 1457, e s, 184.8 n 131st st, 25x100, 5-sty brk tenem't with store. (Voluntary.) Bid in at...\$22,250 Amsterdam, No 1459, e s, 209.8 n 131st st, 25x100, 5-sty brk tenem't with store. (Voluntary.) Withdrawn... Amsterdam, No 1461, e s, 234.8 n 131st st, 25x100, 5-sty brk tenem't. (Voluntary.) Withdrawn... 128th st, No 121, n s, 141 w Lexington av, 16x99.11, 3-sty stone dwell'g. (Voluntary.) Geo F Caslear...8,200

L. J. PHILLIPS & CO.

Webster av, s e cor 148th st, 90x90x irreg, vacant. (Voluntary.) Withdrawn... 183d st, n s, 250 w Webster av, with a front on Granite pl, 25x100, vacant. (Voluntary.) Solomon Jacobs...925 Bathgate av, Nos 1998 and 2000, e s, 100 s 179th st, 35.8x85.4, two 3-sty frame flats. (Voluntary.) Sidney H Stuart...10,400

Freeman st | n w cor Chisholm st, runs w 100 x n 126.6 x s e 128.2 Chisholm st | x e 56.5 to Chisholm st x s 7.5, vacant. Annie L Stark to Nelson M Strang. Nov 26. Nov 27, 1900. R S \$3. 11:29/1.
3,000

*Garden pl, s e s, lots 14 and 15 map 17 lots Village South Mt Vernon, 50x148.2x51.9x135.4. Giaechino Oricchio to Angele Oricchio his wife. All liens. All title. Sept 24. Nov 23, 1900. R S 50 cts. nom

Hoffman st, e s, bet 187th and 189th sts, lot T map 70 lots of Cedar Hill plot on Powell farm, 25x120.2x25x120.1, except part to widen st. Michael O'Connell to Antonia Cimillo. Nov 16. Nov 27, 1900. R S \$1. 11:3066. val consid and 800

Kelly st, No 33, e s, 150 n 156th st, 25x100, 2-sty brk dwell'g. Geo F Johnson to Emma E Van Note. Morts \$5,500. Nov 27. Nov 28, 1900. R S \$3.50. 10:2708. 9,000

Loring pl | n w cor 181st st late University av, 100x188 to e s Oxford pl | Oxford pl, x130.6x190.6, vacant. The minister, elders and deacons of the Reformed Protestant Dutch Church to Chas H Snow. Mort \$9,000 and all liens. Oct 11. Nov 26, 1900. R S \$18.50. 11:3223. 18,153

*Main st, n w cor Centre st, 50x100. Release. Ronald K Brown and ano EXRS Wm Burke to Rose T Mosher. Nov 21, '98. Nov 27, 1900. nom

Minerva pl, n s, 175 w Anthony av, 29.10x95x31.11x106.3, vacant. Emil Hafelfinger to Henry P Wilson and Harriet F Wilson his wife, tenants by the entirety. Nov 23. Nov 24, 1900. R S \$1. 12:3319. nom

*Poplar st, s s, 226.10 e Forest st, 25.2x110.5x25x109.2. Joseph J Gleason to Nelly M Clark. Mort \$1,800. Oct 31. Nov 26, 1900. R S \$1. val consid and 800

Tiffany st, e s, 250 n 165th st, 25x100, 2-sty frame dwell'g. Mary F Gray to Agnes Noble. Mort \$1,000. Nov 1. Nov 26, 1900. R S \$3. 10:2717. other consid and 100

*1st st, s s, 150 e Tilden av, 50x100, Laconia Park. Ernest Buckley to Middleton O'M Knott, Plainfield, N J. Morts \$400. Nov 14. Nov 23, 1900. R S none. 900

*1st st, s s, about 275 w Av A, 170x—x171.6x—, Unionport. FORECLOS. Helen L Blondel REFEREE to Watson Doty, Jr. Nov 17. Nov 26, 1900. R S none. 925

*2d st, s e s, being n e 50-ft lot 105 map Penfield property, 50x100x43x105.
2d st, s e s, being s w 22-ft lot 104 and n e 28-ft lot 103 same map, 50x100x50x100.
Thos D Penfield and Wm W Penfield individ and Thos D Penfield et al EXRS and TRUSTEES Geo J Penfield to James T Penfield. All title. Sept 16, '98. Nov 23, 1900. R S 50 c.s. val consid and 500

*4th st, s s, 255 e Av C, 25x108, Unionport. Frank Gass to Ludwig and Wilhelmina Biller his wife. Nov 7. Nov 27, 1900. R S 50 cts. 350

134th st, No 589, n s, 112.8 e Alexander av, 18.10x100, 3-sty brk dwell'g. Harry Duane to Hedwig M Bellesheim. Dec 30, '99. Nov 28, 1900. Morts \$4,500. R S \$5.50. 9:2287. nom

139th st, No 597, n s, 206.6 e Alexander av, old line, 25x100, 5-sty brk flat. Chas F McMannus to the Gaines-Roberts Co. Morts \$16,000. Nov 26, 1900. R S \$7. 9:2302. nom

Same property. Gaines-Roberts Co to Chas F MacMannus. Morts \$20,000. Nov 26, 1900. R S \$3. nom

Same property. Gaines-Roberts Co to Louis H and Louisa C Giraud his wife. Morts \$16,000. R S \$7. Nov 26. Nov 27, 1900. nom

140th st, No 848, s s, 177.9 e St Anns av, 25x100, 4-sty trk flat. FORECLOS. Francis V S Oliver ref to Bert S Fuller. Mort \$12,000. Nov —, 1900. Nov 23, 1900. R S 50 cts. 10:2551 and 2552. 100

141st st, No 852, s s, 231.8 e St Anns Av, 25x95, 5-sty brk flat. 141st st, No 864, s s, 381.8 e St Anns av, 25x95, 3-sty brk flat. Wm C Oesting to Emma and Mathilda Schultz. Morts \$26,000. Nov 21. Nov 26, 1900. R S \$12. 10:2551-2552. val consid and 100

141st st, No 854, s s, 256.8 e St Anns av, 25x95, 5-sty brk flat. 141st st, No 858, s s, 306.8 e St Anns av, 25x95, 5-sty brk flat. Wm C Oesting to Gustav P and Bertha Helfrich his wife. Morts \$26,000. Nov 23. Nov 26, 1900. R S \$12. 10:2551-2552. val consid and 100

141st st, No 856, s s, 281.8 e St Anns av, 25x95, 5-sty brk flat. Wm C Oesting to Heinrich and Katie Hopp his wife. Morts \$13,000. Nov 21. Nov 26, 1900. R S \$6. 10:2551-2552. val consid and 100

143d st, No 543, n s, 244.6 w 3d av, 16x100, 2-sty frame dwell'g. Annabella Howell wife and Geo C to Hannah L Hall. Nov 27. Nov 28, 1900. R S \$4. 9:2324. 4,000

150th st, No 767, n s, 225 e Brook av, 25x100, 5-sty brk flat. Wm H Weiher to Henry Benjamin. Morts \$11,000. Nov 21. Nov 26, 1900. R S \$5. 9:2276. See 174th st; also Tinton av. nom

152d st, No 1000, s s, 67 e Union av, 23x94.10, 2-sty frame dwell'g. George Gaynor to Joseph Rettinger. 1/2 part. All title, &c. Mts \$2,500, taxes, &c. Nov 27. Nov 28, 1900. R S \$1.50. 10:2674. other consid and 100

154th st, No 673, n s, 220 w Elton av, 25x100, 2-sty frame dwell'g. John Haffen to Louis Koenig. Nov 13. Nov 23, 1900. R S \$3.50. 9:2376. 3,050

156th st, No 1122, s s, 25 e Kelly st, 25x100, 2-sty brk dwell'g. Geo F Johnson to Alexandrina Johnson. Morts \$6,000. Nov 21. Nov 23, 1900. R S \$3.50. 10:2708. 9,500

156th st, s s, 100 e Kelly st, 25x100, 2-sty brk dwell'g. Geo F Johnson to Gustav Viehl. Mort \$6,000. Nov 21. Nov 24, 1900. R S \$3.50. 10:2708. 9,500

168th st, s s, from Clay to Webster av, —x—, being plo' bounded s by 168th st, w by Clay av, e by Webster av, and n by n line lands Augusta M de Peyster. Restriction agreement. Augustus N Morris, Augusta M de Peyster and Julie M Living ton each with the other. Nov 9. Nov 23, 1900. 9:2427. nom

168th st, No 670, new line, s w cor Brook av, new line, 30x71, 4-sty brk store and flat. Frank Kubler to Columbia Mutual B'dg and Loan Assoc. Mort \$16,000, and taxes. Sept 1. Nov 28, 1900. R S \$10. 9:2394. nom

174th st, s w cor Fulton av, runs w 88.3 x s 126.11 x e 83.6 to av, x n 126.11, vacant. Moses Bachman to Wm H Weiher. Morts \$10,000 and taxes, &c. Nov 23. Nov 26, 1900. R S \$5. 11:29. 0. See 150th st nom

175th st, No 968, s s, 63.8 e Crotona av, late Franklin av, 16.8x100, 2-sty frame dwell'g. Mary P wife John Muir to B A and G N Williams. Morts \$3,500. Nov 28, 1900. R S 50 cts. 11:2948. val consid and 350

178th st, late Elmwood pl, s s, 96.1 e Crotona av, 25.2x123.2x24.5x123.5, vacant. Ernest B Wintersmith to New York Building Loan Banking Co. Morts \$3,700. Nov 14. Nov 23, 1900. R S \$1. 11:3092. nom

168th st | n s, 102.11 w Ogden av, runs n 135.2 x w 99.2 x s 146 to Lind av | Lind av, x s e 13.9 to st, x e 94.7 to beginning, 3-sty frame flat, except part conveyed by Crafts to Osen. Recorded February, 1896. Barbara J Davis to Mary E Dempsey. Morts \$4,700. Nov 22. Nov 26, 1900. R S \$2. 9:2529. nom

178th st, s s, 115.7 e 3d av, 25x100, vacant. Marie wife Hermaa Wauer to Margaretha Langhorst. Morts \$6,500. Nov 22. Nov 26, 1900. R S \$4. 11:3060. 10,200

178th late Ash st, s s, 120 w Monroe late Morris av, 25x100, except part to open 178th st, 2-sty frame dwell'g. Margt T Reilly to John Furlong. Morts \$3,700. Nov 24. Nov 26, 1900. R S \$2.50. 11:2808. nom

179th st | s w cor Grant av, runs s 82 to Webster av x n 82 to Webster av | 179th st x w 3 to beginning. Edwd S Hemphill and Agnes G formerly wife of Edwd S Hemphill to Theo N Ripson. All title. B & S. Nov 5. Nov 27, 1900. R S none. 11:2815. nom

180th st, s s, widened, 100 e Crotona av, widened, 25x100.3, vacant. Friedrich Pirk and Charles Diamond to Heinrich A Heiser. Mort \$3,250. Nov 20. Nov 26, 1900. R S \$2. 11:3095. nom

186th st | new line, n e cor Washington av, runs n 143.11 to 187th st | 187th st, x e 10 to w s 3d av, new line, x s 165.2 3d av | to n s 186th st, x w 91, vacant. Eliza J and Annie Washington | E Palmer and Arthur W Mead to Isaac L Dunn. Nov 22. Nov 23, 1900. R S \$21. 11:3040. val consid and 100

Anthony av, e s, 157.11 n 198th late Travers st, runs e 105.8 x e 83.7 x w 189.6 to av, x s 21.11 to beginning, vacant, except part to widen Grand Boulevard and Concourse. William Hoffmann to Minnie K Weber. Nov 23, 1900. R S 50 cts. 12:3305. val consid and 100

Anthony av, w s, 150 n Minerva pl, runs w 125 x n 25 x e 125 to beginning. Wm F Holding to Caroline Verrell. Nov 19. Nov 27, 1900. R S 50 cts. 12:3319. nom

Arthur av, e s, 45 n 187th st, 25x95.11x25x96.1, vacant. Also all title to land bet present e s av and former e s Arthur st. John Donohue to Bridget Murphy. Nov 23. Nov 27, 1900. R S \$1. 11:3077. 1,000

Bathgate av, No 2002, original line, e s, 62 s 179th st, old line, runs e 88.10 x s 19 x w 89.6 to av, x n 19, 3-sty frame flat, except part to widen av. Minnie K Weber to William and Anna E Hoffmann his wife, tenants by entirety. Morts \$5,000. Nov 23, 1900. R S \$2.50. 11:3044. 7,500

Same property. Release mort. Enoch C Bell to Minnie K Weber. Nov 21. Nov 23, 1900. nom

Bathgate av, No 2140, new line, n e cor 181st st, 26x100, 2-sty frame dwell'g. Release mort. Ronald K Brown EXR Samuel B Kenyon to John J O'Brien. Nov 22. Nov 23, 1900. 11:3048. nom

Bathgate av, No 1601, w s, 143.4 s 172d st, 16.8x120, 2-sty frame dwell'g. Wm J C Rowe to Emma Rowe. All liens. Nov 27. Nov 28, 1900. R S 50 cts. 11:2913. gift

*Boston road, also known as Old Boston Post road, e s, adjoining land Lorillard Spencer, runs e 410.5 to land Lorillard Spencer, x n 378.10 x w 493.3 to road, x s 427.11. Bendet Isaacs et al EXRS Meyer Finn to John Unger. Nov 23. Nov 26, 1900. R S \$12. 12,000

Same property. Release dower. Sarah M Finn widow to same. Nov 23. Nov 26, 1900. nom

Bremer late Woodycrest av, w s, 88.5 s 168th st, runs w 114.3 x s 27.11 x e 20.8 x n 13.4 x e 90.2 to av, x n 20.9, vacant. Geo W Collier to Mary McDermott. Q C. April 28. Nov 26, 1900. R S 50 cts. 9:2515. val consid and 100

Briggs av, n s, 100 e Southern Boulevard, 50x110, vacant. Geo H Simpson to Henry Brodhead. Nov 27, 1900. R S \$3.50. 12:3303. 3,400

Canal av, w s, 425 n 135th st, 56.7x100x56.11x100, vacant. Mary J Steeves to John F Steeves, Henry H Barnard and Bradley L Eaton. Morts \$2,888. Oct 24. Nov 26, 1900. R S none. 9:2332. nom

Same property. John F Steeves, Henry H Barnard and Bradley L Eaton to Mary J Steeves. Mort \$2,888. Oct 24. Nov 26, 1900. R S none. nom

Cauldwell av, w s, 136.10 n 156th st, 150x117.6, vacant. Isaac L Dunn to Mary Benson. Mort \$13,500, assessm't, &c. Nov 21. Nov 24, 1900. R S \$16.50. 10:2625. See Barretto st. other consid and 100

Clinton av, No 1419, w s, 124 s Crotona Park South, 22x140, 2-sty frame flat. Caroline Rullman to Henry and Anna M Braun his wife. Morts \$4,500. B & S. Nov 24. Nov 28, 1900. R S none. 11:2930. nom

Same property. Henry Braun to Caroline Rullman. B & S. Nov 24. Nov 28, 1900. R S none. nom

Creston av, No 2382, new line, e s, 124 n 184th st, 25x95, 2-sty frame dwell'g. Ernst-Marx-Nathan Co to Peter and Emilie Engelmann his wife. Morts \$5,000. Nov 23. Nov 26, 1900. R S none. 11:3165. val consid and 100

Same property. Peter and Emilie Engelmann his wife to Ernst-Marx-Nathan Co. Nov 23. Nov 26, 1900. R S none. val consid and 100

*De Milt av, n e s, abt 133.4 n w Catherine st, 100x100, Penfield property. Release mort. James T Penfield to Geo D Sloatman. Nov 23, 1900. 1,200

Elton av, No 804, e s, 27 n 158th st, 25x100, 5-sty brk flat. Frank Kubler to Columbia Mutual Bldg and Loan Assoc. Morts \$16,000 and taxes, &c. Sept 1. Nov 28, 1900. R S \$5. 9:2380. nom

Franklin av, Nos 1142 and 1144, e s, 37.7 s 167th st, 55x97, two 4-sty brk flats. James T Barry to Chas H and Helena W Woehling his wife. Morts \$26,000. Nov 28, 1900. R S \$10. 10:2613. See Railroad av. exch

Franklin av, No 1318, s e s, 192.8 n e 169th st, 25x150, 2-sty frame dwell'g. Franklin av, s e s, 182.2 n e 169th st, 10.4x150. Emil Peter to Anna Jenne. Nov 21. Nov 27, 1900. R S \$1. 11:2933. nom

*Grace av, s w s, abt 130.8 s e St Raymond av, 32.8x106.11x25x127.11. Mary wife Joseph Wagner to Marian A Wilhelm. Morts \$2,000. Nov 28, 1900. R S 50 cts. nom

Grand Boulevard and Concourse, w s, 275 n 192d st, 150x112.4x150x110.7, vacant. Augusta Roesler et al EXRS August Roesler to John P Dunn. Mort \$4,000. Nov 17. Nov 24, 1900. R S \$6. 11:3168. 5,700

Inwood av, n w s, 73 n e from an angle in said av, runs n w 88.9 x n e 100 x s e 88.9 x s w 100 to beginning. Release mort. Anna H Knevals to August Kampfner. Nov 27, 1900. 11:2864. nom

Inwood av, w s, 173 n from an angle in said av, runs n w 205 to Cromwells or Doughtys Brook x s w 357 x s e 272 to av x n e 100, being lot 358 map Inwood. Fredericka Krauss to August Kampfner. Morts \$2,000. April 13, '97. Nov 27, 1900. R S none. 11:2864. nom

Jackson av, No 997, w s, 163.1 s 165th st, 17.6x75, 3-sty frame dwell'g. John J and Mary J Miller to Jennie A Meyer. Nov 27. Nov 28, 1900. R S \$4. 10:2639. nom

Same property. Jennie A Meyer to Mary J Miller. Nov 27. Nov 28, 1900. R S \$4. nom

Jerome late Lexington av e s, 75 s 183d late 3d st, runs e 195 to 183d st w s Walton av, x s 200 x w 95 x s 50
Walton av x w 100 to Lexington av, x n — to beginning, vacant; also all title to strip between e s former Lexington av and e s now Jerome av, 1x250. Ghislahi Durant to Joseph G Switzer. Oct 19. Nov 26, 1900. R S \$60. 11:3183. nom
Lafontaine av, e s, 57.8 s Quarry road, 20x95, 2-sty frame dwell'g. William Meruk to Clarence R Wells. Morts \$2,500. Nov 23. Nov 26, 1900. R S \$1.50. 11:3063. exch
Marion av, No 2785, w s, 175 s Travers st, 25x74.5x25.3x70.8, vacant. Annie Burlington to Mary Rooney. Morts \$1,500. Nov 26, 1900. R S 50 cts. 12:3289. 200
Park av, Nos 3165 and 3167, late new line, n w cor 160th st, 123.7x Railroad av 143.10x110x87.5, two 2-sty frame dwell'gs on av, 2-sty frame dwelling on st. Chas H Woehling to James T Barry. Morts \$9,000. Nov 28, 1900. R S \$1. 9:2420. See Franklin av. exch
Prospect av, s e s, 343.6 n e Home st, runs s e 100 x n e 125 x n 37.2 x n w 65 to av, x s w 25, vacant. Release mort. Bronx Borough Bank to Henry White. Nov 14. Nov 23, 1900. 10 2694. nom
Prospect av | e s, 70.7 n Freeman st, runs n 34.11 x e 45.2 x s e Freeman st | 82.6 to Freeman st x w 30.7 x n w 70.5, vacant. Emily Strang widow, Nelson M and Fredk C Strang and Julia E Strang an infant by Chas A Mapes GUARDIAN to Eugene H Hammond. Nov 26. Nov 27, 1900. R S \$3. 11:2971. 3,000
Prospect av, e s, 76.9 s Jennings st, runs s 250 x e 152.2 x n w 50.2 x n 211.9 x w 91.5, 2-sty frame dwell'g.
Freeman st | n w cor Chisholm st, runs w 100 x n 126.6 x s e 128.2 Chisholm st | x e 56.5 to Chisholm st x s 7.5.
Nelson M, Fredk C Strang and Julia E Strang an infant by Chas A Mapes GUARDIAN to Annie L Stark. Nov 26. Nov 27, 1900. R S \$26.50. 11:2971. 26,500
*Railroad av, n w s, lots 7 to 10 map Penfield property, South Mt Vernon, 136x120.
Meadow st, s e s, lots 27 to 30 same map, 136x120.
Mechanic st, n e s, lot 37 same map, 62x70x62x80.
Meadow st, n w s, lots 51 to 60 same map, 340x205x340x210.
Thos D and Wm W Penfield individ and Thos D, Wm W and James T Penfield EXRS, &c, Geo J Penfield and Susan A Penfield to James T Penfield. Sept 16, '98. Nov 23, 1900. R S 50 cts. 5)
Robbins av, No 464, e s, 250 s 147th st, 25x100, two 1-sty frame bldgs. FORECLOS. Mitchell L Erlanger referee to Anthony McOwen. Nov 23. Nov 28, 1900. R S \$250. 10:2578. 2,100
St Anns av, No 649, w s, 75.4 s Rae st, 25.1x89.3x25x91.8, 5-sty brk flat and store. Geo J Fernschild to James B Blo som. Morts \$13,500. Nov 20. Nov 26, 1900. R S \$8. 9:2358. See Trinity av. val consid and 100
St Anns av, No 338, e s, 75.5 n 141st st, 25x90, 5-sty brk store and tenem't. Mary E Dalton to Claus H Muller. Morts \$13,000. Nov 27. Nov 28, 1900. R S \$8. 10:2556. val consid and 100
St Johns av, late Frederick st, e s, 100 n 187th st, late Jacob st, 50x87.6, vacant. Maria A Wilson to Joseph Schiffer. Morts \$3,000. Nov 26. Nov 27, 1900. R S \$3. 11:3076. exch and 100
Stebbins av, No 950, e s, 303.8 n Westchester av, 25x80, 3-sty frame dwell'g. Henry J Salzmann and Louis Freitag to Allan Manderson. Morts \$700. Nov 28, 1900. R S \$1. 10:2698. 100
Stebbins av, e s, 125 s 167th st, runs s 26.8 x s 45 x e 74.2 x n 27.5 x n w 80 to beginning, vacant.
Stebbins av, No 194, e s, 638.4 n 165th st, 25x152.5x18.8x170.1, 2-sty frame dwell'g.
Harry E and Wm H Glickman to David Bussel. B & S. Nov 15. Nov 27, 1900. R S \$5. 10:2691. nom
Teller av, s e s, proposed, 274.1 n e 169th st, 25x82.3x25x82.5, 2-sty brk dwell'g. David B Levy to Walter A Pender and Matilda C McDonald. Nov 24. Nov 26, 1900. R S \$5. 11:2782. val consid and 100
Tiebout av, w s, 212 n 180th st, runs w 95 x n 13 x w 5 x n 68.5 x e 100.1 to av x s 77.5, 2-sty frame bldg and vacant. Chas H and Edwd A Thornton to J C Julius Langbein. Morts \$3,000. Nov 27. Nov 28, 1900. R S \$1. 11:3143-3144. nom
Tinton av, w s, 75 n Cedar pl, runs n 50 x w 135 x s 25 x e 40 x s 25 x e 95 to beginning, vacant. Henry Benjamin to Marcus Nathan. Morts \$3,000. Nov 23. Nov 26, 1900. R S \$5. 10:2356. See 150th st. nom
Tremont av, s e cor Anthony av, 35.6x98.7x35.6x93.10, vacant. Release mort. The Bowery Savings Bank to Mary F and Adolphe Le Mout. Nov 22. Nov 24, 1900. 11:2803. 3,750
Same property. Mary F wife of Adolph Le Mout to Nathan B Van Etten. Nov 22. Nov 24, 1900. R S \$10. 11:2803. other consid and 100
Trinity av, No 722, e s, 133.5 s 156th st, 16.8x89x16.8x89.8, 2-sty dwell'g. Louise R Ames to Babette Engelhardt. Morts \$2,500. Nov 26. Nov 27, 1900. R S \$1.50. 10:2635. nom
Trinity av, s w cor 164th st, 100x100, vacant. James B Blossom to Geo J Fernschild. Mort \$6,000. Nov 26, 1900. R S \$14. 10:2632. See St Anns av. other consid and 100
Washington av, No 1587, w s, 260 s 172d st, 25x150, 4-sty brk flat, except part to widen av. Henry and James Cleland to Wm W Munro and Martin L Henry. Morts \$16,000. Nov 26. Nov 27, 1900. R S \$4.50. 11:2904. nom
Washington av, e s, 155.1 n 174th st, 54.1x120.6x57.10x120.6, vacant. J Thomas Stearns to James L Wells. Morts \$4,000 and taxes, &c. B & S. C a G. Nov 28, 1900. R S \$7. 11:2916. nom
Webster av, n w cor 168th st, 335x100, vacant. Juliet M L wings on to Adolph Wexler. Nov 19. Nov 23, 1900. R S \$43.50. 9:2427. val consid and 1,000
Wendover av, No 748, s s, 50.6 e Washington av, 25.3x84x25x87.7, 4-sty brk flat. Release mort. City Mortgage Co to Morris Rosenberg. Nov 26. Nov 27, 1900. 11:2912. val consid and 100
Same property. Release mort. Emily L Ford to same. Nov 26. Nov 27, 1900. val consid and 100
*White Plains av | s e s, being lot 5 and n 18 ft of lot 6, map Garden pl | Washingtonville, 68x100 to Garden pl, x68x 100. Thos D and Wm W Penfield individ and Thos D Penfield et al EXRS and TRUSTEES Geo J Penfield to James T Penfield. Sept 16, '98. Nov 23, 1900. R S 50 cts. val consid and 500
*White Plains road, n w cor 8th av, 114x105, Wakefield. Sarah B Hitchcock to John Johnson. Q C. Nov 20. Nov 26, 1900. R S none. nom
*Same property. John Johnson to Thomas P Connor. Nov 14. Nov 26, 1900. R S \$12. nom
*White Plains road, w s, east 1/2 lot 3A map No 2 Olinville at Williamsbridge Depot, except part to widen road. Joseph Wadick TRUSTEE Martha A Brown to Louis F Brown, Cornwall, N Y. Nov 14. Nov 28, 1900. R S \$1. nom
Woodlawn road, e s, 101.11 s 206th st, runs e to w s land Maria L Travers, x s w 211.8 to e s road, x n 209.2 to beginning.
206th st, s s, 13.7 w land Maria L Travers, runs s — to w land Maria L Travers, x n e — to 206th st, x w 13.7 to beginning.

Isabel W Niles to Wm W Niles, Jr. B & S. Jan 20, 1897. Nov 26, 1900. R S none. 12:3341. nom
*3d av | s e cor 6th st, 100x218.8 to 2d av, Laconia Park. Henry 6th st | Solden to Abbie M Solden. 1/2 part. Sept 25. Nov 27, 2d av | 1900. R S none. nom
3d av, No 3414, e s, 50 n 166th st, 26.6x100.7x30.6x100.8, 5-sty brk store and flat. Helen W De Rondl to Herman H Holsten. Morts \$19,000. Nov 28, 1900. R S \$8. 10:2608. nom
3d av, No 3784, e s, 50 s 171st st, 25x100, 5-sty brk flat with stores. Daniel Kraus to Jacob Leitner. All liens. Nov 26. Nov 28, 1900. R S \$15. 11:2927. 100
*7th av, No 41, s s, abt 305 w White Plains road, 100x114, Wakefield. FORECLOS. Sylvester L H Ward referee to Amanda Tousey. Nov 27, 1900. R S \$5. 5,000
*11th av, n s, 505 e 2d st, 50x114, Wakefield. FORECLOS. Messmore Kendall referee to James B Kilsheimer. Nov 23, 1900. R S \$1.50. 1,300
*Plot begins s s Bronx Park, at w s lands Neill estate, runs s e 292.2 x s e 139.11 x s w 176.9 to e bank Bronx River, x n w 237 x n w 187.1 x n e 218.5; all title to Bronx River adj on w s; plans filed 1-sty brk building. John H Koenig, Charles Siegfried, Henry Kruse, George Keller to Bronx Consumers Ice Co. Morts \$10,500. Nov 21. Nov 23, 1900. R S \$7. nom
Plot begins c 1 block No 3341 land map city N Y at dividing line between lands party second part and lands Maria L Travers, runs e 13.8 x n — x s w — to beginning, gore. Wm W Niles, Jr, to Isabel W Niles. B & S. Jan 20, 1897. Nov 26, 1900. R S none. 12:3341. nom

LEASES.

(Under this head all Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.)

BOROUGH OF MANHATTAN.

Broome st, No 146, n w cor Pitt st. Assign lease. Alfred Hammer to Hyman Adelstein and Abram Avrutine. Nov 24. Nov 27, 1900. 2:342. nom
East Broadway, No 198, 4 rooms, ground floor. Jennie Sawalsky to Edward Phillips; 2 years, from May 1, 1900. Nov 27, 1900. 1:285. 288
Elizabeth st, No 120, part basement, &c. Edwd R Poerschke to G Aurelio; 2 years, from May 1, 1900. Nov 26, 1900. 2:470.360
Elm st, No 166, store, &c. Fredk C Woehr EXR Frederick Woehr to Salvatore Minnecci; 5 4-12 years, from Jan 1, 1901. Nov 28, 1900. 2:473. 1,200 to 1,300
Henry st, No 249, n e cor Montgomery st, store, &c. Samuel Borowsky to Max Bakst; 5 years, from May 1, 1899. Nov 23, 1900. 1:287. 600
Mulberry st, Nos 110 and 112, all. Vito Cimino to Giovanni Tommaselli; 5 5-12 years, from Dec 1, 1900. Nov 28, 1900. 1:205. 7,320
Orchard st, No 84, all. Patrick Carroll to Isaac Krinsky; 2 5-12 years, from Dec 1, 1900. Nov 27, 1900. 2:408. 100
Prince st, No 15, store, &c. Katherine Bishop to Benjamin Lichtenstein; 1 8-12 years, from Oct 1, 1900. Nov 23, 1900. 2:507. 960
Same property. Assign lease. Benjamin Lichtenstein to Colonial Brewery. Nov 8. Nov 23, 1900. nom
Rivington st, No 17, store, &c. R Herber Breintnall to Joseph Wolf; 3 years, from May 1, 1902. Nov 23, 1900. 2:425. 1,500
Roosevelt st, No 58, store, &c. Bernard Golden and Morris Rosenberg to Erinimo Magvocallo and Luigi Loprete; 1 7-12 years, from Sept 1, 1900. Nov 26, 1900. 1:116. 600
Vesey st, No 42, store, &c. William Roche to Max Stiner; 5 years, from May 1, 1901. Nov 27, 1900. 1:86. 1,600 to 1,800
Water st, No 23, s e cor Broad st, all. Theodorus B Woolsey to Dennis A Kennelly; 5 5-12 years, from Dec 1, 1900. Nov 27, 1900. 1:7. 2,760
Same property. Assign lease. Dennis A Kennelly to J Chr G Huffel Brewing Co. Nov 26. Nov 27, 1900. nom
West st, No 221, store, &c. Anthony Conmy to John Peeck; 4 7-12 years, from Oct 1, 1900. Nov 23, 1900. 1:185. 1,200
Whitehall st, Nos 57 and 58, all. Mary M Flynn to Peter Hartmann; 5 years, from May 1, 1903. Nov 27, 1900. 1:4. 8,000
Whitehall st, Nos 57 and 58. Assign lease. Peter Hartman to Peter, Peter J and Annie F Hartman firm Peter Hartman & Co. Nov 27. Nov 28, 1900. R S \$1. 1:4. nom
Same property. Assign lease. Same to same. Nov 27. Nov 28, 1900. R S 50 cts. nom
4th st, No 32 East, basement and 1st floor. Gustave A Muller to August W Mayer; 3 10-12 years, from Oct 1, 1900. Nov 23, 1900. 2:531. 1,200 to 1,530
11th st, No 338 W. Assign lease. Giuseppe Tantillo to Nicholas Morizzia. Nov 27. Nov 28, 1900. 2:452. nom
16th st, Nos 417 and 419 West, all. Joseph F Kennelly to Henry Harknett; 3 years, from Dec 1, 1900. Nov 23, 1900. 3:714. 2,160
18th st, Nos 3 and 5 W, 4th and 5th lofts. Mary A G-odspeed and Anna S Hemphill to Kate B O'Hara; 1 year, from Feb 1, 1901. Nov 27, 1900. 3:820. 3,300
21st st, n s, 80 e 10th av, 20x98.9. Consent to assign lease. Kath E Moore to Horton A and Warren B Chapin EXRS Jane Chapin. Nov 20. Nov 24, 1900. 3:719. nom
Same property. Assign lease. Horton A and Warren B Chapin EXRS Jane Chapin to Geo A McDowell. Nov 23. Nov 24, 1900. R S \$1. 3,100
23d st, No 54 West, store, &c. Annie W Gould to the Edwin C Burt Retail Shoe Co; from July 1, 1898, to May 1, 1904. Nov 26, 1900. 3:824. 8,500 and 10,000
23d st, No 134, s s, 343.9 w 6th av, 18.9x98.9. Assign lease. Emma F Garnsey to Erasmus D Garnsey. Nov 27. Nov 28, 1900. 3:799. nom
38th st, No 451 W, all. Gustav Bechstein and Adele his wife to Arnold Jacoby; 2 years, from Nov 1, 1900. Nov 27, 1900. 3:736. 480
42d st, No 647 W, all. Jacob Mayers to Andrew Whelan; 5 years, from Dec 1, 1900. Nov 27, 1900. 4:1089. 1,062
71st st, No 530 E, 2-sty frame bldg and shed. Henry Acker to Joseph Fried; 3 years, from Nov 1, 1900. Nov 28, 1900. 5:1482. 360
111th st, No 209 East. Agreement as to terms in payment of lease. Harry Birdsall with Frank Garofalo. Nov 23. Nov 24, 1900. 6:1661. nom
135th st | n s, 100 e 5th av, 25x199.10 to 136th st, all. John S 136th st | Cram and ano TRUSTEES Henry A Cram to Traders Hygiene Ice Co; 7 7-12 years, from June 1, 1900. Nov 23, 1900. 6:1760. 450
Amsterdam av, No 1835, store, &c. Herman C Borger to Adolf

Feldhus; 7 5-12 years, from Dec 1, 1900. Nov 27, 1900. 7:2065. 1,500
 Broadway, No 527, store, &c. Peter L Ronalds acting by Wm H Allee agent to Fred R Tripler and John H Hodgson firm F R Tripler & Co; 5 years, from Feb 1, 1901. Nov 27, 1900. 2:484. 6,500
 Bowery, Nos 291 and 293, Volks Garden. Assign lease. Henry W Illwitzer to Martin Stahle. Dec 7, '99. Nov 26, 1900. R S \$1.00. 2:456. nom
 Columbus av, No 60, n w cor 62d st. Assign lease. Joseph Gilbert to John McNamara. Nov 26. Nov 27, 1900. 4:1134. 7,000
 Columbus av, Nos 524 and 526. Assign lease. George Bullwinkle to Richard Nolze. Nov 27. Nov 28, 1900. 4:1216. nom
 Lexington av, No 437, store, &c. Joseph J Keenan to Phillip Reilly; 5 years, from April 1, 1900. Nov 27, 1900. 5:1299. 660 to 840
 Lexington av, No 1726, all. Thos A McCormack to Francis Fowler; 3 years, from Sept 1, 1899. Nov 23, 1900. 6:1635. 720
 Madison av, n e cor 92d st, lease. Wm H Ebling, Jr, with Charles Jaimes. Agreement as to completion of building for lessee. Nov 24. Nov 27, 1900. 5:1504. nom
 1st av, No 82, s e cor 5th st, all. John P Friedhoff to Henry Von Ronn; 4 years, 11 months, 15 days, from May 15, 1900. Nov 27. 1900. 2:432. 3,000
 1st av, No 1195, all. Regina Deutsch to Herman Reiner; 5 years, from Dec 1, 1900. Nov 26, 1900. 5:1439. 1,680
 1st av, 2167, n e cor 112th st, store, &c. Orazio De Bellis to Francesco Squillante; 2 7-12 years, from Nov 1, 1900. Nov 26, 1900. 6:1706. 420
 2d av, No 1061, s w cor 56th st, all. Emma Wulff and Minnie Michel EXRS Henry Berghorn to John Witten; 5 yrs, from May 1, 1905. Nov 27, 1900. 3:1329. 2,400
 2d av, No 1456, n e cor 76th st, store, &c. Philip Diehl to John J and Michael Manning, firm Manning Bros; 4 6-12 years, from Nov 1, 1900. Nov 23, 1900. 5:1451. 1,200
 2d av, No 1543, n w cor 80th st, store, &c. Mary L Higgins to John J O'Reilly; 5 years, from May 1, 1900. Nov 23, 1900. 5:1526. 1,200
 2d av, No 2336, all. Ann Kindergan to James J Shaughnessy and Peter C Campbell; 4 5-12 years, from Dec 1, 1900. Nov 28, 1900. 6:1796. 1,380
 3d av, No 640, all. Claus Doscher to John McGowan; 3 years, from May 1, 1903. Nov 27, 1900. 5:1296. 2,700
 Same property. Assign lease. John McGowan to Daniel H Culhane and Lawrence G Keane. Nov 26. Nov 27, 1900. R S 50 cts. nom
 Same property. Assign lease. Eliza and John McGowan exrs Peter McGowan to same. Nov 26. Nov 27, 1900. R S \$1. 8,500
 3d av, No 1151, n e cor 67th st, all. Samuel and Chas H Louis to John H Peper; 10 years, from May 1, 1902. Nov 27, 1900. 5:1422. 5,000
 4th av, w s, 30.1 n 10th st, 25x80. 25,000
 4th av, n w cor 10th st, 30.1x80. Assigns 2 leases. Alfred Gutwillig and Jacob Hirsh to Crocker Gifford. Nov 28, 1900. 2:557. 25,000
 6th av, No 738, all. Henry and Adolph Jentes to The Carlton Hotel Co; 3 6-12 years, from Nov 1, 1900. Nov 24, 1900. 4:995. 2,460
 9th av, No 307, all. Daniel B Childs to Asher Dann; 5 years, from May 1, '99. Nov 28, 1900. 3:725. 1,000 to 1,200
 Same property. Assign lease. Asher Dann to Jeremiah Cussen. Nov 27. Nov 28, 1900. nom
 10th av, w s, 80.4 s 56th st, 20.1x80. Leasehold. Ralph H Raphael to Mt Morris Co-operative Building and Loan Association. Morts \$3,500 and taxes. Oct 15. Nov 26, 1900. R S none. 4:1084. nom

BOROUGH OF BRONX.

145th st, Nos 801 to 805 East, all. Herman Wasserman to Moritz Berger; 1 1-12 years, from Dec 1, 1900. Nov 26, 1900. 9:2272. 2,640
 Lot 203 map Village Mt Eden, near Upper Morrisania Depot.
 Lot 93 map Prospect Hill, Town of Pelham.
 Assignment of tax leases delivered to Thomas Rae May 1, 1863. Chas A Rae ADMR Thomas Rae to Isabelle Knudtsen. Nov 14. Nov 23, 1900. 11:2023. 15

MORTGAGES.

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

When 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.

The first date is the date the mortgage is drawn, the second the date of filing; when both dates are the same, only one is given.

Subscribers will find Mortgages in this list with the wrong block number attached. The block number we give is taken from the instrument as filed.

Mortgages against 23d and 24th Ward property will be found altogether at the foot of this list.

November 23, 24, 26, 27 and 28.

BOROUGH OF MANHATTAN.

Aldrich, Mertie C to MUTUAL LIFE INS CO. 148th st, No 523, n s, 292 w Amsterdam av, 15.6x99.11. Nov 28, 1900, 1 year, 4 1/2%. 7:2080. 7,000
 Barclay, Reginald to BOWERY SAVINGS BANK. 52d st, n s, 436.6 e 6th av, 17x100.4. Nov 22, 5 years, 4%. Nov 26, 1900. 5:1268. 25,000
 Beatty, Robert to EMIGRANT INDUSTRIAL SAVINGS BANK. 11th st, No 215, n e cor Waverly pl, 20x60. Nov 27, 1 year, 4%. Nov 28, 1900. 2:614. 8,500
 Benziger, Louis G and Nicholas C exrs Louis Benziger to Lena Marks. 34th st, No 431, n s, abt 400 e 10th av. Certificate part payment on account mortgage. May 12. Nov 27, 1900. 3:732. 2,000
 Bleistiff, Abraham I and Jeannette to THE STATE BANK. Sheriff st, No 42, e s, 87.6 s Delancey st, 21.10x100. Nov 28, 1900, 6 months, 6%. 2:332. 2,000
 Bloodgood, William and Mary his wife, N Y, Alice M French, Elizabeth, N J, Margt F Kuhne, Point Pleasant, N J, and Marian Y and Edw F Bloodgood, N Y, to American Church Building Fund Commission. 89th st, No 327, n s, 351 w West End av, 22x75.8. Oct 25, due Oct 31, 1903, 4 1/2%. Nov 24, 1900. 4:1250. 24,000

Boys Club to Edward H Harriman. Av A, Nos 161 and 163, n w cor 10th st, Nos 287 and 289, 71x56.4. Nov 15, 5 years, 3%. Nov 28, 1900. 2:438. 78,000
 Braun, Julius to Carrie Veit. 25th st, No 309, n s, 150 e 2d av, 25x98.9. Sub to mort \$23,000. Nov 28, 1900, due Dec 15, 1900, 6%. 3:931. 12,000
 Same to Geo G Kip. Same property. Nov 28, 1900, 5 years, 5%. 23,000
 Brown, Geo McK with Martha Lisson. St Nicholas av, No 206, n e cor 120th st. Extension mortgage. Nov 23. Nov 26, 1900. 7:1926. nom
 Same. Certificate as to receipt of check for \$1,000 on account of mortgage by Pheba C Repelye. Same property. Nov 24. Nov 26, 1900.
 Clark, Hattie R to Mary D Ross. 83d st, No 128, s s, 329.10 e Park av, 29x102.2. Sub to mort \$32,500. Nov 23, 1900, 1 year, 6%. 5:1511. 3,500
 Cohen, Nettie wife Hermann to Augustus T Gillender committee Augusta Hyatt. 130th st, No 162, s s, 156 e 7th av, 19x99.11. Nov 26, 1900, 3 years, 4%. 7:1914. 14,000
 Cooley, John D to Peter, Jr, Christopher, John and Chas G Moller. 74th st, Nos 212 and 214, s s, 160 e 3d av, 25x102.2. Nov 28, 1900, 3 years, 5%. 5:1428. 10,000
 Same to Kate Johnson. Same property. P M. Sub to mort \$10,000. Nov 28, 1900, installs, due May 1, 1902, 5%. 2,300
 Corn, Henry and Rosella his wife to Joseph Fox. Broadway, Nos 838 and 840, s e cor 13th st, 50.6x95.1x21.10x102.1. Sub to morts \$400,000. Nov 22, due May 26, 1901, —%. Nov 28, 1900. 2:564. secures two notes for total 50,000
 Corn, Rosella to Joseph Fox. 76th st, No 21, n s, 80 w Madison av, runs w 19.6 x n 85 x w 0.6 x n 17.2 x e 20 x s 102.2 to beginning. Sub to morts \$55,000. Nov 22, 6 months, —%. Nov 23, 1900. 5:1391. 25,000
 Crosby, Emily M wife Robt R to BOWERY SAVINGS BANK. Amsterdam av, No 565, e s, 50.8 n 87th st, 25x100. Nov 22, 3 yrs, 4%. Nov 27, 1900. 4:1218. 16,000
 Culhane, Daniel H and Lawrence G Keane to Jacob Ruppert. 3d av, No 640, n w cor 41st st. Saloon lease. Nov 26, demand, 6%. Nov 27, 1900. 5:1296. 5,000
 Same to same. Same property. Saloon lease. Nov 26, demand, 6%. Nov 27, 1900. 5,000
 Cunningham, Sarah J with Augustus T Gillender committee Alice F M Wood. Lexington av, e s, 80.5 s 58th st, 20x105. Extension of mort. Nov 1. Nov 23, 1900. 5:1312. nom
 Daly, Thomas to Isaac T Meyer and David S Ritterband. 77th st, n w cor Park av, 20x102.8. Nov 19, 1 year, 5%. Nov 23, 1900. 5:1392. 5,000
 Deen, Ann M widow David L Osborne and Jennie L Lewis widow to EQUITABLE LIFE ASSURANCE SOCIETY. 150th st, n s, 175 w St Nicholas pl; also 62.11 w St Nicholas av, 75x99.11. Nov 12, due Jan 1, 1904, 4 1/2%. Nov 26, 1900. 7:2065. gold, 14,000
 De Hart, John and Chattie his wife to John A Philbrick. 122d st, s s, 145 w 7th av, 15x100.11. Morts \$10,000. June 18, secures notes due Sept 19, 1900. Nov 27, 1900. 7:1927. 1,280
 Dongan, Herbert to Gibson Putzel. Broadway, e s, 26.10 n 100th st, 25x90. Nov 21, demand, 6%. Nov 23, 1900. 7:1872. 1,000
 Dowling, Mary to Delia I Donihee. 63d st, No 147, n s, 414.3 w Columbus av, 18.6x100.5. P M. Nov 28, 1900, due June 1, 1901, 6%. 4:1135. 2,000
 Dreyfus, Julius to Jacob K Lockman trustee Fredk H Grosz. 2d st, n s, 316.11 e 1st av, 24.8x121.11. Nov 28, 1900, 5 years, 4 1/2%. 2:430. 35,000
 Same to Harriette W Goelet and ano exrs and trustees Robert Goelet. 2d st, n s, 292.3 e 1st av, 24.8x121.11. Nov 28, 1900, 5 years, 4 1/2%. 2:430. 35,000
 Duffie, Clementine A to MUTUAL LIFE INS CO. 103d st, Nos 202 and 204, s s, 85 e 3d av, runs e 45 x s 100.11 x w 25 x n 0.11 x w 20 x n 100 to beginning. Nov 7, 5 years, 4 1/2%. Nov 27, 1900. 6:1652. 10,500
 Same to Andrew P Dalton. Same property. Nov 27, 1900, installs, 1 year, 6%. 750
 Elias, Harris to Lillian Weber. East Broadway, No 65, s s, 90 w Market st, 25x75. Nov 21, 5 years, 5%. Nov 23, 1900. 1:280. 18,000
 Engelhardt, Charles to Morris Levenson. 51st st, Nos 510 and 512, s s, 175 n w 10th av, 25x100.5. Nov 27, due Dec 30, 1900. Nov 28, 1900. 4:1079. 1,000
 Engelman, Emil and Henry Anderson to Bernhard Freund. 129th st, Nos 257 and 259, n s, 150 e 8th av, 49x99.11. Sub to morts \$65,000. Nov 26, 1900, due Dec 1, 1901, 6%. 7:1935. 5,400
 Epstein, Simon and Bernard Galewski to American Mortgage Co. 115th st, n s, 215 e 1st av, runs n 100.10 x e 5 x n 0.1 x e 25 x s 100.11 to st x w 30 to beginning. Nov 27, 1900, 1 year, 5%. 6:1709. 5,500
 Etheimer, Edward and Reine his wife to Chas J King. Av B, No 247, e s, 39.1 s 15th st, 19.2x63. P M. Nov 23, 1900, installs, 2 years, 6%. 3:982. 1,250
 Falk, Gustav et al exrs and trustees Arnold Falk with Wm Skinner. 2d av, e s, 25 s 98th st, 25.5x100. Extension mortgage. Oct 24. Nov 27, 1900. 6:1669. nom
 Falkenstein, Gregor to BANK FOR SAVINGS. 58th st, n s, 260.6 w 1st av, 18.6x100.5. Nov 27, 1900, 5 years, 4%. 5:1351. 8,000
 Same and Elise to Rosa Lenz. Same property. Nov 27, 1900, 1 year, 5%. 9,000
 Feeter, Margt C wife of and Jacob W to SEAMENS BANK FOR SAVINGS. Oak st, No 52, n s, 91 e Oliver st, 20x50.3. Nov 23, 1900, 1 year, 4 1/2%. 1:278. 1,000
 Feldhus, Adolph to George Ehret. Amsterdam av, No 1835, s w cor 151st st. Saloon lease. Nov 27, 1900, demand, 6%. 7:2065. 2,500
 Fitschen, Johann D to John H Rohde. 93d st, No 304, s s, 100 e 2d av, 25x100.8. Nov 23, 1900, 3 years, 4 1/2%. 5:1555. 6,000
 Forster, Celine to TITLE GUARANTEE AND TRUST CO. 24th st, No 132, s s, 72.6 w Lexington av, 22.6x98.9. Nov 23, 1900, 3 years, 4%. 3:879. 11,000
 Same to Chas T E Forster exr Louisa B Forster. Same property. Sub to mort \$11,000. Nov 23, 1900, 3 years, 5%. 5,000
 Frankfort, Samuel to Lewis I Schilt. 112th st, No 106, s s, 52.8 e 4th av, 16.4x100.11. Sub to mort \$6,000. July 20, 2 years, 6%. Nov 23, 1900. 6:1639. 2,500
 Froidil, Joseph F with Flora Hirsch and Emilie Levison. 62d st, No 231, n s, abt 325 e West End av. Extension of mort. Nov 20. Nov 23, 1900. 4:1154. nom
 Gallo, Joseph, Nyack, N Y, to Pincus Lowenfeld and William Prager. 3d st, No 19, n s, 200 w 2d av 25x84. P M. Nov 28, 1900, due Dec 10, 1903, 5%. 2:459. 4,000
 Glanckopf, Oscar to Louis and Benjamin Nieberg. 11th st, No 322, s s, 300 w 1st av, 25x94.10. P M. Nov 28, 1900, installs, \$1,000 per year. 2:452. 4,000
 Green, Simon to Harriet Baer. 3d st, No 316, s s, 138.2 w Av D,

- 22.6x75. P M. Sub to mortg \$8,000. Nov 26, 1900, due Dec 1, 1902, 5%. 2:372. 1,000
- Same to Christian Klein. Same property. P M. Nov 26, 1900, 5 years, 5%. 8,000
- Hammill, Cordie G to Lillie B Lilienthal. 57th st, No 120, s s, 138.6 w Lexington av, 16x100.5. Nov 23, 3 years, 5%. Nov 28, 1900. 5:1311. 18,000
- Harden, Wm S to Louise Wolff. 36th st, n e s, 117.3 s e 8th av, 16.10x98.9. Nov 24, 3 years, 5%. Nov 26, 1900. 3:786. 5,000
- Hausmann, John H and Fredk H, firm Hausmann Bros, to Meta Hausmann. 4th av, No 234, n w cor 19th st. Leasehold. Nov 21, demand, note. Nov 23, 1900. 3:848. 6,000
- Haviland, A Walter to Edward Wanty. Spring st, No 325, and Greenwich st, Nos 518 to 522, begins Spring st, n s, 61.6 w Greenwich st, runs n 40 x e 60.9 to w s Greenwich st x n 49.2 x w 81 x s 90 to Spring st x e 20.3 to beginning. Sub to all liens. Also property at North Plainfield, N J. Nov 5, demand, 6%. Nov 27, 1900. 2:596. 1,500
- Herold, Daniel to Eliza Dean. 9th st, No 432, s s, 163 w Av A, 25x94. Nov 19, 3 years, 4½%. Nov 26, 1900. 2:436. gold, 9,500
- Jacoby, Arnold to Beadleston & Woerz. 38th st, No 451, n s, abt 130 e 10th av. Saloon lease. Nov 3, demand, 6%. Nov 27, 1900. 3:736. 1,300
- Kaliski, Gustav to Grand Lodge of the United States of the Independent Order Free Sons of Israel. 128th st, No 252, s s, 400 w 7th av, widened, 25x99.11. Nov 27, 1900, 5 years, 4%. 7:1933. 14,000
- Same to Siegfried Row. Same property. Nov 27, 1900, 2 years, 6%. 2,000
- Kennedy, John and Michael to METROPOLITAN LIFE INS CO. 22d st, No 26, s s, 335 w 4th av, 30x98.9. Nov 26, due Dec 1, 1902. 5%. Nov 27, 1900. 3:850. 117,500
- Kennedy, David T with Edward C Perkins. 114th st, No 536, s s, about 300 e Broadway. Agreement reducing principal and interest of mortgage. Nov 26, 1900. 7:1885. nom
- Kraus, Maurice to Samuel Kraus. 28th st, s s, 189.8 e 9th av, 21.5x98.9. Nov 7, 1 year, 6%. Nov 27, 1900. 3:751. gold, 2,000
- Kriete, John and Bernhard L Schuler to Beadleston & Woerz. 16th st, No 105, n s, abt 75 w 6th av. Saloon lease. Nov 13, demand, 6%. Nov 28, 1900. 3:792. 2,000
- Kunzenmann, Jacob, Louisa A Birkler, Ferdinand J Volz and Michael Volz to Rosa Brandt. 11th st, Nos 327 to 331, n s, 225.4 w 1st av, runs n 40 x n e 25.2 x n 3.8 x s e 6 x n e 39.6 x n 25 x 1 x w 43.8 x w 33.11 x s w 69.10 x s 34.6 to st, x e 71.3; 2d av, No 213, n w cor 13th st, 26x77.3; 2d av, No 176, e s, 25.9 n 11th st, 25.10x100. All title, &c. Nov 24, 1 year, 6%. Nov 26, 1900. 2:453-469. 1,300
- Kurzman, Seymour P to Louis Stettauer. 52d st, No 60, s s, 200 e 6th av, 20x100.5. Sub to mortg \$15,000. Nov 27, 1900, due Dec 18, 1900, 4½%. 5:1267. 15,000
- Lally, Mary E wife of and John M to AMERICAN SAVINGS BANK. Pleasant av, w s, 84.3 s 119th st, 16.8x75. Nov 27, 1900, 3 yrs, 5%. 6:1806. 5,000
- Lawrence, Gustavus L to Lillius wife of W R Grace. 5th av, e s, 25.2 n 89th st, 25.2x102.2. P M. Nov 22, 1 year, 4%. Nov 24, 1900. 5:1501. 50,000
- Lawrence, Joseph J to Lillius wife of W R Grace. 5th av, n e cor 89th st, 25.2x102.2. P M. Nov 20, 1 year, 4%. Nov 24, 1900. 5:1501. 100,000
- Lohman, John D to SEAMENS BANK FOR SAVINGS. Water st, s s, 94.3 e Pike slip, 41.6x160 to South st, x 41.6x160. Nov 23, 1900, 5 years, 4%. 1:248. 18,000
- Lowenfeld, Pincus and William Prager to Sarah wife Herman Baum. 50th st, No 326, s s, 250 e 2d av, 24.6x100.5. P M. Nov 28, 1900, due Dec 1, 1901, 6%. 5:1432. 3,500
- Lyons, Lotta to Emil F and Rosalie Eitel. 112th st, s s, 302.3 e 5th av, runs s — to centre line old road x n e — to st x w 19 to beginning. P M. Nov 28, 1900, 1 year, 5%. 6:1617. 1,000
- Manning, John J and Michael, firm Manning Bros, to George Ehret. 2d av, No 1456, n e cor 76th st. Saloon lease. Nov 21, demand, 6%. Nov 23, 1900. 5:1451. 3,500
- Marshall, Louisa F wife Francis F to GREENWICH SAVINGS BANK. 14th st, No 54 W, s s, 175 e 6th av, 25x103.3. Nov 28, 1900, 5 years, 4%. 2:577. 43,000
- Marvin, Alfred H to EQUITABLE LIFE ASSURANCE SOC. 118th st, s s, 360 e Lenox av, 20x100.11. P M. Nov 27, 1900, due Jan 1, 1903, 5%. 6:1601. 4,000
- Marx, Max to Florence S Koshland. White st, n e cor Church st, 25x55. Nov 19, 3 years, 4½%. Nov 23, 1900. 1:193. 40,000
- Marx, Max to Clara Sanger. 103d st, No 118, s s, 127.6 e Park av, 15.6x100.11. Nov 26, 3 years, 4½%. Nov 28, 1900. 6:1630. 5,500
- Michel, Elisabetha to EMIGRANT INDUSTRIAL SAVINGS BANK. 80th st, s s, 100 e 2d av, 25x102.2. Nov 27, 1900, 1 year, 4%. 5:1542. 2,000
- Miller, Albertina wife of and John L to METROPOLITAN SAVINGS BANK. Riverside Drive, e s, 27.5 s 85th st, runs e 92.4 x s 25 x e 25 x s 25 x w 105.10 to Drive, x n 51.4. Nov 22, 1 year, 4½%. Nov 23, 1900. 4:1246. 95,000
- Minck, Franklin J and Matilda his wife to Frank J Britt and Hermann Weissmann. 36th st, No 358, s s, 125 e 9th av, 25x98.9. Sub to mortg \$21,000. Nov 28, 1900, 2 years, 6%. 3:759. 4,000
- Moore, Mary to Mary A Ferris. 118th st, No 404, s s, 108.3 e 1st av, 14.1x100.11x14x100.11. P M. Nov 28, 1900, due Dec 1, 1905, 5%. 6:1711. 4,000
- Mulligan, Christopher to Manhattan Consumers Brewing Co. 10th av, No 845, w s, abt 40 s 56th st. Saloon lease. Nov 26, demand, 6%. Nov 27, 1900. 4:1084. 1,000
- Murtha, Constance E to MUTUAL LIFE INS CO. 6th av, No 839, w s, 80.5 s 48th st, 20x84. Nov 26, 1 year, 4½%. Nov 27, 1900. 4:1000. 15,000
- Mygatt, Sophia H with MORTON TRUST CO. 97th st, No 257, n s, about 200 w Broadway. Extension mortgage. Nov 26, 1900. 7:1869. nom
- McCallum, Agnes C wife of and Harry to Peter Alexander. St Nicholas av, No 852, e s, 134.11 n 152d st, 21.5x80x21x75.6. Nov 26, 1900, 3 years, 4½%. 7:2067. See Cons. 16,000
- McCaul, Thos F and Wm A Soles to Benjamin Eichberg. Manhattan av, n e cor 117th st, runs e 120 x n 100.11 x w 50 x n 100.11 to s s 118th st, x w 70 to av, x s 201.10. P M. Sub to mort \$140,700. Nov 20, due May 20, 1901, 6%. Nov 24, 1900. 7:1944. 114,512
- Same to same. Same property. Sub to mortg \$345,212. Nov 20, due May 20, 1901, 6%. Nov 24, 1900. 70,000
- McDonald, John, Brooklyn, N Y, to Lewis A Mitchell. 135th st, Nos 1 to 7, n e cor 5th av, 100x99.11. P M. Sub to all liens. Nov 27, 1900, due Jan 1, 1902, 6%. 6:1760. 15,000
- McMorrow, Patrick to EQUITABLE LIFE ASSURANCE SOC. 107th st, s s, 125 w Central Park West, 50x100.11. Nov 16, due Jan 1, 1902, 5%. Nov 23, 1900. 7:1842. 20,000
- Naegeli, Albert to Rosa Brandt. 11th st, n e s, 252.6 n w 2d av, 25.6 x 110. Nov 27, 2 years, 6%. Nov 28, 1900. 2:467. 1,700
- Nolze, Richard to George Bullwinkle. Columbus av, Nos 524 and 526, w s, abt 100 s 86th st, cafe and restaurant. Nov 27, 9 mos, 4½%. Nov 28, 1900. 4:1216. secures notes, 9,000
- O'Connor, Eugene F to Anna L Morton. New Bowery or Bowery, w s, extended, — s James st, runs w 79.2 x s 25.10 x e 53.4 to New Bowery or Bowery x n e 36.1; New Bowery or Bowery, w s, extended, — s James st, runs w 53.4 x s 29.4 x e 22.5 x 39.9 to beginning, being Nos 44, 46 and 48 New Bowery or Bowery Extension; South st, No 152, n w s, abt 35 n e Peck slip, runs e 24.6 x n 70.6 x e 2.9 x n 7.6 x w 26.5 x s 7.6; 8th av, n e cor 58th st, runs e 97.7 x n 75.9 to Broadway and Grand Circle x w 75.3 to 8th av x s 40.8. Oct 26, 6 months. Nov 27, 1900. 1:117-107, 4:1030. 35,500
- Oeters, John H to Lambert Suydam. Edgecombe av, s w cor 142d st, 50.7x — to centre line Old Kingsbridge road x 50.7x109.10. Oct 31, 1 year, 6%. Nov 28, 1900. 7:2051. 24,000
- Peters, Henry H, Jr, to Don A Gaylord. 82d st, No 156, s s, 300 w 3d av, 16.8x87. Nov 28, 1900, demand, —. 5:1510. secures contract note 3,738
- Pfister, George, Geo W and William Roberts and Robert Smolik with Hyman Greenberg. 8th av, No 2705, w s, about 50 s 144th st. Agreement to pay \$200 to party second part out of claims of first party against Gregor G Hofmann when paid which \$200 is secured by mortgage by Hofmann. Recorded in L 120 mp 66. Oct 10. Nov 26, 1900. 7:2044. nom
- Pincus, Abraham to Otto Huber Brewery. Chambers st, No 144, s s, abt 75 w West Broadway. Saloon lease. Nov 27, demand, 6%. Nov 28, 1900. 1:137. 2,350
- Pollock, Edmond L to BANK FOR SAVINGS. Old Broadway, w s, 74.11 s 130th st, 25x96.9x25x95.2. Nov 26, 1900, 3 years, 4%. 7:1984. 9,000
- Regan, Richard to Frances Harding. 156th st, s s, 200 w Amsterdam av, 100x99.11. Sub to mort \$6,000. Nov 22, due Nov 1, 1901, 4½%. Nov 27, 1900. 8:2114. 1,000
- Reilly, Patrick A and Hannah L, Ella R Reilly and Mary A Schneider to EMIGRANT INDUSTRIAL SAVINGS BANK. 26th st, n s, 479 w 10th av, 24x98.9. Nov 28, 1900, 1 year, 4%. 3:698. 3,000
- Rowell, Carrie I to Eliz H Hicks. 77th st, s s, 40 w West End av, runs s 18.6 x w 11.6 x s 12.6 x s 6.5 x s 31.8 x w 12.7 x n 68 to st, x e 28. Nov 23, 1900, 2 years, 6%. 4:1185. 2,000
- Ruth, Samuel J and Rachel Hoffman to Amelia Smith. 100th st, n s, 150 w Park av, 30x100.11. Nov 23, 1900, 3 years, 5%. 6:1606. 23,000
- Ruth, Saml J and Rachel wife of and Mayer Hoffman to Peter Donald. 100th st, n s, 120 w Park av, 30x100.11. Nov 27, 1900, 3 years, 5%. 6:1606. bleed, 22,500
- Sackett, Catharine to Margt E Mitchell trustee and Blecker N Mitchell exr and trustee Samuel L Mitchell. Oliver st, e s, 55 n South st, 40x50. Nov 27, 5 years, 5%. Nov 28, 1900. 1:251. 23,000
- Sackett, Catharine wife of and Frederick to Mabel R Cushing. Same property. Nov 27, demand, 6%. Nov 28, 1900. gold, 4,000
- Saunders, Margt K formerly Van Cleef to BOWERY SAVINGS BANK. 33d st, No 159, n s, 175 w 3d av, 20x98.9. Nov 14, 1 year, 4%. Nov 23, 1900. 3:889. 3,500
- Scheid, Mary to Anna D B Wertz. 84th st, No 504, s s, 123 e Av A, 25x102.2. P M. Sub to mortg \$12,000. Nov 28, 1900, 3 yrs, 5%. 5:1580. 2,000
- Schmidt, Henry and Hartmann to Marie Butt. 183d st, s w cor Audubon av, 25x104.11. Nov 24, 1900, due Jan 1, 1901, 6%. 8:2154. 11,500
- Schnepf, Henry and Katharine to Jacob Schmitt. 52d st, Nos 142 and 144, s s, 100 e Lexington av, 50x100.5. Nov 28, 1900, due Jan 1, 1903, 6%. 5:1306. 5,000
- Schnugg, Francis J to Geo J Schnatz and Charles Massoth. 5th av, s e cor 119th st, 25x85. Sub to mort \$35,000. Nov 26, 1 year, installs, 6%. Nov 27, 1900. 6:1745. 4,000
- Same to same. 8th av, e s, 24.11 n 154th st, 24.6x100. Sub to mort \$17,000. Nov 26, 1 year, installs, 6%. Nov 27, 1900. 7:2040. 3,000
- Schnugg, Francis J to NEW YORK LIFE INS AND TRUST CO. 94th st, No 1, n s, 102.3 e 5th av, 25x100.8. Nov 28, 1900, 3 yrs, 4½%. 5:1506. 43,000
- Shear, Frederic D and Louise Howard with Sarah E McPherson guard Stephen G and Belden Roach. 1st av, Nos 1135 and 1137, w s, 68.5 n 62d st. Release of priority agreement. Nov 23, 1900. 5:1437. nom
- Signell, John V and Josephine his wife to Wm A Mehan. Central Park West, n w cor 92d st, 75.8x125. Nov 24, due April 1, 1902. 6%. Nov 26, 1900. 4:1206. 10,000
- Simon, Emil to Wm R Rose. 20th st, Nos 36 and 38, s s, 200 w 4th av, 40x92. P M. Nov 28, 1900, due June 1, 1901, 6%. 3:848. 125,000
- Same to Abraham Boehm and Lewis Coon. Same property. Sub to mortg \$125,000. Nov 28, 1900, due June 1, 1901, 6%. 70,000
- Smith, Annie D wife and Granville B to Wm A Smith exr and trustee Richard W Dickinson for Annie D Smith. 16th st, No 19, n s, 425 w 5th av, 25x92. Nov 28, 1900, 3 years, 4½%. 3:818. 5,500
- Smith, John H to TITLE GUARANTEE AND TRUST CO. 115th st, No 157, n s, 51.8 e Lexington av, 13.10x100.11. Nov 23, 3 years, 4%. Nov 26, 1900. 6:1643. 3,000
- Same to same. 115th st, No 159, n s, 65.6 e Lexington av, 19.8x100.11. P M. Nov 23, 3 years, 4%. Nov 26, 1900. 3,500
- Sobel, Elias and Joseph P Slater to Baron de Hirsch Fund. 1st st, Nos 77 and 79, s s, 82 e 1st av, runs s 28.8 x s 74.5 to Houston st (Nos 180 and 184), x e 49.11 x n 51.5 x w 9 x n 4.2 x w 2.9 x n 42.6 to st, x w 38.7. Nov 26, 1900, due Dec 1, 1903, 4½%. 2:428. 65,000
- Stewart, Perez M and H Ives Smith to TITLE GUARANTEE AND TRUST CO. Riverside Drive, s e cor 106th st, 100.11x100. Bldg loan. Nov 9, demand, 6%. Nov 28, 1900. 7:1391. 205,000
- Same to Joseph Hamerslag and David E Oppenheimer. Same property. Sub to mortg \$205,000. Building loan. Nov 9, 1 year, 6%. Nov 28, 1900. 56,523
- Stumme, Appollonia wife of Gustav to UNITED STATES TRUST CO. 141st st, No 312, s s, 166.7 w 8th av, 16.7x99.11. Nov 23, 1900, interest and time due as per bond. 7:2042. 6,000
- Sweeney, Edwd J to H Koehler & Co. 26th st, No 517, n s, abt 218 w 10th av. Saloon lease. Nov 28, 1900, demand, 6%. 3:698. 1,500
- Tanenbaum, Emanuel to Moses Tanenbaum. Washington st, No 52, w s, 107.2 n Morris st, 20x90x31.7x89.6; West st, No 29, e s, 120.6 n Morris st, 29.10x90x18.3x89.3. Nov 26, 3 years, 5%. Nov 27, 1900. 1:17. 7,000
- Taylor, Washington H to Clark W Dunlop. Clinton pl, No 47, n s, 215.11 e University pl, 25x93.11. Leasehold. Nov 23, 1910, installs, 3 years, 6%. 2:560. 6,500
- Timpson, Henrietta F to William P Mitchell. 25th st, s s, 138.7 w 2d av, 20x98.9. Extension of mort. Nov 27, Nov 28, 1900. 3:905. nom
- Tresch, Annie M widow to FRANKLIN SAVINGS BANK. 50th st, n

No 409, n s, 150 w 9th av, 25x100.5. Nov 26, 1900, 1 year, 5 1/2%. 4:1060.

True, Clarence F and Marie his wife to Henry J Braker. West End av, s e cor 85th st, 23.2x80. Sub to mort \$35,000. Nov 23, 1 year, 6%. Nov 24, 1900. 4:1232. gold, 7,000

Van Cleef, Margaret wife of James B with BOWERY SAVINGS BANK. 33d st, No 159, n s, 175 w 3d av, 20x98.9. Subordination agreement. Nov 14, Nov 23, 1900. 3:889. nom

Van Note, Emma E to Frederick Johnson. 137th st, No 125, n s, 375 e 7th av, 25x99.11. Sub to mort \$18,900. Nov 27, 1 year, 5%. Nov 28, 1900. 7:2006. 1,000

Vogel, Jacob J to Albert W Venino. 40th st, s s, 100 e 10th av, 25x 98.9. P M. Nov 27, due May 27, 1901, 6%. Nov 28, 1900. 3:737. 2,000

Same with Rosalynde de lima Mayer. Same property. Agreement merging two mortgages into one. Aug 25, 1900. Nov 28, 1900. nom

Walker, John B to TITLE GUARANTEE AND TRUST CO. 33d st, No 37, n s, 162.6 e Madison av, 18.9x98.9. P M. Nov 27, 1900, 3 years, 4%. 3:863. 17,500

Same to Kate A Johnson. Same property. P M. Nov 16, due Nov 27, 1901, 4%. Nov 27, 1900. 7,500

Waring, Geo D to Laura J Wells. Elizabeth st, No 90, e s, abt 130 s Grand st, 25x—. 1/2 part. Nov 26, due April 1, 1901, 6%. Nov 27, 1900. 1:239. 2,200

Weber, Conrad to NEW YORK LIFE INS CO. 91st st, No 83, n w cor Park av, 20x67. Nov 23, 1900, due Jan 1, 1904, 4 1/2%. 5:1503. gold, 5,000

Weil, Benj L and Berthold to Jonas Weil and Bernhard Mayer. Grand st, No 379, s s, 50 e Norfolk st, 25x100. P M. Nov 22, due Jan 1, 1901, 5%. Nov 23, 1900. 1:312. 15,500

Wertz, Anna D B with Conrad Vorbach. 84th st, No 504, s s, 123 e Av A, 25x102.2. Extension mortgage. Sept 1, '99. Nov 28, 1900. 5:1580. nom

White, Mary A to EMIGRANT INDUSTRIAL SAVINGS BANK. Mt Morris av, w s, 80.11 s 121st st, 20x100. Nov 23, 1900, 1 year, 4%. 6:1720. 15,000

Wightman, Hester C, Brooklyn, to Sarah E McPherson guard Stephen G and Belden Roach. 1st av, Nos 1135 and 1137, w s, 68.5 n 62d st, 32x64. Nov 23, 1900, 5 years, 5%. 5:1437. 22,500

Wilsey, Marietta to Clark W Dunlop. Warren st, No 20. Leasehold. Agreement as to rents of \$425 per month. April 3, 1899. Nov 26, 1900. 1:135. —

Wilson, Max S A to Abraham Silverson. 13th st, Nos 435 to 441, n s, 150 w Av A, runs w 80 x n 91.6 x e 36.7 x n 4.9 x n e 6.10 to centre line former Stuyvesant st x s e 69 x s 42.3. Oct 30, 1 year, 6%. Nov 27, 1900. 2:441. 5,000

Witten, John to Beadleston & Woerz. 2d av, No 1061, s w cor 56th st. Saloon lease. Nov 13, demand, 6%. Nov 27, 1900. 5:1329. 5,000

Woodhull, Martha V with Harriet Herr. 117th st, n s, 335 e Lenox av, 25x100.11. Extension mort. Nov 22. Nov 28, 1900. 6:1601. nom

Worth, Gaston with Peter W Rouss. Madison av, No 1248, w s, 40 s 90th st. Extension mortgage. Oct 31. Nov 26, 1900. 5:1501. nom

BOROUGH OF BRONX.

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

*Becker, Lauretta wife and Wm J to Robert F Martin exr Nannie Barclay. Columbus av, s s, about 162.2 w Unionport road, 50x 100. Nov 22, 3 years, 6%. Nov 26, 1900. 600

Benson, Mary to Isaac L Dunn. Cauldwell av, w s, 136.10 n 156th st, 150x117.6. Sub to mort \$13,500. Nov 21, due May 15, 1901, 6%. Nov 24, 1900. 10:2625. 1,000

Same to same. Same property. Sub to mort \$14,500. Nov 21, due May 15, 1901, 6%. Nov 24, 1900. 347

*Bickford, Mary M to James McCurrah. 7th st, s s, abt 300 w Av B, 100x108, Unionport; 7th st, s s, abt 200 w Av B, 100x216 to 6th st, Unionport. Nov 14, 1 year, 6%. Nov 23, 1900. 3,000

Bergman, Jacob with Jacob and Lorenz Kronenberger. Part lot 91 map Village Morrisania. Extension mort. Nov 20. Nov 27, 1900. 11:2934. nom

Broadhead, Henry to Geo H Simpson. Briggs av, n s, 100 e Southern Boulevard, 50x110. P M. Nov 27, 1900, 3 years, 5%. 12:3305. 1,400

*Cubbucci, Tomaso to Morris H Hayman. Pelham road, e s, 48.11 n Middletown road, 25x90, Throggs Neck. Aug 28, 3 years, 5%. Nov 27, 1900. 350

*Connor, Thos P to William Crawford. White Plains road, n w cor 8th av, 114x105, Wakefield. P M. Nov 14, 3 years, 5%. Nov 26, 1900. 7,000

Cornell, John M to Walter A Forman. 3d av, n w cor 145th st, 50 x150. Nov 23, 1900, 3 years, 5%. 9:2326. 50,000

Dunn, Isaac L to Eliza J Palmer. 186th st, new line, n e cor Washington av, runs n 143.11 to s s 187th st, x e 10 to w s 3d av, new line, x s 165.2 to 186th st, x w 91. P M. Nov 22, 2 years, 5%. Nov 23, 1900. 11:3040. 10,250

Dunn, John P to Augusta, August and Edward Roesler exrs August Roesler. Grand Boulevard and Concourse, w s, 275 n 192d st, 150x112.4x150x110.7. P M. Nov 17, 3 years, 5%. Nov 24, 1900. 11:3168. 4,000

De Hart, John with James M Wentz. Simpson st, w s, 310 n Westchester av, Subordination agreement. Nov 26. Nov 27, 1900. 10:2726. nom

De Hart, John with George Stark. Simpson st, w s, 310 n Westchester av, 50x100. Subordination agreement. Nov 27. Nov 28, 1900. 10:2726. nom

Graud, Louis H and Louisa C his wife to Gaines-Roberts Co. 139th st, n s, 206.6 e old line Alexander av, 25x100. P M. Nov 26, 2 years, 5%. Nov 27, 1900. 9:2302. 1,150

*Gordon, Mary E wife of and Frank W and Elvira H wife of and John Gillingham to Henry E Klugh. 173d st, w s, abt 147 s Westchester av, 25x100; Brown av, w s, abt 450 n Sagamore st, 25x—. Sub to mort \$—. Nov 22, 1 year, 6%. Nov 23, 1900. 850

*Same to Robert and Mary A Garabrant his wife. 173d st, w s, abt 147 s Westchester av, 25x100. Nov 22, 3 years, 6%. Nov 23, 1900. 2,500

*Gordon, Mary E and Elvira H Gillingham to Herman Fensterer. 173d st, w s, abt 147.3 s Westchester av, 25x100. Nov 21, installs, 1 year, 6%. Nov 26, 1900. 400

Grimley, Felix and Bridget his wife to UNITED STATES SAVINGS BANK. Webster av, n w cor 200th st, 50x95.11. Nov 26, 1900, 3 years, 5%. 12:3280. 2,500

Hendrickson, Julia C to Bertha L Long. Brook av, n w s, 88.3 n North 3d av, 28.7x86.11x25.1x86.8. Nov 26, 1900, 2 years, 6%. 9:2365. 1,500

Hammond, Eugene H to Chas A Mapes guardian of Julie E Strang.

Prospect av, s e s, 70.7 n Freeman st, runs n 34.11 x e 45.2 x s e 82.6 to Freeman st x w 30.7 x n w 70.5 to beginning. P M. Nov 26, 1 year, 5%. Nov 27, 1900. 11:2971. 838

Same to Fredk C Strang. Same property. Sub to mort \$838. Nov 26, 1 year, 5%. Nov 27, 1900. 838

Same to Nelson M Strang. Same property. P M. Sub to mort \$838. Nov 26, 1 year, 5%. Nov 27, 1900. 838

Hall, Hannah L to Annabella Howell. 143d st, n s, 244.6 w 3d av, 16x100. Nov 27, 5 years, 5%. Nov 28, 1900. 9:2324. 3,500

Heylman, Maude H formerly Patterson to HARLEM SAVINGS BANK. Decatur av, w s, 253.11 n Southern Boulevard, 37x110. Nov 17, 1 year, 5%. Nov 28, 1900. 12:3285. 6,500

Holsten, Herman H to Enoch C Bell. 3d av, No 3414, e s, 50 n 166th st, 26.6x100.7x30.6x100.7. P M. Sub to mort \$19,000. Nov 28, 1900, due Dec 1, 1903, 5%. 10:2608. 3,500

Jones, Wm J to Mary A Kilmer. 136th st, n s, 181.6 e Alexander av, 25x100. Nov 28, 1900, 3 years, 5%. 9:2299. gold, 15,000

Same to James T Barry. Same property. P M. Sub to mort \$15,000. Nov 28, 1900, 6 months, 5%. 1,000

Jones, Joseph H to Mary S Hynes. Bremer av, late Woody Crest av, e s, 220.1 n 164th st, 25x100. Nov 26, 3 years, 5%. Nov 27, 1900. 9:2508. 5,500

Kampner, August to Frank S Bond. Inwood av, n w s, 108.1 n e from an angle in said av, runs n w 88.9 x n e 20 x s e 88.9 to av x s w 20, being part lot 358 map Inwood. Nov 26, 3 years, 5%. Nov 27, 1900. 11:2864. 1,500

Same to same. Inwood av, n w s, 128.1 n e from an angle in said av, runs n w 88.9 x n e 20 x s e 88.9 to av x s w 20, being part lot 359 same map. Nov 26, 3 years, 5%. Nov 27, 1900. 11:2864. 1,500

Koenig, Louis to DOLLAR SAVINGS BANK. 154th st, n s, 220 w Elton av, 25x100. Nov 21, 1 year, 5%. Nov 23, 1900. 9:2376. gold, 2,500

Kayser, Raymond C to Geo J Bischof. Crotona av, e s, 70.3 s 182d st, 8.11x172.4 to w s Clinton av, x8.10x170.7; Clinton av, e s, 70.4 s 182d st, 8.9x296.11 to w s Prospect av, x8.6x297; Prospect av, e s, 70.4 s 182d st, 8.5x335.4 to w s Mapes av, x 8.5x 336.3. Nov 8, 2 years, 6%. Nov 26, 1900. 11:3097 and 3098 and 3110. 350

King, Annie widow and Mary A to Manhattan Mutual Co-operative Savings and Loan Assoc. Union av, w s, widened, 118.1 s Denman pl, 22.11x115.9x23x115.3. July 9, installs, 6%. Nov 28, 1900. 10:2666. 1,000

Lally, Michael to George Stark. Simpson st, w s, 310 n Westchester av, 50x100. Sub to mort \$3,500. Nov 26, due Mar 1, 1901, 6%. Nov 28, 1900. 11:2726. 1,550

Lally, Michael to James M Wentz. Simpson st, w s, 310 n Westchester av, 50x100. Nov 26, secures advances, 6%. Nov 27, 1900. 10:2726. 3,500

Leitner, Jacob to American Mortgage Co. 3d av, No 3784, e s, 50 s 171st st, 25x100. P M. Nov 28, 1900, 3 years, 5%. 11:2927. 16,000

Same to same. Same property. P M Sub to mort \$16,000. Nov 28, 1900, 1 year, 6%. 1,000

Langhorst, Margaretha to Marie Wauer. 178th st, s s, 115.7 e 3d av, 25x100. P M. Nov 23, 1 year, 5%. Nov 26, 1900. 11:3060. 600

Lyon, Addison J to Sarah Bisland. 136th st, s s, 150 w 3d av, 25x 100. Nov 20, 1 year, 6%. Nov 26, 1900. 9:2320. 625

Lehmann, Louis to George Bechtel Brewing Co. Washington av, n w cor 186th st, 50x101. Nov 24, 1 year, 5%. Nov 26, 1900. 11:3040. 900

Murphy, Bridget to John Donohue. Arthur av, e s, 45 n 187th st, 25x95.11x25x96.1, with all title to land bet present e s Arthur av and old e s Arthur st. P M. Nov 23, due Nov 27, 1905, 5%. Nov 27, 1900. 11:3077. 500

MacMannus, Chas F to LAWYERS MORTGAGE INS CO. 139th st, n s, 206.6 e Alexander av, old line, 25x100. Nov 26, 1900, 3 years, 5%. 9:2302. 16,000

Miller, Albert and Wm H Schultheis to Abraham H Feuchtwaner indiv and Jerome J Danzig exr Sarah Danzig. 156th st, s s, 75 e Union av, runs s 91 x e 19.3 x s 9 x e 20.11 x n 100 to st, x w 40 to beginning. Nov 23, 1900, due Sept 25, 1902, 5%. 10:2675. 500

Same to Atlantic Dock Co. Same property. Nov 23, 1900, demand, 6%. 9,000

McMahon, Margaret widow to Ann Moore. William st, e s, 260.3 s Washington av, runs s 67.3 to n s 160th st x s e 0.6 to w s Washington av x n e 87.3 x w 54 to beginning. Nov 26, due Jan 1, 1904, 6%. Nov 28, 1900. 9:2382. 500

McOwen, Anthony to Isabella S Wall indiv and as guardian Isabella M Wall. Robbins av, e s, 250 s e 147th st, 25x100. P M. Nov 23, 3 years, 5%. Nov 28, 1900. 10:2578. 2,000

Muller, Claus H to Mary E Dalton. St Anns av, No 338, e s, 75.4 n 141st st, 25x90. P M. Nov 27, due Dec 1, 1902, 5%. Nov 28, 1900. 10:2556. 2,500

*Overington, Harry to Martha Wilson. 2d av, s s, abt 180 w 5th st, 150x114, Wakefield. Oct 22, 3 years, 5%. Nov 28, 1900. 2,000

Pfening, Arnold to Mitchel Valentine. Bathgate av, s w cor 174th st, 100x114.5. Nov 23, 3 years, 5%. Nov 24, 1900. 11:2915. 15,000

Pender, Walter A and Matilda C McDonald to David B Levy. Teller av, proposed, s e s, 274.1 n e 169th st, 25x82.3x25x82.5. P M. Nov 24, 3 years, 5%. Nov 26, 1900. 11:2782. 4,500

Roos, Christian P to Tremont Building and Loan Assoc. Washington av, w s, 37.5 n Quarry road, 25x150. Nov 24, installs, 6%. Nov 26, 1900. 11:3036. 1,500

Radley, John J to Geo M Miller and ano trustees Levin R Marshall. 3d av, n e cor St Pauls pl, runs e 102.2 x n 31 x w 100 to 3d av, x s 52.4. Nov 23, 1900, due Dec 1, 1903, 5%. 11:2927. 10,700

Same to Frances F Hitchcock. 3d av, e s, 52.4 n St Pauls pl, 25x 100. Nov 23, due Dec 1, 1903, 5%. Nov 24, 1900. 11:2927. 4,800

Same to Geo M Miller trustee for Margaret E Biddle and Sarah D S Newbold. 3d av, e s, 77.4 n St Pauls pl, 50x100. Nov 23, 1900, due Dec 1, 1903, 5%. 11:2927. 6,500

Randall, Wilbur F to Julie F H Nevins. Bainbridge av, n w s, 531.7 n w from n e s 198th st, runs n 2.11 x n w 210.11 x w s 45.6 x s e 188.7 to av, x n e 79.6 to beginning. Nov 24, 1900, due Dec 1, 1903, 5%. 12:3296. 5,000

Rosenberg, Morris to Mary H, Henry R, Francis E and James H Du Bois. Wendover av, s s, 50.6 e Washington av, 25.3x84x25x87.7. Nov 27, 1900, 3 years, 5%. 11:2912. 12,000

Rettinger, Joseph to George Gaynor. 152d st, s s, 67 e Union av, 23x94.10. P M. Nov 27, due May 1, 1901, 5%. Nov 28, 1900. 10:2674. 1,000

Schneider, Charles and Sophie his wife to Wm C Oesting. 141st st, s s, 206.8 e St Anns av, 25x95. P M. Nov 21, 3 years, 5 1/2%. Nov 22, 1900. 10:2551-2552-2553. (Corrects error as to amt in last issue.) 1,900

*Sheeman, Moris to Mary L Arnow. Mulford av, n w cor Alice st, 50x100. Nov 26, due Nov 14, 1903, 6%. Nov 27, 1900. 1,700

Somers, Lizzie M to BOWERY SAVINGS BANK. Willis av, No 213, w s, 75 s 137th st, 25x81.6. Nov 27, 1900, 5 years, 4%. 9:2239. 10,000
Stark, Annie L to Nelson M Strang. Prospect av, e s, 176.9 s Jennings st, runs s 150 x e 152.2 x n w 50.2 x n 110.8 x w 106.3 to beginning. P M. Sub to mortg \$10,888. Nov 26, 3 years, 5%. Nov 27, 1900. 11:2971. 612
Same to Fredk C Strang. Same property. P M. Sub to mort \$5,444. Nov 26, 3 years, 5%. Nov 27, 1900. 5,444
Same to Chas A Mapes guardian Julia E Strang. Same property. P M. Nov 26, 3 years, 5%. Nov 27, 1900. 5,444
Smith, Mary E to Walter D Maroney. Valentine av, e s, widened, 151.2 n 180th st, runs e 89.7 x n 25 x w 5 x n 47.2 x w 93.10 to av, x s 73.10 to beginning. Nov 24, 1 year, 6%. Nov 26, 1900. 11:3144. 2,000
Smith, Wm F and Clement H to Timothy Donovan. 3d av, s e cor 148th st, 49.9x48.11 to Willis av x65.6x23.7. Sub to mortg \$75,000. Nov 27, 1 year, 6%. Nov 28, 1900. 9:2307. 3,000
Snow, Chas H to Ministers, &c, of the Reformed Protestant Dutch Church of City of N Y. Loring pl, n w cor 181st st, 100x188 to e s Oxford pl, x130.6x190.6 to beginning. P M. Oct 11, due Oct 15, 1902, 5%. Nov 26, 1900. 11:3223. 9,000
*Sloatman, Geo D to James T Penfield. De Milt av, n e s, abt 133.4 n w Catherine st, 100x100, Penfield property, South Mt Vernon. Nov 23, 1900, due Oct 20, 1902, 6%. 1,200
Schwenk, Cath M to Ottillie Siedler. Courtlandt av, n e cor 158th st, 51.6x92. Nov 27, 1 year, 6%. Nov 28, 1900. 9:2405. 1,500
Van Note, Emma E to Geo F Johnson. Kelly st, e s, 150 n 156th st, 25x100. Nov 27, 1 year, 4 1/2%. Nov 28, 1900. 10:2708. 2,500
Tiffany, Lyman to Sarah C Goodhue. Longfellow st, w s, 107.3 n w 167th st, 100x200 to Bryant st; Longfellow st, w s, at e s West Farms road, runs s 146.8 x s e 48.11 x e 49.7 to st, x n 146.5; Longfellow st, e s, 230.5 s Home st, 100x130.2x107.6x90.9. Nov 19, 3 years, 6%. Nov 26, 1900. 10:2754-2758. 6,000
*Trow, Wm M and Josephine G his wife to North New York Co-operative Building and Loan Assoc. Greene lane or av, n e s, near 4th st, lot 180 map Sec 2, St Raymonds Park. Nov 22, 3 years, 6%. Nov 23, 1900. 1,500
Viehl, Gustav to Geo F Johnson. 156th st, s s, 100 e Kelly st, 25 x100. P M. Sub to mort \$6,000. Nov 21, 5 years, 4 1/2%. Nov 24, 1900. 10:2708. 2,000
Wauer, Marie wife of Herman to Mary S Hynes. 178th st, s s, 115.7 e 3d av, 25x100. Nov 22, 3 years, 5%. Nov 23, 1900. 11:3060. 6,500
Wexler, Adolph to Juliet M Livingston. Webster av, n w cor 168th st, 335x100. Nov 19, due June 5, 1901, 5%. Nov 23, 1900. 9:2427. 33,500
Wehdebrock, Christian and Emma his wife to William Hassey. St Anns av, s w cor 137th st, 25x100. Nov 26, 1900, 2 years, 6%. 9:2264. 3,000
Wells, Clarence R to William Meruk. La Fontaine av, e s, 57.8 s Quarry road, 20x95. Sub to mort \$2,500. Nov 24, 2 years, 5%. Nov 26, 1900. 11:3063. 250
*Wilhelm, Marian A to Mary Wagner. Grace av, s w s, abt 130.8 s e St Raymond av, 32.8x106.11x25x127.11. P M. Nov 28, 1900, 3 years, 5%. 1,000
Woehling, Chas H and Helena W his wife to James T Barry. Franklin av, e s, 37.7 s 167th st, 2 lots, each 27.6x97. P M. 2 mortg, each \$5,000. Nov 28, 1900, 1 year, 5 1/2%. 10:2613. 10,000

MORTGAGES—ASSIGNMENTS.

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

November 23, 24, 26, 27 and 28.

BOROUGH OF MANHATTAN.

Battershall, Fredk S to Trust Co of America. 134th st, No 18 W. Nov 27, 1900. nom
Beresford, Lily W et al trustees Louis C Hamersley to Joseph C Levi in trust for Alexandrine F Lawrence. Allen st, No 121. Nov 23, 1900. 18,000
Bond and Mortgage Guarantee Co to Selmar Hess. 48th st, Nos 318 and 320 West. Nov 24, 1900. 20,000
Berger, Morris to State Bank. 5th st, Nos 811 to 817 E. Nov 28, 1900. nom
Bleier, David guardian Edna Herschman to Henri Strasbourger. C, n e cor 4th st, 24x64.3. Nov 28, 1900. 4,000
Blecker, Theophylact B and ano exrs Eliz U Coles to Alexander and George Coles. Whitehall st, n e cor South st, 107.3x40.7x108.4x 43.5. 4-5 parts. Nov 28, 1900. 120,000
Same to Augusta U von Klenck Georges, Vicomte d'Avenel and Nina A de la Tournelle. Gansevoort st, No 8. Nov 28, 1900. 11,000
Bradley & Currier Co to Edgar Logan. Amsterdam av, e s, 300 s 133d st, 50x100. Nov 28, 1900. nom
Central Trust Co trustee will John A Dix for Eliz M Blake to Kath M Blake, Margt K Hoyle and Eliz M and Morgan D Blake. Forsyth st, No 23. Nov 28, 1900. For- omitted
Same to Kath M and Eliz M Blake. 2d av, No 354. Nov 28, 1900. omitted
Same to Margt K Hoyle. 42d st, n s, 105 w 2d av, 25x100.5. Nov 28, 1900. Nov omitted
Clarke, Eliz T and Charlotte S Dwight to Fredk P Hummel. Elizabeth st, No 44. Nov 23, 1900. 1,000
Dworsky, Abraham J to Henry Stemme. Av D, n e cor 4th st, 24x99.11x24x99.8. Nov 23, 1900. 3,838
Dix, Morgan exr John A Dix to Central Trust Co trustee will John A Dix for Eliz M Blake. Forsyth st, No 23. Nov 28, 1900. nom
Dumont, Chas W to Title Guarantee and Trust Co. 103d st, s s, 75 w Broadway, 45x100.11. Nov 28, 1900. 15,000
Engelage, Lena guardian Eliz C Engelage to Eliz C Engelage. 116th st, No 365 W. Nov 28, 1900. 6,000
Heins, Anna M et al exrs and trustees John D Heins to Thomas O'Connor. 117th st, No 404 E. Nov 28, 1900. 4,500
Hummel, Fredk P to George Wolf. Elizabeth st, No 44. Nov 26, 1900. 1,019
Jacobus, Edmund Y to John W Castree, Wm H B Totten and Ezekiel C Williams trustees, &c, John Castree. Assigns 2 mortg. University pl, No 40. Nov 24, 1900. 9,000
Kip, Geo G to Elbert S Kip. 9th st, No 432, s s, 163 w Av A, 25 x 94. Nov 26, 1900. 2,000
Lawyers Mortgage Ins Co to Olney L Higgins. Amsterdam av, n w cor 149th st, 25x100. Nov 23, 1900. 36,000
Ledwith, Joseph M to Paul Westphal. 8th av, Nos 751 and 756. Nov 23, 1900. 6,000
Lowenfeld, Pincus and William Prager to State Bank. 4th st, Nos 374 to 380 East. Nov 23, 1900. nom

Levy, Abraham and Louis firm Abraham Levy & Son to Grace K Moore. Goerck st, No 30. Nov 27, 1900. nom
Mishkind, Isidor to State Bank. Madison st, s s, 104.6 e Rutgers st, 36.3x100. Nov 27, 1900. nom
Mayer, Rachel to North New York Co-operative Building and Loan Assoc. Washington terrace, w s, 142 s 186th st, 19x62.6. Nov 23, 1900. 5,000
O'Brien, Joseph L to Hamilton Bank. 113th st, n s, 36 e Park av, 16x100.11. Nov 28, 1900. nom
Potter, Fredk G to John A Philbrick. All title. Broad st, Nos 109 and 111; Front st, No 24. Nov 26, 1900. nom
Polstein, Joseph to State Bank. Madison st, s s, 132.6 w Clinton st, 38.6x90. Nov 27, 1900. nom
Sniffin, Elisha to Title Guarantee and Trust Co. 123d st, s s, 80 e 2d av, 28.8x100.11. Nov 27, 1900. 5,000
Sullivan, Sarah to Martin Engel. Stanton st, s s, 75 e Willett st, 25x75. Nov 27, 1900. 4,000
Title Guarantee and Trust Co to U S Trust Co of N Y. Lexington av, No 841. Nov 26, 1900. 7,000
True, Marie to Henry J Braker. 83d st, s s, 340 w West End av, 60x irreg x35x102.2. Nov 24, 1900. nom
Union Trust Co trustee Ann T Brown to Walter Brown. 118th st, n s, 273 e Pleasant av, 20.7x100.11. Nov 27, 1900. order of court
Wyson, John J et al trustees will John R Marshall for Louise M Pollock and John J Wyson trustee to Louise M Pollock. Park av, e s, 25.8 n 95th st, 25x90. Nov 23, 1900. nom
Winslow, Edward to Continental Trust Co. St Nicholas av, n e cor 114th st, 59.9x124.3x50.11x93. Nov 28, 1900. nom
Young, Geo W to Wm J Harvey. 76th st, n s, 140 w Amsterdam av, 25x102.2. Nov 24, 1900. nom

BOROUGH OF BRONX.

Also, Florence R to John, Jr, and Amanda Bussing his wife. White Plains road, n e cor Cleveland av, 81x120x75x133, Wakefield. Nov 27, 1900. nom
Clinchy, Arthur H to Robt B Johnson as trustee. 162d st, s s, 388.11 w Elton av, 75x100. Nov 24, 1900. 10,000
Deacon, Marie E to Mary B Toucey. Jackson av, w s, 81.6 n Home st, 27x54.2 to e s Boston av, x29.5x65.11. Nov 23, 1900. 12,000
Doelger, Chas P to William and Josephine Eisenhauer. 158th st, n s, 100 w 3d av, 25x100x32x100.2. Nov 28, 1900. 12,000
Exner, Julia to Augusta A Roby. 1-5 part. 142d st, n s, 406.6 e Alexander av, 75x100. Nov 28, 1900. 1,000
Eden, Maud J to John H Eden. Parkside pl, w s, being lots 85 and 86 on map of Norwood, 24th Ward, 50x90. Nov 26, 1900. 1,000
Eden, John H to Hugh Doon. Same property. Nov 26, 1900. 1,000
*Hayman, Morris H to Mary P Thatcher. Pelham road, e s, 48.11 n Middletown road, Throggs Neck. Nov 28, 1900. 250
Johnson, Robt B trustee to The Park Mortgage Co. 162d st, s s, 388.11 w Elton av, 25x100. Nov 24, 1900. 10,074
Langbein, J C Julius to Mary J Archer. Brook av, w s, 55.6 n St Pauls pl, runs n 44.6 x w 36.2 to Mill Brook, x s 42.9 x e 33.11. Nov 26, 1900. 1,000
Metzler, Annie M to Joan F Steeves. Elm st, s s, 535 e Orchard terrace, 40x100. Nov 28, 1900. nom
Park, Louisa R to Mary M Currey. 200th st, n s, 100 w Valentine av, 25x117.6. Nov 27, 1900. 1,050
Perry, Francis T to S Louise and Kate S Stevenson. Southern Boulevard, e s, 24.5 s Lyon st, 50x84.8x50.5x78.11. Nov 26, 1900. 598

*Romkey, William to Margaretha Riechers. Commonwealth av, e s, 75 n Mansion st, 50x100. Nov 28, 1900. 3,600
Schrader, Joseph C to Emil P Rump. Brook av, e s 149.7 n 168th st, 17.8x95. Nov 28, 1900. 1,000
*Seessel, Sarah to Gertrude E Master. Washington st, w s, 225 n Columbus av, 50x95. Nov 28, 1900. 200
Sonneborn, Harriet L to Ida F Feehan. Hull av, n s, 204.8 e 205th st, 25x100. Nov 26, 1900. nom
Shields, Mary M trustee Charles Shields to Moses G Wright. Vyse av, w s, 225 n Charlotte pl, 25x100. Nov 27, 1900. 2,500
Trost, Louisa to Chas D Robinson and ano recvrs Mercantile Co-operative Bank. 184th st, n s, 228.6 w Washington av, 50x100. Nov 27, 1900. 3,700
True, Marie to Henry J Braker. Columbia av, s w s, at s e s Taylor av, 75x30.6. Nov 24, 1900. nom
Title Guarantee and Trust Co to Christian F Zobel. 167th st, s w cor Fox st, new Baretto st, 63.10x40x46x62.2. Nov 28, 1900. 3,600
Uhlfelder, Simon to Ferdinand Hecht. Assigns 2 mortg. All title. Baretto st, w s, at s e s Intervale av, 95.5x34.11x27x97.11. Nov 28, 1900. nom
Winslow, Edward to Continental Trust Co. 137th st, s s, 600 w Home av, 100x100. Nov 27, 1900. nom
Wood, Fredk E to Mt Morris Bank. Bathgate av, late Madison av, w s, 136.1 s 180th st, 21.1x94.8. Nov 27, 1900. 3,200

PROJECTED BUILDINGS.

The first name is that of the owner; ar't stands for architect; m'n for mason; c'r for carpenter, and b'r for builder. When character of roof is not mentioned, it is to be understood that the roof is to be of tin.

BOROUGH OF MANHATTAN.

SOUTH OF 14TH STREET.

1201—West Broadway, Nos 465 to 469, 1-sty brk storeroom, 9x8; cost, \$90; J J Lattemann, on premises; ar't, Edwd Wenz, 1491 3d av.
1215—3d st, Nos 50 and 52 E, 6-sty and basement brk flat, 37.6x 85.1; cost, \$40,000; Nieberg Bros, 133 Crosby st; ar't, M Bernstein, 245 Broadway.

BETWEEN 14TH AND 59TH STREETS.

1199—48th st, No 604 W, 1-sty frame shed, 9.8x57; cost, \$200; Jos McGillicuddy, on premises; ar't, Edwin Smith, 687 11th av
1200—50th st, n s, 40 e 12th av, 2-sty brk shop, 85x25; cost, \$5,000; estate Henry Astor, 1509 Broadway; ar't, Jas W Cole, 403 W 51st st.
1204—Broadway, Nos 1266 and 1268, 16-sty and basement brk and stone hotel, 32x75 and 85; cost, \$250,000; Mary L George, 843 Garden st, Hoboken; ar't, H J Hardenburgh, 10 W 23d st.
1205—51st st, s s, 200 w 11th av, 2-sty brk stable, 25x96.6; cost, \$2,500; Henry Astor estate, 1509 Broadway; ar't, Jas W Cole, 403 W 51st st.

BETWEEN 59TH AND 125TH STREETS, EAST OF 5TH AVENUE.

1196—76th st, n s, 148 e Av A, 2-sty brk and stone dwell'g and store, 25x42.6; cost, \$3,500; Jno Hurtzig, 205 E 85th st.; ar'ts, H Lippe & Bro, 1788 1st av.
1206—82d st, n s, 100 e Av B, 3-sty brk factory and store, 81.6x

119.7 and 130.5; cost, \$100,000; Yorkville Independent Hygeia Ice Co. 981 Madison av; ar't, Louis Brown, 41 Union sq.

59TH & 125TH, WEST OF CENTRAL PARK W. AND 8TH AVE

1209—West End av, Nos 110 and 112, 2-sty brk shop and dwell'g, 50.4x80; cost, \$4,000; Louis Richard, 53 W 98th st; ar't, E Lynch, 1133 Broadway.

NORTH OF 125TH STREET.

1203—Amsterdam av, e s, 100 n 164th st, two 5-sty brk and stone tenem'ts, 25x81; total cost, \$44,000; A Hogenauer, 348 Willis av; ar't, Hy Andersen, 1181 Broadway.

1218—Riverside Drive, s e cor 135th st, build retaining wall; cost, \$10,000; Francis M Jencks, 146 Broadway; ar't, Hugh Lamb, 2291 Broadway.

BOROUGH OF BRONX.

1195—Clinton av, w s, 3.0 n 181st st, three 2-sty brk dwell'gs, 19.9x50; cost, \$3,500 each; Pirk & Diamond, 55 Crotona Park North; ar't, L A Soule, 593 Ford st.

1197—178th st, s s, 200 e Bronx Park av, 2 1/2-sty frame dwell'g 20x32; cost, \$3,000; Jos Diamond, on premises; ar't, B Ebeling, Mapes estate.

1198—145th st, No 707 E, 1-sty frame shed, 25x11; cost, \$25; Bridget Murog, 709 E 145th st; ar't, M Murog.

1202—149th st, s s, 150 e Cortlandt av, 3-sty brk tenem't and shcp, 25x70; cost, \$6,000; A & L Nimphius, on premises; ar't, M J Garvin, 3307 3d av.

1207—Eagle av, e s, 425 s 156th st, two 4-sty brk tenem'ts, 25x47; total cost, \$15,000; Angelo Mannello, 680 Eagle av; ar't, W C Dickerson, 149th st and 3d av.

1208—La Fontaine av, e s, 106.5 n 180th st, two 3-sty frame tenements, 21x55; total cost, \$11,000; Nellie Rice, 660 E 144th st; ar't, same as last.

1210—13th st, s s, 300 w Av A, Unionport, three 2-sty frame dwellings, 18x33; total cost, \$7,500; ow'r, ar't and b'r, Thos L Newman, Unionport.

1211—12th st, n s, 355 e 4th av, Williamsbridge, 1-sty frame shed, 32x23; cost, \$75; Gus Lynch, on premises; ar't, L Falk, 2785 3d av.

1212—4th st, n s, 105.3 e Green lane, three 2-sty frame dwell'gs, 18x27; total cost, \$7,500; H P Rose, 31 W 42d st, and Commonwealth av, Van Nest; ar't, B W Berger, 121 Bible House.

1213—Prospect av, n e cor 187th st, 1-sty frame shed, 50x18; cost, \$150; Geo Maurer, 2294 Beaumont av; ar't, Isidor Scholler, Crotona av and 187th st.

1214—4th st, Nos 149 and 151 (St Raymonds Park), two 2-sty frame dwell'gs, 18x27; total cost, \$5,000; H P Rose, 31 W 42d st, and Commonwealth av, Van Nest; ar't, B W Berger, 121 Bible House.

1216—207th st, n s, 494 e Woodlawn road, 1-sty frame shed, size not given; cost, \$20; Chas Jackson, 207th st.

1217—Clay av, w s, 195.9 s 170th st, 2-sty frame dwell'g, 20x54, shingle roof; cost, \$5,000; Henry Weichmann, 1748 Washington av; ar't, H Horenburger, 802 Melrose av.

ALTERATIONS.

BOROUGH OF MANHATTAN.

2484—Liberty st, No 96, add 1 sty; cost, \$2,000; estate of McLenahan & Vanderpoel, 26 W 17th st; ar't, Jos Ireland, 291 Stuyvesant av, Brooklyn.

2485—49th st, No 53 E, new windows, etc; cost, \$400; Emma Witt Harris, 48 W 49th st; ar't, Grosvenor Atterbury, Astor Court bldg.

2487—William st, No 58, build gallery; cost, \$3,000; Commercial Union Assoc Co, on premises; ar'ts, G E Harney and W S Purdy, 35 Nassau st.

2488—41st st, No 134 E, cellar excavated and new girders; cost, \$500; Geo Schuchman, on premises; ar't, Max Muller, 3 Chambers st.

2489—39th st, No 528 W, new steel beams and girders; cost, \$3,000; A Frack & Son, 324 W 39th st; ar't, J Wolf, 1125 Broadway.

2492—81st st, No 237 E, new trap door; cost, \$18; Jos Mackey, on premises; ar't, Fred Ebeling, 79 7th st.

2493—Reade st, No 156, new stairs; cost, \$300; Chas Wolnsky, 62 Pike st; ar't, Chas E Reid, 105 E 14th st.

2494—Beekman pl, No 10, 2-sty extension, —x10; cost, \$500; Albert Tschipke, on premises; ar't, C E Huntley, 45th st and 1st av.

2495—Horatio st, No 95, put skylight in; cost, \$200; Hugh J Grant, 54 Wall st; ar't, Geo P Chappell, 258 Broadway.

2497—Grand st, No 432, shift stairs and new partition; cost, \$1,500; Christiana Keib, 147 Grand st; ar'ts, J Beckell & S n, 54 Bond st.

2499—Av A, No 1525, new steel beam; cost, \$200; Conrad Kessler, 1535 Av A; ar't, Chas Stegmayr, 306 E 82d st.

2505—6th av|Siegel-Cooper bldg, gallery extended; cost, \$5,000; 18th st| Siegel-Cooper Co, on premises; ar'ts, De Lemos & 19th st| Cordes, Fulton bldg, Fulton and Nassau sts; b'rs, Snare & Triest, 39 Cortlandt st.

2506—25th st, n s, 125 e Lexington av, build pent house on roof; cost, \$4,000; Metropolitan St Ry Co, 621 Broadway; ar't, A V Porter, 621 Broadway.

2507—Attorney st, s e cor Houston st, new partition; cost, \$1,200; estate Jos Musliner, 35 Spruce st; ar'ts, Jos Bockell & Sons, 54 Bond st.

2508—Stanton st, No 315, new steel girder; cost, \$150; D & H Schiff, on premises; ar't, F Ebeling, 97 7th st.

2509—47th st, No 508 W, cover extension roof with tin; cost, \$50; Mary A Bresnan, on premises; ar't, Hy Davidson, 240 W 20th st.

BOROUGH OF BRONX.

2486—181st st, n s, 100 w 3d av, 1-sty extension, 21x30; cost, \$700; J J O'Brien, 181st st and 3d av; ar't, J A Ellicott, 2257 Bathgate av.

2490—Webster av, w s, 150 n Gun Hill road, new partitions; cost, \$200; Sarah E Gilbert, Webster av; ar't, W H Hallock, Webster av.

2491—3d av, e s, 100 s Quarry road, interior alterations; cost, \$500; Saml Weil, West Broadway and Franklin st; ar't, W H Hopkins, 1030 E 169th st.

2496—Dodges lane, 1000 w Riverdale av, interior alterations; cost, \$1,500; Wm E Dodge, 99 John st; ar't, S F Quick & Sons, Yonkers.

2498—Crotona av, n w cor Jefferson st, new partition; cost, \$500; Regelman & Schweger, 1011 Crotona av; ar't, Hy Regelman, 133 7th st.

2500—Main st, s e cor Prospect st, general alterations; cost, \$200; Hy Hanneke, Crotona Park East and Penfold av; ar't, J J Vreeland, 736 Tremont av.

2501—143d st, n s, 492 e Willis av, 2-sty extension, 16.11x10; cost, \$1,600; John B Roper, 713 E 143d st; ar't, W C Dickerson, 3d av and 149th st.

2502—Ven Humboldt av, s e cor 260th st, 2-sty extension, 15x35; cost, \$1,500; Mary McMahon, Riverdale av; ar't, J J Kennedy, Spuyten Duyvil.

2503—Anthony av, e s, 76 s Tremont av, 1-sty extension, 22x5; cost, \$500; Nathan P Van Etter, on premises; ar'ts, Pringle & Buckhout, 63 William st.

2504—Prospect av, e s, 137.6 n 165th st, 1-sty extension, 8.6x6.6; cost, \$150; Barry & Thomas, 3196 3d av; ar't, M J Garvin, 3307 3d av.

JUDGMENTS.

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

Table of judgments with columns for debtor name and amount. Includes entries like '24* Angle, William B—C J Sabiston...117.15', '24 Adams, Hugh W—N Y Life Ins & Trust Co...897.51', etc.

Table of judgments with columns for debtor name and amount. Includes entries like '28† Begley, David—S H Spear and ano...38.88', '28 Bayer, Lorenz—A Herzfeld...39.54', '30 Brennan, John C—The People, &c...1,500.00', etc.

Table of judgments with columns for debtor name and amount. Includes entries like '30 Duane, John—J Levy...179.11', '30 Duffy, James—John T Williams...costs 120.50', '24 Evans, Mary—M I Ritterman and ano...53.40', etc.

Table of names and addresses, including Harding, Geo E-C A Hess, Huntley, Robert-G C Hart, Handlen, Frank-H M Bishop, Henderson, Frank L-G A Le Blanc, etc.

Table of names and addresses, including O'Connor, James J and Helen M-S Heyman and ano., O'Brien, Thomas-M J Engel, O'Neil, Henry-A Mitchler, etc.

Table of names and addresses, including St Joseph Benevolent Society-M Nourocki, as admr, &c., Halcyon-Brown Green Co., The Mayor, &c-T B Hynes, etc.

SATISFIED JUDGMENTS.

Table of satisfied judgments, including Nov. 24, 26, 27, 28 and 30, Anderson, Wm D, Jr-J L Gallon, 1897, Bookman, Abraham L-B J Bachman, 1897, etc.

HARRY ALEXANDER, E. E. M. E. ELECTRICAL Engineer and Contractor.

Astor Court Building, Telephone, 3767-38th. West 33d and 34th Sts., near Fifth Ave.

Taylor st, s s, 114.8 w Wythe av, 15x100. East River Savings Institution agt Joseph T D Cornell et al; att'y, R T Greene. Weldon st, n s, 250 e Crescent st, 25x100. General Synod Reformed Church in America agt Margaret A Wells et al; att'y, E Kempton. Troy av, n w cor Furnald st, 100x101.3x100.1x97.1. Furnald st, s s, 70 w Troy av, 24.8x100x20.6x100. Elizabeth Nunez agt Margaret Sullivan; att'ys, Somerville & Sheehan. Atlantic av, s w cor Beach 42d st, runs s to Atlantic Ocean, x w 100 x n to av, x e 100. Eliz D M Lucas agt Wm E Young; specific performance; att'y, R O Catlin.

Nov. 24.

Warren st, n s, 325 w Bond st, 25x100. Warren st, s s, 250 w Bond st, 37.6x100. Wilhelmine Clauss agt Francis Flynn et al; att'ys, Weinberg Bros. 8th st, n s, 420.7 e 3d av, 16.9x100. Jessie C Whitney admr Harry Whitney agt Charlotte E May and ano; att'y, J H Lack. 7th av, e s, 20 s 2d st, 26.8x80. Metropolitan Life Ins Co agt Geo H Magill et al; att'ys, Ritch, W B & W. 7th av, e s, 46.8 s 2d st, 26.8x80. Same agt same. Newkirk av, n e cor East 22d st, 77.6x66.3x43.9x92.1. Edward W Hirsh and ano agt Morris Moskowitz and ano; att'y, G Tiffany.

Nov. 26.

15th st, s s, 172.10 e 10th av, 30x85. Thos R Shear trustee Jacob H Shear agt Clara P McQueen et al; att'y, T R Shear. Hart st, n s, 230 w Lewis av, 20x100. Alex E Orr exr Ammi Dows agt Susannah Hammer et al; att'y, E Kempton. Cumberland st, e s, 368.4 n Atlantic av, 25x100. Fulton st, s s, 225 w Rochester av, 25x100. Cumberland st, e s, 393.4 n Atlantic av, 25x100. 1-5 part. Beatrice P King agt Arthur P King; attachment; att'y, F H Field. Lexington av, s s, 221 s Franklin av, 24x100. Remsen av, w s, 500 n Flatlands av, 56.2x102.4x49.2x101.2; also lands in Suffolk Co. Kate P Foster and ano agt Robert W Stears et al; partition; att'y, M W Littleton. Macon st, No 575, n s, 256.3 e Stuyvesant av, 18.9x100. T Channon Press recvr Mapes-Reeve Construction Co agt Littis O Reeve et al; to set aside mortgages; att'y, J A Hodge, Jr. 17th av, s e s, 202 n e 54th st, 40x70.1x40x71. N Willard Curtis agt Samuel J Atwater et al; att'y, F G Ashley.

Nov. 27.

West 17th st, e s, 150 s Neptune av, 180x118.10. Caroline S Schwarz agt John W Williams; attachment; att'y, J W Kemble. Kent av, n e s, extends from Penn st to Hewes st, 202x292.4x200x258.8. Henry E Coe trustee Richard L Campbell agt Wm W Appleton et al; att'y, E E Mercelis.

Myrtle av, s s, 275 e Tompkins av, 20x100. Cornelia A Brinckerhoff agt Frederick Erntwein et al; att'y, W E Goodge. West 17th st, e s, 230 s Neptune av, 40x118.10. Emma F Schulz agt John W Williams et al; to set aside deed; att'y, J H Kemble. West 17th st, e s, 270 s Neptune av, 60x118.10. Clara Madsen agt same; att'y, J H Kemble. East 22d st, e s, 300 n Av G, 40x100. New York Building Loan Banking Co agt Emma Graham; att'y, B Trapanell. 13th av, north cor 48th st, 100.2x100. Same agt Maria A Stuurman. Keap st, n w s, 20 n e Marcy av, 20x80. Williamsburgh Trust Co agt John Wilson et al; att'y, F H Field. 5th av, e s, 42 s 5th st, 2 lots, each 21x97.10. Metropolitan Life Insurance Co agt James A McMillin et al; 2 actions; att'ys, Ritch, W, B & W.

Nov. 28.

Gates av, n w cor Marcy av, 125x100. Frank Joa agt Joseph Franz; att'y, R R Thomas. Lenox road, s e cor Rogers av, 21x129.6. Horatio S Stewart agt Annie E wife of Geo W Dalton and ano; att'y, G F Alexander. Pacific st, n s, 110 e Howard av, 20x100. Theo F Jackson et al exrs Loftus Wood agt Harnet F Ludlow et al; att'ys, Burr, C & W. Pacific st, n s, 30 e Howard av, 20x100. Same agt same. Waverly av, No 494. City of New York agt Tobias New; unsafe building; att'y, J Whalen.

BOROUGH OF BROOKLYN. CONVEYANCES.

Whenever the letters Q. C. and C. a. G. are preceded by the names 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.

November 23, 24, 26, 27 and 28.

Adelphi st, w s, 179 s Lafayette av, 22x100. Ana W Brown, N Y, to Henry J Norris. Mort \$6,500. Adelphi st, e s, 389.5 n De Kalb av, 25x125.10x25x125.9, h & l. William Zang to William Bellworthy. 3,900 Ainslie st, n s, 100 w Manhattan av, 25x127.9x25.4x131.10, h & l. James B, Sarah W, Eleanor B, Patience B and Grovenia Hovenden to Martha Hovenden. All interest. nom Amity st, n e s, 215.8 n w Clinton st, 25.7x100x25.5x100, h & l. Henry Hyams to John H Seekamp. Mort \$9,000. 15,300 Ashford st, e s, 240 n Hegeman av, 180x100. Release mort. Kings Co Trust Co to Adolph Sussman. consid omitted Bainbridge st, n s, 180 e Hopkinson av, 18x100. Julia B Moores to Robert L Moores. All liens. nom Bainbridge st, s s, 430 e Stuyvesant av, 20x100, h & l. John J Adelman to Geo A Goldsmith. Mort \$4,500. 5,400 Baltic st, n s, 60 e Clinton st, 20x60, h & l. Foreclos. John P Morris to Geo W Chauncey exr David M Chauncey. 3,000 Barbey st, e s, 195 n Arlington av, —x95x25x95. Barbey st, e s, 315 n Arlington av, —x95x25x95. Fred J Swift to John L Wadsworth. 7,025 Barbey st, e s, 315 n Arlington av, 25x95, h & l. John L Wadsworth to William Whispell, N Y. 3,500 Barbey st, e s, 195 n Arlington av, 25x95, h & l. Same to Melvin Whispell, N Y. 3,525 Barbey st, e s, 195 n Arlington av, 25x95. Release mort. Bond and Mortgage Guarantee Co to Fred J Swift. 2,325 Barbey st, e s, 195 n Arlington av, 25x95. Barbey st, e s, 315 n Arlington av, 25x95. Release mort. William Schirmeister to same. 645 Same property. Release mort. Otto E Reimer to same. 189 Bergen st, s s, 183.4 w Buffalo av, runs s to centre Hunterly road, x n w to point 200 w Buffalo av, x n 78 to st, x e 16.8. Foreclos. William Walton to Abraham Heymann. Mort \$1,600. 500 Bolivar st, n s, 194.9 w Canton st, 25x112.8x25.1x110.2, h & l. Patrick S Haggerty to Catherine Murtaugh admrx John Murtaugh. Q C. nom Broadway, n e s, 25 n w Cooper st, 50x100. Albert Voltz, Jr, to John N Ohland. Morts \$17,500. nom Brooklyn and Jamaica Turnpike road, s s, 100 w Judson av, 125x242 to Washington pl, 142x242. John Beck to William Beck. 1/8 part. nom Same property. Frederick Beck to William Beck. 1/8 part. nom Carroll st, n s, 240 w Bedford av, 20x98.11x25.3x114.5. Catharine Gill to Ann and Daniel Gill. Sub to mort. nom Carroll st, s s, 100 w Court st, 25x100. Francis L Maher to Geo F Brown. nom Carroll st, s e cor Denton pl, 90.5x85x90x76. Mary H Powers widow, N Y, to Henry Stein. nom Carroll st, s e cor Denton pl, 90.5x85x90x76. 48th st, s s, 250 w 3d av, 225x100. Washington av, s e cor Carroll st, 143.10x161.1x142.4x161.1. Henry Stein to Louis Bonert. nom Chauncey st, Nos 247, 251, 271, 271A, 273A, 275, 277 and 245, also lots 35 and 36 block 40 and lots in rear of same, 133, 105 to 107, also lots 22 and 23 and interior lot 94 block 40, lots 31, 33, 35, 46 and 49 block 60, lots 45, 48 and 64 block 109, no map given. Julia M Smyth to Mary E Smyth. All liens. 10 Cherry st, s s, 100 e Vandervoort av, 75x100. Mary W Blossom, N Y, to Michael Quinn. nom Chestnut st, e s, 975 n 5th st, 100x150. Harman Wermann to Ellen T Martin. See Marion st. exch Clinton st, w s, 40 s West 9th st, 60x90, hs & ls. Eben W Roby to Pierre M Brown. Morts \$10,000. nom Columbia st, e s, 162.5 n Degraw st, 19.10x97.6, h & l. Cath J Chartres to John Leonard. Mort \$4,300. nom

Cook st, No 53, n s, 180 e Graham av, 25x100. Gussie Price, N Y, to Solomon Pestka. 1/2 part. Mort \$2,000. 600 Cornelia st, s e s, 353.10 n e Central av, 18x100, h & l. Edwd J Noonan to Jonas Scheuer, N Y. Mort \$2,500. nom Dean st, s s, 49.9 e Stone av, runs e 71.7 x s 106.7 x n w 130. Vesta av, e s, 225 n Liberty av, 20x100. Percy C Lee by James T White guardian to C Frank Colyer. All title. 2,650 Decatur st, n s, 95 w Hopkinson av, 20x100. John McCanna to Emmy Martin. Mort \$4,000. nom Decatur st, n s, 300 w Patchen av, runs n 100 x w 40 x s — x e 0.1 1/2 x s — x w 0.1 x s 10 to st, x e 40. Otto Singer to Oliver B Van Beuren. Morts \$10,000. nom Decatur st, n s, 280 e Sumner av, runs e 54 x n w 82.8 to Brooklyn and Jamaica Plank road, x n e 17.10 x w 43.8 x s 100. Ernst Findeisen to Nicolaus Bonlander. Mort \$3,500. nom Dodworth st, s s, 231.7 e Broadway, 50x91.6, h & l. John R Ohland to Albert Voltz, Jr. nom Dresden st, e s, 250 n Ridgewood av, 50x100. Geo E Taylor to Mary I Mansfield. Mort \$1,500. nom East Broadway, s s, 257 e Lloyd st, 25x153.9. Edwd Maskey to Caroline A Young. 3,200 East Broadway, s e cor East 31st st, 20x95.1x20x95.6. Elizabeth Brand to Michael Brand. Mort \$3,674. 500 Elton st, e s, 400 n Liberty av, 25x90, h & l. Laura A Peacock to Alfred Pietsch. Mort \$1,148. nom Essex st, e s, 50 s Blake av, 50x200 to Shepherd av. Horace Nichols to Simon J Harding. Mort \$1,500. nom Fillmore pl, n s, 102.9 w Roebling st, 20x75. Grand st, n s, 200 e Keap st, 18.9x95. 5,300 Geo R Bowdery to Emma J Bowdery. 1/2 part. Fillmore pl, n s, 102.9 w Metropolitan av, 20x75. Grand st, n s, 200 e Keap st, 18.9x95. Grand st, n e s, 75 s e Keap st, 25x95. Interior lot, 95 n Grand st, and 75 e Keap st, runs n 23.9 x e 25 x s 23.9 x w 25. Eliza J M Hughes sometimes known as Jennie Bowdery to Geo R Bowdery. B & S. 500 Freeman st, n s, 125 w Oakland st, 25x100. Dennis A McCarthy to Martin Horkin. Mort \$2,000. nom Fulton st, s s, 200 w Stone av, 100x100, h & l. Wm H Scott, N Y, to Williamsburgh Savings Bank. B & S. nom Fulton st, s s, 285 e Rochester av, 20x100. Chas N Peed to Daniel D Fennell. 3,000 Same property. Olivia Van Wart extrx David Van Wart to Chas N Peed. All liens. 4,000 Fulton st, s w cor Vesta av, 125x100, hs & ls. Henry Meyer to Hans E Zobel. All liens. nom Fulton st, s s, 285 e Rochester av, 20x100. Release mort. Chas N Peed to Olivia Van Wart extrx will David Van Wart. nom Fulton st, n s, 111 e Reid av, 17.1x77.9x16.8x—, h & l. Frank Seeburger to Fredk L Seymour, Rutherford, N J. exch Glen st, s s, 200 w Crescent st, 25x100. Foreclos. Alex A Forman, Jr, to Elizabeth, Edwd F and Chas S Taber exrs Franklin W Taber. 200 Gold st, w s, 100 s Willoughby st, 50x100.3x51.1x100.3. Thomas Corrigan to Anna M Denisen. Mort \$35,000. nom Gold st, w s, 100 s Willoughby st, 25x100.3x26.1x100.3. Anna M Denisen to Thomas Corrigan. Mort \$21,000. nom Grant st, n s, 80 w East 48th st, 40x100. Arthur Lyman, Waltham, Mass, to Carrie wife of Joseph G Weishaup. nom Grove st, n w s, 683.4 s w Central av, 16.8x100. Emeline Davison, Rockville Centre, L I, to John W De Mott. exch Hancock st, n w s, 390 s w Central av, 20x100. Partition. Robt H Roy to Julia Levy. Mort \$2,500. 1,080 Hancock st, s s, 307.11 e Throop av, 19.2x100, h & l. Wilfred Burr to John F Davis. Mort \$7,500. See Quincy st. nom Hancock st, s s, 276 w Ralph av, 17.2x100. Release judgment. Theo W Swimm to Dennis E and Mary F Behan. nom Same property. Walter J Klots to Dennis E Behan. Correction deed. nom Same property. Dennis E Behan to Ann E MacCallum. Mort \$4,000. nom Same property. Walter J Klots to Dennis E Behan. Q C. Correction deed. nom Hemlock st, w s, 100 s Glenmore av, 20x100, h & l. Emil Reineking to Frances wife of John Will. Mort \$2,250. nom Herkimer st, s s, 50 e Howard av, 16x98. Henrietta Pohs to Jacob Pohs. Mort \$2,350. nom Hewes st, s e s, 60 s w Harrison av, 20x71, h & l. Cora E Howell to Edwin Lamson. nom

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Himrod st, n s, 600 e Evergreen av, 25x100, h & l. Lizzie Schultz, Mary Wintermeyer and Minnie Dressel both widows, Johanna Frank, Julius Jacobs and Hattie Muetze to Wm E Jacobs. B & S. Mort \$2,800. nom

Himrod st, n s, 600 e Evergreen av, 25x100, h & l. Wm E Jacobs to Louisa A wife of Joseph Dirkes. Mort \$2,800. 5,600

Hooper st, n w s, 197 n e Hooper st, 19.8x100, h & l. Luther C Crowell, South Wellfleet, Mass, to Adolphus A Newman. Mort \$3,000. nom

Hubbard st, s e cor Centre pl, 45x114.4. Michl J Brennan to Julia J Brennan. Mort \$1,400. nom

Junius st, e s, 160 s Dumbnt av, 40x85, h & l. James Oelkers to Frederic J Lancaster, N Y. nom

Kings Highway, s s, 102.1 e East 12th st, 42.6x89.8x40x75.5 Anna D Kreyer and as extrx John G Kreyer to Anna D Kreyer. Confirmation deed. 750

Kosciusko st, s s, 200 e Marcy av, 56.3x100, h & l. Thomas Gordon to Cecelia A Woolsey. Mort \$2,500. 11,000

Lefferts pl, n s, 247 e Grand av, 58x120, h & l. John J Williams to Thos S and Peter J Kelly. 9,750

Lorimer st, e s, 118 s Norman av, 52x100, h & l. Meserole av, n s, 25 w Newel st, 25x125x-x-. James H Lamb to Alice Lamb his wife. Mort \$5,000. nom

Madison st, s s, 255 e Sumner av, 20x100, h & l. Cyrus C Adams to Ella H Leffmann. nom

Madison st, n e cor Sumner av, 24x82, h & l. Wm V Young to Peter J Young. B & S. Mort \$10,000. nom

Madison st, s e s, 418.9 n e Broadway, 18.9x90, h & l. Louis A Kramer to Elizabeth Kramer. Mort \$3,500. 1,200

Marion st, n s, 20 e Hopkinson av, runs n 60 x e 50.6 x n w 37.6 x w 38.9 to av, x s 80 to st x e 20. Ellen T Martin to Harman Wer-mann. See Chestnut st. exch

McDonough st, s s, 170.4 w Howard av, 18x100, h & l. Frederick and Magdalena Schwartz to Erastus S Hawkins. nom

Monroe st, n s, 90 w Sumner av, 18x100. nom

Monroe st, n s, 90 w Sumner av, 0.14x60. Julius C C Hoffman, N Y, to Harry S Goodridge. Morts \$5,000. 100

Monroe pl, s e s, 100 s w Clark st, 25x100, h & l. Gustav A Reck-nagel, N Y, to John Gerken. Mort \$9,000. 5,000

North Henry st, e s, 139.9 n Nassau av, 18.1x100, h & l. Wm G Gray, N Y, to Hamilton Gray. Mort \$2,500. 4,500

Oakland st, e s, 25 s Freeman st. Dennis A McCarthy to Martin Horkin. Mort \$3,000. nom

Oakland st, e s, 125 n Nassau av, 25x100, h & l. Chas J and Adolph Hansen to Joseph Schlesinger, N Y. Mort \$4,500. nom

Ocean Parkway, e s, 200 s Av Q, 80x150. Daniel Buhre to Kath C Minitier. 4,000

Same property. Kath C Minitier to Mary Kelly. Mort \$2,500. 4,000

Ocean Parkway, w s, 45 n West av, 60x200 to Brighton pl. Pringle Memorial Home to Annie M Stanley. 3,500

Pacific st, s s, 183.4 w Saratoga av, 16.8x107.2, h & l. Victor Mancebo to John Kelly. nom

Pacific st, n s, 275 w Troy av, 16.8x100, h & l. Emily M Britton to Saml H Cornell. nom

Park pl, s s, 520.8 e Nostrand av, 19x135.7, h & l. Thos A Ennis to Eliz L Ennis. Mort \$9,000. gift

President st, n e s, 167 n w 5th av, 25x80, h & l. Ernst P Lorch, N Y, to Conrad Muller, Bayonne, N J. B & S. Mort \$7,500. nom

Prospect pl, s s, 150 e Kingston av, 200x100. Dean and Wm H Sage, Albany, N Y, to Eli H Bishop. nom

Prospect Park West, s e s, 80 s w 18th st, 20x85, h & l. Foreclos. Frank Anderson to Clarence H Miner. Mort \$3,500. 100

Prospect pl, s s, 225 w Buffalo av, 125x127.9. Leontine J Frost to Marie A Maben. nom

Same property. Marie A Maben to Martin L Rickerson, N Y. exch

Pulaski st, n s, 200 e Stuyvesant av, 20x100, h & l. William Sturz to Geo S Brush. 4,800

Same property. Mathilda Wulff formerly Wuesthoff to William Sturz. Confirmation deed. 5,000

Pulaski st, n s, 362.6 e Stuyvesant av, 12.6x100. Contract. Wm L Dowling, Geo O Walbridge and Geo M Henderson to Alverda J Reid. 2,100

Quincy st, s s, 165 e Nostrand av, 20x100. Edwin M Hobby to Lin-nie K Brandt. Mort \$4,000. nom

Quincy st, n s, 105.6 w Ralph av, 20x100, h & l. Foreclos. William Walton to Edward Swann. Mort \$5,500. 600

Quincy st, No 495, n s, 175 w Sumner av, 25x100. Maude L Water-bury (formerly Hall) wife Lawrence Waterbury, N Y, to Babetta Seeberger. Mort \$6,000. exch

Quincy st, s s, 120 e Sumner av, 19.6x100, h & l. John F Davis to Wilfred Burr. Mort \$4,750. See Hancock st. nom

Ralph st, s e s, 200 s w Knickerbocker av, 26.8x100, h & l. John Clement to Christian and Karoline Michelfelder, joint tenants. All liens. 3,600

Richardson st, s s, 125 w Lorimer st, 25x100, h & l. Leon, Jo-seph and Alex J Linde and Ida La Frantz heirs Amelia Linde to John and Maria Vollpi. Q C. nom

Road from Flatlands to New Lots, adjoining lands heirs John W Anderson, contains 4 751-1,000 acres. Nicholas Lott to David McKeown. nom

Road from Gravesend to Sheepshead Bay, n s, at intersection s e s land Eliz A Voris, runs n e 363 x s e 80 x s w 363 to road, x n w 80. Mirabeau L Towns to Teresa C Gatto, N Y. Mort \$7,250. 6,971

Rodney st, s s, 429.5 w Bedford av, 16.9x100, h & l. Madison st, n s, 140.4 w Lewis av, 20x100. John W Payntar to Edwin R Rem-ington. Morts \$7,250. nom

Russell st, e s, 350 n Nassau av, 75x100, h & l. Michael Mulvihill to Josephine Buschmann. Mort \$12,000. nom

Rutland road, s s, 145 e Rogers av, 30x100. Henry M Larson to Martha F Larson. nom

Rutledge st, s s, 173 e Lee av, 19x100. John S King to Betsie Freedman. nom

South Oxford st, e s, 205.4 n Atlantic av, 12.6x100 h & l. Anna M Lutz to Geo W Heatley. Mort \$3,500. See 42d st. exch

St Edwards pl, e s, 227.9 s Flushing av, 18.3x80. Foreclos. Will-iam Walton to Maude L Waterbury formerly Hall, N Y. 2,400

State st, n e s, 125 s e 3d av, runs n e 100 x s e 21.10 x n e 108.10 to Schermerhorn st, x s e 13.4 to Flatbush av, x s 110 x w 87.3 x s e - x s w 64.6 to State st x n w 80. Percy G Williams to Millard F and Wilson R Smith and Josephine L Randolph. Q C. nom

Stockholm st, s e s, 175 n e Knickerbocker av, 25x100, h & l. Anna Heintz to John Gluckert. Mort \$3,000. 6,100

Sumner pl, s e s, 100 n e Broadway, 25x100, h & l. Mary Wessel widow and devisee Joseph T Schmitt dec'd to Jacob Kurtz. nom

Union st, s s, 243.2 e 3d av, 27x95, h & l. Foreclos. William Walton to Abras S Post committee John Rogers. 6,000

Varet st, s s, 245 e Bushwick av, 25x1/2 block. John Fuchs to Katharina and Christian Steidinger. Mort \$3,000. All title. 3,400

Wallabout st, s s, 121.10 e Lee av, runs s 83.2 x s w 5.4 x s e 24.2 x n e 23.1 x n 100 to st, x w 25. Clarence R Wells, N Y, to Will-iam Meruk. Morts \$3,550. exch

East 3d st, e s, 140 s Av E, 40x100. Derius Eastman to Matthew J McCue. nom

5th st, s s, 182.10 e 5th av, 15x100. 12th st, n e s, 99.6 s e 4th av, 19.4x100. 5th st, s s, 272.10 e 5th av, 15x100. 11th st, n e s, 279.3 n w 5th av, 16.8x100. 6th st, n s, 314.6 w 6th av, 16.8x100. Henry J Brimton to Charlotte wife Henry J Brimton. nom

5th st, n s, 280 e Smith st, 22x100. Ellen Jones, a sister and heir Maria O'Brien to Anastasia Koorbusch and Catherine Cleary. 1-3 part. nom

North 7th st, pier foot of. Agreement to rebuild the 2d story shed. Lowell M Palmer with the City of New York. —

South 9th st, s s, 96 w Bedford av, 25x100. Foreclos. William Wal-ton to Wm H Baker. 7,400

South 10th st, Nos 36 and 38, being 50x100. Contract. Joseph B Glover with Joseph Applegate. 8,500

11th st, s s, 97.10 w 5th av, 16.8x100, h & l. Foreclos. William Walton to Jeremiah Reid. 4,600

East 11th st, e s, 250 s Slocum pl, 50x100. Release mort. Robt L Harrison trustee to John Parkin. 1,000

14th st, s s, 372.10 e 6th av, 12.6x100, h & l. Amelia Milliken to George Sibley. nom

East 14th st, e s, 620 s Av R, runs e 200 to East 14th st, x s 3.8 to Johnson's lane, x s w 211.5 to East 14th st, x n 72.3. Wm T Yale to Emmett A Jones, N Y. nom

Bay 14th st, n w s, 350 s w Benson av, 50x108.4, h & l. Foreclos. William Walton to Long Island Building and Loan Assn. 2,500

West 15th st, e s, 50 s Mermaid av, 37x100. Albert D Buschman to Antonio Ruggiero. 1,700

16th st, s w s, 205.10 n w 10th av, 32x100. 16th st, s w s, 349.10 n w 10th av, 16x100. Perry C Whitney to Clarence W Clark, Yonkers, N Y. All Hens. nom

16th st, s w s, 180 s e 6th av, 17.4x80, h & l. Elizabeth Assip to Claus H Rose. Mort \$3,000. nom

East 16th st, e s, 225 s Av C, 20x100. Joseph and Peter Petruc-celli to Harbor and Suburban Building and Savings Assoc. Mts \$3,867. nom

Same property. Antonio Petruccelli to Peter Petruccelli. 1/2 part. nom

East 16th st, w s, 150 s Beverly road, 78.9x100. nom

East 16th st, w s, 350 s Beverly road, runs s 9.3 x s w 81.2 x n 40.8 x e 78.9 to st. Release mort. Edwin O Phelps, Westfield, N J, to Lizzie M Moore. 2,000

Bay 16th st, s e s, 66.8 s w 86th st, 16.8x96.8, h & l. Foreclos. Ralph Underhill to Melvin Stephens. 1,000

19th st, s s, 144.2 w 7th av, 17.11x100, h & l. Augusta Law to Claus Law. nom

20th st, n s, 275 e 3d av, 20x93.3. John Andrews, Jr, exr and trustee will John Andrews and Elizabeth Andrews widow to Valentine Kaemarck. Correction deed. 1898. nom

East 21st st, e s, 100 n Av I, 40x100. Isaac E and Alonzo Jersey to Susan S Hall. Morts \$4,350. nom

East 22d st, e s, 340 n Av G, 40x100. Thomas Schmidt to Bertha S wife Adrian Holbert. 6,250

East 23d st, w s, 380 n Av G, 50x100. Daniel Lauer to Emma F Staude. Mort \$4,000. nom

East 23d st, w s, 200 s Av F, 80x100. Germania Real Estate and Impt Co to Edward R Strong. nom

East 27th st, w s, 205 n Voorhies av, 35x100. Peter H McNulty to James Rogers. nom

East 28th st, e s, 140 n Av I, 40x100. Agnes Kiebler to Kate Baumann. Mort \$248. nom

East 28th st, w s, 160 n Newkirk av, 30x102.6, h & l. Ernest B Wintersmith to Chas E Satterley. Mort \$3,000. 3,750

East 34th st, w s, 307.6 s Av G, 40x100. Oliver R Bonner to Mary F Bonner his wife. All liens. gift

East 38th st, e s, 97.6 n Av I, 100x100. East 39th st, w s, 217.6 n Av I, 40x100. East 40th st, w s, 97.6 n Av I, 80x100. East 39th st, e s, 377.6 n Av I, 40x100. Albany av, w s, 177.6 s Av H, 40x100. Av I, n w cor Albany av, 40x97.6. East 42d st, w s, 337.6 n Av I, 40x100. East 42d st, w s, 257.6 n Av I, 40x100. Albany av, e s, 177.6 n Av I, 20x100. Albany av, e s, 397.6 n Av I, 20x100. Albany av, e s, 217.6 s Av H, 40x100. Albany av, e s, 117.6 s Av H, 40x100. East 38th st, w s, 257.6 n Av J, 40x100. East 37th st, e s, 297.6 n Av J, 120x100. East 37th st, e s, 257.6 s Av I, 40x100. East 40th st, w s, 277.6 s Av I, 40x100.

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East 40th st, w s, 357.6 s Av I, 60x100.
 East 40th st, w s, 97.6 n Av J, 40x100.
 East 39th st, e s, 277.6 s Av I, 40x100.
 East 37th st, w s, 160 s Av J, 60x39.8x72.7x80.5.
 Flatbush av, n e s, 181.3 n w East 37th st, runs n w 40 x n e 100 x s 3.6 x e 37.8 to East 37th st, x s 17.7 x s w 123.2 to beginning.
 Av J, s e cor East 37th st, 20x100.
 Av J, s s, 60 e East 37th st, 40x100.
 East 40th st, w s, 100 n Av K, 40x100.
 East 39th st, s w s, 113.3 s e Av K, 20x140x20x143.
 East 43d st, w s, 337.6 n Av I, 8.2x132.7x105.6x100.
 Albany av, e s, 137.6 n Av J, 20x100.
 Release mort. Home Life Ins Co to Germania Real Estate and Impt Co. 7,957
 39th st, s w s, 300 n w 12th av, 20x95.2, h & l. Ernest Raymond to Boynton Furnace Co. Mort \$2,400. nom
 East 39th st, e s, 377.6 n Av I, 40x100. Germania Real Estate and Impt Co to Wm S Crouch. nom
 40th st, s s, 520 w 13th av, runs s 100.2 x w 4.11 x n 25.2 x n 80 to st, x e 20.
 40th st, s s, 540 w 13th av, runs s 80 x n 39.8 x n 48.3 to st, x e 23.9.
 Frank T Morrell to Justus G Wright. B & S. All liens. nom
 40th st, s s, 175 w 6th av, 25x100.2. Matilda P Tobin to Madalina Weil. 1/2 part. Sub to life estate Bernard McAdam. nom
 40th st, s w s, 20 n w 13th av, 80x100.2.
 40th st, s w s, 200 n w 13th av, 19.11x100.2.
 Foreclos. George Tiffany to Louise R Dickmann. Mort \$4,800, &c. 500
 East 40th st, w s, 100 s Av J, 40x100. Germania Real Estate and Improvement Co to Adolph Allerich. nom
 42d st, n s, 140 w 5th av, 26.8x100.2, hs & ls. Geo W Heatley to Anna M Lutz. Mort \$9,000. See South Oxford st. nom
 Same property. Chas F Hemmenway to Geo W Heatley. Mort \$9,000. nom
 42d st, pier foot of. Agreement to extend pier. The Bush Company, Limited, with the City of New York.
 East 42d st, w s, 280 s Av J, 40x100. Germania Real Estate and Impt Co to Martin Knopf. nom
 East 43d st, w s, 180 s Av J, 40x100. Germania Real Estate and Impt Co to Geo L Kurtz. nom
 East 43d st, w s, 220 s Av J, 40x100. Same to Wm H R Hoffmann, N Y. nom
 48th st, s s, 250 w 3d av, 225x100. Geo W Powers, N Y, to Henry Stein. nom
 51st st, s s, 180 w 5th av, 20x100.2, h & l. Lester A Lewis to Julia A Flannagan. Mort \$5,500. nom
 57th st, s w s, 250 n w 15th av, 100x100.2, h & l. Stephen G Williams, N Y, to Walter W Taylor, N Y. Mort \$4,500. nom
 57th st, n s, 240 w 16th av, 40x100.2, h & l. John C Wandell to Cora L Hart. Mort \$2,000. 3,500
 58th st, n e s, 240 s e 5th av, 20x100.2. Mary J Lucks to Chas P Schuh. nom
 58th st, n e s, 240 s e 5th av, 20x100.2. Release mort. Title Guarantee and Trust Co to Mary J Lucke. 3,500
 59th st, n e s, 280 s e 14th av, 40x100.2. Edward Johnson to Philip Rack. Mort \$3,450. nom
 59th st, s w s, 180 n w 15th av, 40x100.2. Release mort. Borough Park Co to Edward Johnson. 1,650
 60th st, s s, 220 e 4th av, 20x100, h & l. Horatio S Stewart to Benj C Raymond. All liens. nom
 Same property. Benj C Raymond to Wm P Sheply. Mort \$3,500. nom
 60th st, s s, 153.6 w 4th av, 26.6x100. Samuel Tate to Mary G O'Keefe. Mort \$5,800. nom
 66th st, s w s, 320 s e 14th av, 20x100.
 Jerome av, e s, 220 n Livonia av, 20x100.
 Rachel V Annin to Henry M Noble. Mort \$300. nom
 70th st, s s, 102.10 e Narrows av, runs s 200 to Mackay pl, x e 50 x n 100 x e 100 x n 100 x w 150. John T Strong, Setauket, L I, to Asa A Spear. C A G. All liens. nom
 74th st, n e cor 14th av, 15x100x9.4x100. Thos J Hamilton to Joseph Stehlin and Amelia F wife Harry Koch. Mort \$3,000. 5,300
 76th st, n e s, 160 n w 11th av, 320x100. Release mort. Eleanor F Clarke, N Y, to Joseph W Hamilton. 2,342
 76th st, n s, 160 w 11th av, 320x100. Joseph W Hamilton to John W De Mott, Rockville Centre, L I. exch
 80th st, s s, 100 e Bay Parwkay, 60x100. Bensonhurst Co to Arthur Sidman. nom
 85th st, n e s, 180 s e 13th av, 120x100. Wm J Brown to Jacob A Moore. Mort \$7,200. nom
 Same property. Jacob A Moore to Dyker Heights Improvement Co. Mort \$9,200. nom
 East 89th st, n w s, 108.8 n e Skidmore av, runs n w 80 x n 40 x n w 150 x n e — x s e 50 to st, x s 140. John S Williamson and ano exrs Williamson Rapalje to W Dudman Taylor. 1/2 part. 350
 Same property. John H Ireland to same. 1/2 part. 350
 East 92d st, n e s, and plot is bounded s w by East 92d st, n by land Catherine Goslin, e by land Henry Lohman and s by land formerly of grantor 40.2x185. Sarah Wanser to Giuseppe Settupane, Giuseppe Rizzo and Rosaria Saso, N Y. Mort \$800. nom
 Av D, n w cor East 17th st, runs n 79.8 x w 100 x s 40 x w 42.9 x s 93.6 to Av D, x e 115. Wm J Kaiser to John Burchell. See Coney Island av. nom
 Av I, n w cor East 39th st, 100x97.6. Germania Real Estate and Impt Co to Fredk D Lincoln, N Y. nom
 Av U, s s, 40 e Homecrest av, 80x100. Harbor & Suburban Bldg and Savings Assoc to Joseph Schiffer. 1,450
 Alabama av, e s, 175 n Liberty av, 25x100, h & l. Henry Ruhl to James W Henderson. All liens. nom
 Alabama av, e s, 175 n Liberty av, 25x100, h & l. James W Henderson to Mary Ruhl. All liens. nom
 Albany av, w s, 297.6 s Av H, 20x100. Germania Real Estate and Impt Co to Thos C Galvin. nom

Atlantic av, s w cor Beach 42d st, 100x160. Wm E Young to Geo H Mallory, Albany, N Y. Q C. Mort \$2,500. 12,500
 Atlantic av, s w cor Alabama av, runs s 89.3 x w 100 x n 25 x w 55.9 x n 91.6 x e 157.6.
 Atlantic av, n e cor Williams av, 90.10x97.8x88.10x79.
 Atlantic av, n e cor Alabama av, 76x63x75x50.11.
 Broadway, s s, 135.8 w Brooklyn and Jamaica plank road, 121.8 x78.2x106.10x—.
 Fredk A Reid to Louisa B Reid. Q C. nom
 Bushwick av, west cor Conway st, 100x100. Contract. James J Regan, Holyoke, Mass, to Conrad Noll. 18,000
 Canarsie av, s s, 50 e East 22d st, 25x97.5. Release mort. Flatbush Trust Co to Geo F Kerr. 300
 Chestnut av, s s, 400 n Liberty st, 100x100.
 Elm av, s s, 900 w Lafayette st, 100x100.8x100x100, map No 3 United Freemans Land Assoc.
 Byron P Stratton to Jennie B Stratton his wife. 1/2 part. nom
 Coney Island av, e s, 212.9 n Av D, 20x68.7x20x65.8. John Burchell to Wm J Kaiser. Mort \$3,750. See Av D. nom
 Coney Island av, n e cor Elm av, 103.8x100x90.9x119. Jennie B Stratton to Ella J Story. 1/2 part. 1/2 mort \$700. nom
 Coney Island av, w s, 100 n Av C, 60.2x71.6x60x75.11. Edwd V W Rossiter exr Wm W Wickes to Emma wife of David L Crimmins. 2,500
 Driggs av, west cor north 11th st, 25x100. Foreclos. William Walton to Thos W Keley and James Coughlan. 1,950
 Driggs av, n w s, 25 s w north 11th st, 75x100. Foreclos. Same to same. 3,300
 Dumont av, s s, 60 e Junius st, 40x100, h & l. Joseph M Palmer to Frederic J Lancaster, N Y. nom
 Dumont av, s s, 125 e Junius st, 40x100, h & l. Thomas Russell to same. nom
 East New York av, s s, 70 w Troy av, 35.5x100.1x31.3x100. Isaac E Jersey to Geo C Case. Mort \$2,838, &c. nom
 Evergreen av, s w s, 109.6 s Jefferson st, 27.5x84.8x25x73.6. John F Becker to Wm Ulmer Brewery. Mort \$3,000. nom
 Gates av, n s, 280 w Sumner av, 20x100, h & l. Geo W Powers, N Y, to Henry Stein. nom
 Gates av, s s, 230 e Reid av, 30x100, h & l. Emily M Britton to Saml H Cornell. Mort \$6,000. nom
 Graham av, e s, 25 n Scholes st, 25x100, h & l. Foreclos. William Walton to John Cornwell, Jr, exr will John Cornwell dec'd. 8,800
 Hamburg av, south cor Eldert st, 50x75.
 Hamburg av, west cor Covert st, 50x75.
 Eldert st, s e s, 80 n e Central av, 72x100.
 Charles Collins, Harrison, N Y, to Talitha Hatch. Sub to mort. 16,200
 Kent av, w s, 386 s Willoughby av, 24.4x91.5, h & l. Cassie G Reynolds and Philomena C Nunan formerly Reynolds to Wm T Bather. Mort \$3,750. nom
 Kingsland av, e s, 90 n Norman av, 20x100, h & l. Mary A Canavan to Standard Oil Co. 3,000
 Kingston av, s w cor Bergen st, 100x94, h & l. Clinton F Swimm to Libbie W his wife. All liens. nom
 Lee av, n w cor Wilson st, 18.9x60, h & l. John A Helcken to Adolphus A Newman. Mort \$3,000. 4,125
 Lexington av, Nos 325 and 327, n s, 350 w Marcy av, runs n 90 x w 25 x s 10 x w 24.6 x s 80 to av, x e 49.6. Martin L Rickerson to Marie A Maben. Mort \$13,000. nom
 Same property. Alice A Gould formerly Turner to Matilda S Gilbert. Q C. All liens. nom
 Same property. Matilda S Gilbert to Martin L Rickerson. 1899. Mort \$14,850. nom
 Myrtle av, n s, 40 e Washington av, 20x80. Frederick Loehfeld to Frederick Loehfeld, Jr. Mort \$7,500. nom
 Myrtle av, n s, 116.2 e Schenck st, 12.2x87. Joseph Eserer to Sara Eserer his wife. Mort \$1,000. 1,800
 Myrtle av, s s, 100 w Lewis av, 100x200 to Vernon av. Charles Tritschler to Benjamin Goslin. Mort \$12,000. 20,000
 Nautilus av, s e cor Highland av, 120x114.8x141.6x39.6. Norton Point Land Co to Sue Plain, N Y. 2,760
 Nostrand av, w s, 201.6 n Myrtle av, 18.9x100, h & l. Edwd T Lockett to Jacob Goldflam. Mort \$2,500. nom
 Nostrand av, s w cor Union st, 167.9x100.
 Nostrand av, e s, 80 s Crown st, 41.2x139.5x153.2x149.8.
 Plot begins 100 n w Clove road, where boundary line town of Flatbush and city of Brooklyn intersects.
 Clove road, runs n 50 x n w 100 x s 50 x s e 100.
 Lawrence F Carroll to Charles Hayes. 1/2 part. 1/2 part mort \$2,000. 2,956
 Ovington av, n s, 240 e 11th av, 40x127.2x40x126.7, h & l. John C Wandell to Louis G Hart. nom
 Putnam av, n s, 570.10 e Tompkins av, 19.2x100, h & l. Carrie S Kennedy, N Y, to James Kennedy, Mt Kisco, N Y. Mort \$4,000. nom
 Ralph av, e s, 20.1 n St Marks av, 87.8x90. Foreclos. William Walton to Alfred Ogden. 3,000
 Schenck av, w s, 100 s Glenmore av, 100x100, hs & ls. Joseph Vogel to Joseph Freitag. Mort \$3,000. exch
 Sheffield av, e s, 360 n Hegeman av, 40x95. John S Williamson and ano exrs will Williamson Rapalje to John Hoffman. 1899. 94
 Skillman av, n s, 200 w Lorimer st, 25x100, h & l. John B Power to Angelo Buonomo. Mort \$1,100. 2,400
 St Marks av, s s, 150 w Kingston av, 30x150.7. Release judgment. James N Carpenter to Alena F Carpenter. nom
 Same property. Release judgment. Same to same. nom
 St Marks av, s s, 150 w Kingston av, 30x150.7. Release mort. Home Life Ins Co to Alena F Carpenter. 6,750
 Same property. Agreement as to restrictions. Alena F Carpenter with Annie A McKinny. nom
 Same property. Release mort. Augustus T Carpenter to Alena F Carpenter. nom
 Same property, h & ls. Alena F Carpenter to Annie A wife William McKinney. nom
 St Marks av, s s, 130 w Vanderbilt av, 17.6x131. William Duryea, Nyack, N Y, and Laura B Duryea, N Y, to Margt C Rogers. nom

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Stanley av, n s, 60 e Ashford st, 40x85. Louis Jaeck to William Wolf, Sr. nom
 Stone av, s e cor Newport av, 25x100. Sarah C White, Lowerre, N Y, to Jacob A R Dunning, West Orange, N J. Morts \$550. 25
 Stuyvesant av, n w cor Bainbridge st, 100x95. Walter F Clayton to Frances O Van Riper. Mort \$50,000. nom
 Same property. Frances O Van Riper to Walter F Clayton. Mort \$54,000. nom
 Sumner av, n e cor Pulaski st, 26x92.
 Pulaski st, n s, 92 e Sumner av, 20x100.
 Release mort. Geo W Pearsall to Ellen J Moore. nom
 Same property. Ellen J Moore to Jacob Schauf. nom
 Union av, n e cor Ainslie st, 25x54.3, h & l. Anthony Ohl to Theodore Obermeyer and Fanny Liebmann. Q C. nom
 Same property. Frank Ohl to same. Mort \$2,000. 5,938
 Utica av, w s, 80 n Grant st, 40x100.
 East 54th st, w s, 180 s East Broadway, 40x100.
 East 54th st, e s, 100 n Grant st, 40x100.
 East Broadway, s w cor East 55th st, 80x100.9x80x99.9.
 Grant st, s s, 40 e East 48th st, 40x100.
 East 54th st, e s, 160 n Vernon av, 20x100.
 East 52d st, w s, 180 s Beverly road, 20x100.
 Release mort. Title Guarantee and Trust Co to Arthur Lyman. nom
 Utica av, w s, 52.9 n St Marks av, 25x100, h & l. Sarah A Voorhees widow to Philip Manger. 2,000
 Vandervoort av, n e cor Anthony st, 50x100. Mary W Blossom, N Y, to John O'Rourke. nom
 Washington av, s e cor Carroll st, 143.10x161.1x142.4x161.1. Mary H Powers widow and legatee and devisee Geo W Powers to Henry Stein. nom
 Wyckoff av, n e s, 75 s e Stockholm st, 25x85.3x25x84.4. Joseph Freitag to Joseph Vogel. Mort \$4,000. exch
 3d av, s e s, 105.7 s w 19th st, 19.7x100, h & l. Anna Kammann to Thomas Green. 3,000
 3d av, s e s, 105.7 s w 19th st, 19.7x100, h & l. Foreclos. William Walton to Anna Kammann. 3,000
 3d av, e s, 40.2 s 53d st, 20x80, h & l. William Wharton to Nellie G Edwards. nom
 4th av, e s, 60 n 15th st, runs e 83 x n 21 x e 5.8 x n 19 x e 9.2 x n 50 x w 97.10 to av, x s 90. Greenwood Baptist Church to 15th St Baptist Church. 7,600
 5th av, west cor 53d st, 25.2x100. Brooklyn Trust Co exr and trustee John Nicholson to John Carlson. Mort \$3,000. 4,500
 6th av, w s, 55.6 s 16th st, 17.9x75. Babette Laible to Henry Lindemann. Mort \$1,100. nom
 Same property. Henry Lindemann to Babette Laible. Mort \$1,100. nom
 5th av, e s, 60.2 n 38th st. 20x85. Foreclos. William Walton to Maria A Sutton. 2,500
 8th av, n w s, 20.6 s w 1st st, 20x100. Peter J Collins to Saml H Britton. exch
 8th av, s e cor Montgomery pl, 100x112.
 8th av, s e cor Carroil st, 134.4x112x140.9x112.9.
 Agreement as to restriction of building. Lucy C H and Emma C Wade with Eugene L Maxwell, Thomas Adams, Jr, and John H Hanan. nom
 8th av, n e cor Montgomery pl, 109.4x112. John H Hanan and Thomas Adams, Jr, to Peter J Collins. Mort \$27,500. exch
 12th av, s w cor 37th st, 20x100. Release mort. Albro J Newton to Chas H Smith. nom
 Same property. Release mort. Realty Trust to same. nom
 14th av, n w cor 66th st, 20x100. Domenico Salotino to Josephine Salotino. Mort \$2,000. consid omitted 2,700
 14th av, east cor 58th st, 60.2x100.
 14th av, s e s, 80.2 n e 58th st, 40x100.
 14th av, south cor 57th st, 60.2x100.
 57th st, s w s, 225 s e 14th av, 50x100.2.
 58th st, n e s, 120 s e 14th av, 40x100.2.
 58th st, n e s, 200 s e 14th av, 40x100.2.
 58th st, n e s, 280 s e 14th av, 40x100.2.
 14th av, east cor 59th st, 60.2x100.
 58th st, s w s, 180 s e 14th av, 40x100.2.
 58th st, s w s, 260 s e 14th av, 40x100.2.
 50th st, n e s, 100 s e 15th av, 40x100.2.
 14th av, west cor 49th st, 60.2x100.
 45th st, n e s, 375 n w 12th av, 25x100.2.
 13th av, n w s, 60.2 n e 48th st, 40x100.
 46th st, n e s, 175 n w 12th av, 25x100.2.
 51st st, n e s, 100 s e 14th av, 20x100.2.
 53d st, n e s, 180 s e 15th av, 40x100.2.
 Fort Hamilton Parkway, s e s, 61.2 s w 41st st, 40.8x111.10x40x104.8.
 14th av, west cor 53d st, runs n w 100 x s w — x s — x s e to 14th av, x n w 100.2.
 60th st, n e s, 400 s e 14th av, 40x100.2.
 Release mort. Title Guarantee and Trust Co to the Borough Park Co. 10,300
 Interior lot, 300 n Herbert st and 100 e Monitor st, runs e 1.3 x s e 75 x w 51 x n 25 x n w 29. Catharine Reardon to Peter Rugen. 475
 Lots 51 and 53 map property heirs of Oliver (Mary Van Dusen dec'd), New Utrecht. Manhattan Loan and Security Co to Ellen and William Carroll, Baltimore, Md. Q C. nom
 Lot 53 same map. Comptroller State N Y to Manhattan Loan and Security Co. Tax deed. 1897. 8
 Lot 51 same map. Same to same. Tax deed. 1897. 8
 Lots 50, 52, 82 to 85 and 145 to 148 same map. Same to same. Tax deed. 8
 Lot 303 map 529 lots, New Utrecht, adjoining Lefferts Park. People State of N Y to Mary A Hamilton. letters patent
 Pier 47. Agreement to construct shed. Francis D, William and J Robinson Beard trustees estate William Beard with City of New York.
 Pier next south of Hudson av. Agreement to erect shed. National Lead Works with the City of New York. nom
 Plot No 4-1, containing 3 4-5 acres, exclusive of R R station, and

Plot 4-2, containing 2 3-10 acres salt meadow, both on map heirs Garrett Stryker, Gravesend. Rebecca Lewis, N Y, to Julie Scherick. Mort \$600. nom
 Wallabout Canal, s of Keap st. Agreement to construct an open shed. Chrome Steel Works with the City of New York.

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.

November 23, 24, 26, 27 and 28.

Anderson, Albert to Title Guarantee and Trust Co. 53d st, n s, 160 e 4th av, 20x100.2. Nov 27, 3 years, 5%. 4,000
 Atterbury, Walter B to Jennie H Ainslie. Agreement correcting line of payment of mort. Nov 19. nom
 Auwarter, Emil and Maria to Justina Mann. East 42d st, e s, 157.6 s Av D, 120x100; East 42d st, w s, 417.6 s Av D, 40x100. Nov 22, due Dec 1, 1901, 6%. 1,000
 Bacon, John to Percival H Seward. Bedford av, n w cor Park pl, 28.6x100. Nov 19, due Nov 1, 1901, 6%. 5,000
 Beck, William to German Savings Bank of Brooklyn. Brooklyn & Jamaica Turnpike road, s e s, 100 w Crescent st, runs s 275 to Washington pl x w 142 x n 242 to turnpike x n e 125. Nov 5, due Dec 1, 1901, 5%. 6,000
 Becker, Mary and the Williamsburgh Savings Bank mortgagees with Christine Steinhilber mortgagor. Agreement as to priority of mortgages. Nov 17. nom
 Bellworthy, William to Mary H Cudlipp. Adelphi st. P M. Oct 31, due Nov 26, 1903, 4½%. 2,900
 Belon, Marc A to Title Guarantee and Trust Co. Halsey st, s e s, 280 n e Evergreen av, 20x100. Nov 26, 1 year, 5%. 1,000
 Benziger, Rosa to George Franz. Greene av, w s, 385 n Knickerbocker av, 25x100. Nov 25, 5 years, 5%. 2,500
 Bennet, Edw R to Flatbush Trust Co. Webster av, n s, 210 e 3d st, 30x112.2x30x—. Nov 19, due Nov 24, 1900, 6%. 1,500
 Berkeley, Gertrude to Evelyn Vaughan. Ralph av, w s, 85 s Macon st, 15x66. May 1, 3 years, 5%. 300
 Berlin, Frederick L to Theodore F Jackson. Knickerbocker av, n e s, 75 n w Ingraham st, runs n w 75 x n e 109.4 x n 19.2 to Johnson av, x e 25 x s 90 x s w 104.9. Leasehold. Nov 21, due Dec 1, 1901, 6%. 1,000
 Same to same. Same property. Aug 30, due Sept 1, 1901, 6%. 1,000
 Bishop, Eli H to Jason R S Boardman. Prospect pl. P M. Nov 22, 1 year, 6%. 15,000
 Bonert, Louis to Title Guarantee and Trust Co. Carroll st, south cor Denton pl. P M. Nov 27, 3 years, 6%. 1,500
 Same to same. 48th st, s w s, 250 n w 3d av, 225x100. Nov 27, 3 years, 6%. 4,000
 Same to Annie C Lott. Washington av, s e cor Carroll st. P M. Nov 27, 1 year, 6%. 4,000
 Booth, Eliz L to Abram Cooke. Bushwick av, north cor Cornelia st, 50x100. Nov 24, due Oct 1, 1901, 5%. 1,000
 Bowdery, Emma J to Title Guarantee and Trust Co. Grand st, n e s, 200 s e Keap st, 18.9x95. Nov 22, 2 years, 4½%. 1,500
 Brady, John K to Title Guarantee and Trust Co. 11th st, s s, 88.6 e 5th av, 40x124.3x40x123.10. Nov 28, 1 year, 5%. 4,500
 Briggs, Luzerne J to Minnie A Briggs. Schermerhorn st, No 266, s s, 150 e Bond st, 15x87x15x86.11. Nov 13, 3 years, 5%. 3,000
 Britton, Samuel H to Title Guarantee and Trust Co. 8th st. P M. Nov 26, 3 years, 4½%. 11,500
 Brown, Joseph H to Amelia M Brown. Albany av, w s, 119.7 s Prospect pl, 16.7x80. Nov 21, due Dec 1, 1900, 5%. 2,000
 Brown, Wm A to Jane L Barton. Midwood st, n s, 345 w Rogers av, 20x100. Nov 24, 3 years, 5%. 5,000
 Brown, Geo T to James McLoughlin. Carroll st. P M. Nov 23, demand, 6%. 10,000
 Brush, Geo S to East Brooklyn Co-operative Bldg Assoc. Pulaski st. P M. Nov 27, installs, 6%. gold, 4,000
 Burchell, John and Alex L Taylor to Long Island Title Guarantee Co. Av D, n s, 75 w East 17th st, runs n 78.1 x s 1.10 x w 42.9 x s 93.6 to Av D x e 40. Nov 28, demand, 6%. 4,000
 Same to same. Av D, n s, 35 w East 17th st, 40x38.2x27x102.2. Nov 28, demand, 6%. 4,000
 Same to same. Av D, n w cor East 17th st, 35x102.2x73x79.8. Nov 28, demand, 6%. 4,500
 Burchell, John and Eliza to Wm J Kaiser. Same property. Nov 28, 3 years, 5%. 400
 Burfeind, Friederick D to Frederick W Mertens, N Y. Hewes st, s e s, 83.4 n e Lee av, 20.10x100. Nov 20, 1 year, 6%. 3,000
 Buschmann, Josephine to Michael Mulvihill. Russell st, e s, 350 n Nassau av, 3 lots. P M. 3 morts, each \$750. Nov 28, 2 years, 5%. 2,250
 Carlson, John and Title Guarantee and Trust Co. Agreement to subordinate mort made by Frank Gelston. Nov 23. nom
 Carlson, John to Brooklyn Trust Co exr John Nicholson. 5th av, west cor 53d st. P M. Nov 26, 1 year, 5%. 3,000
 Carolan, Annie and Patrick, also Catherine Carry devisees of Patrick Carolan to Bushwick Savings Bank. Herbert st, n s, 75 w Monitor st, 25x100. Nov 26, 3 years, 5%. 1,500
 Clark, Richard M to Geo H Roberts. New York av, w s, 90 n Av D, 40x102.6; Av D, s s, 62.6 w New York av, 40x100; East 27th st, w s, 220 s Av I, 40x100. Nov 17, 1 year, 6%. 500
 Cohen, Josephine to Miriam Cohen. Part of lot B of Wyckoff tract, Supplement A common lands of Gravesend. Oct 26, 1 year, 6%. 3,000
 Colver, Wm S to Flatbush Trust Co. East 18th st, e s, 171 n Av D, 40x100. Nov 10, due Nov 10, 1900, 6%. 3,500

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Crenzbaur, Jessie B and R Walter to Benbow Ferguson and Rufus H Brown, firm Ferguson & Brown. Cypress av, n s, 100 w Seagate av, 100x100. Nov 22, due April 15, 1901, 6%. Building loan. 5,225

Crimmins, Emma and Daniel L to Title Guarantee and Trust Co. Coney Island av. P M. Nov 26, 3 years, 5%. 1,500

Crouch, Wm S to Germania Real Estate and Impt Co. East 39th st. P M. Nov 24, 3 years, 5%. 275

Crowell, Frances A to Christian Friedmann. McDonough st, s s, 575 w Tompkins av, 20x66.4x20.1x69.2. Nov 23, 3 years, 5%. 4,000

Curtis, Isaac H and N Willard and Herbert C Smith both mortgagées. Agreement to subordinate mort made by Abraham and Betsey Dubroff. Nov 24. nom

Davis, Joseph and Rubin Goldstein to Sophie V Minasian. Stone av, e s, 50 s Sutter av, 50x100. Nov 28, installs, 6%. 500

Davis, John F to Wilfred Burr. Hancock st. P M. Nov 27, 2 years, 6%. 2,500

Denison, Anna M to Thomas Corrigan. Gold st, w s, 125 s Willoughby st, 25x100.3. Nov 26, installs, 6%. 4,000

Same to Dime Savings Bank, Bklyn. Gold st, w s, 100 s Willoughby st, 25x100.3x26.1x100.3. Nov 26, 3 years, 5%. 21,000

Same to same. Gold st, w s, 125 s Willoughby st, 25x100.3. Nov 26, 3 years, 5%. 21,000

De Mott, John W to Geo M Hewlett. 76th st. P M. Nov 22, due Nov 1, 1903, 6%. 2,200

Di Sanna, Rosanna and Raphael to Title Guarantee and Trust Co. President st, s s, 225 w 4th av, 25x100. Nov 27, 3 years, 5%. 1,000

Dubroff, Abraham to Herbert C Smith. Glenmore av, s w cor Watkins st, 50x100. Nov 24, installs, 5%. 6,500

Edwards, Neelie G to William Wharton. 3d av. P M. Nov 27, 3 years, 5%. 4,000

Engelhard, Ida M wife Lewis H to Chas M, Frederic B, Geo D, Herbert L and John T Pratt. Bay Ridge av, s s, 180 w 18th av, 40x100. Nov 23, installs, 6%. 3,915

Erickson, Anders W to Title Guarantee and Trust Co. 53d st, n s, 180 e 4th av, 20x100.2. Nov 27, 3 years, 5%. 4,000

Fennell, Daniel D to Title Guarantee and Trust Co. Fulton st. P M. Nov 15, due Nov 24, 1903, 5%. 1,500

Ferris, Alpheus S, Jr, and Henrietta S to Chas W Wright. 40th st, s s, 118.4 w 12th av, 19.8x100.2. Nov 1, installs, 6%. 500

Fifteenth St Baptist Church to Title Guarantee and Trust Co. 4th av, s e s, 50 s w 14th st, runs s e 97.10 x s w 50 x n w 9.2 x s w 19 x w 5.8 x s w 21 x n w 83 to av, x n e 90. P M. Nov 20, 3 years, 5%. 4,000

Same to Greenwood Baptist Church. 4th av, e s, 60 n 15th av, runs e 83 x n 21 x e 5.8 x n 19 x e 9.2 x n 50 x w 97.10 to av, x s 90. P M. Sub to mort \$4,000. Nov 20, due Feb 21, 1901, 5%. 1,600

Fleck, Mary wife George to Kings County Savings Inst. Boerum st, n s, 50 w Humboldt st, 25x73. Nov 28, 1 year, 5%. 3,250

Same to same. Boerum st, n s, 25 w Humboldt st, 25x73. Nov 28, 1 year, 5%. 3,250

Frazier, Charles with Bond & Mortgage Guarantee Co. Agreement as to priority of mortgages by Libbie W and Clinton F Swimm. Nov 22. nom

Free, Chas E and Fannie E to Serial Building Loan and Savings Institution. Snediker av, e s, 197.6 s Sutter av, 15x100. Nov 14, installs, 6%. 750

Freedman, Betsie to John S King. Rutledge st, s s, 173 e Lee av, 19x100. Sub to mort \$4,000. Nov 24, 1 year, 5%. 1,000

Freedman, Betsie wife of Goodman to Frederick T Hill trustee. Rutledge st. P M. Nov 26, 3 years, 5%. 4,000

Frinder, Thomas to Title Guarantee and Trust Co. Bridge st, e s, 75 s Front st, 25x100. Nov 28, 3 years, 5%. 2,000

Gardiner, John L and Mary E to Jonathan T Gardiner, Sag Harbor, N Y. Johnson st, south cor Adams st, 50x75. Nov 23, 1 year, 5%. 6,000

Gatto, Teresina C to Mirabeau L Towns. Road from Gravesend to Sheepshead Bay. See Cons. Nov 27, 3 years, 5%. 1,650

Gelston, Frank to Title Guarantee and Trust Co. 5th av, n w s, 25.2 s w 55th st, runs n w 66.1 x s w 0.6 x n w 15.11 x n e 0.6 x n w 18 x s w 25 x s e 100 to av, x n e 25. Nov 23, 3 years, 5%. 7,000

Same to same. 5th av, n w s, 50.2 s w 55th st, 2 lots, each 25x100. 2 mortg, each \$7,000. Nov 23, 3 years, 5%. 14,000

Same to same. 5th av, west cor 55th st, runs s w 25.2 x n w 66.1 x s w 0.6 x n w 15.11 x n e 0.6 x n w 18 x n e 25.2 to st, x s e 100. Nov 23, 3 years, 5%. 13,000

Gelston, Frank to Albro J Newton. 5th av, w s, 25.2 s 55th st, runs n w 66.1 x s w 0.6 x n w 15.11 x n e 0.6 x n w 18 x s w 25 x s e 100.2 x n e 25. Sub to mort \$7,000. Nov 27, 2 years, 5%. 2,000

Glenn, William and Robert to Marcella and John C L Daly. Atlantic av, s w s, 194 s e Boerum pl, runs s e 56.7 x s w 72.9 x n w 56.6 x n e 70. Nov 21, demand, 5%. 1,090

Gluckert, John to Joseph Eppig. Stockholm st. P M. Nov 22, demand. 1,000

Goodridge, Harry S to Bennett Wilson and ano guardians of Theo M Morris. Monroe st. P M. Nov 28, due June 1, 1904, 5%. gold, 4,000

Gorlin, Benjamin and Yette, Jersey City, N J, to Louis Beer and Michael Schaffner. Myrtle av. P M. Nov 23, demand, 5%. 12,000

Grasman, Henry to Title Guarantee and Trust Co. Broadway, s w s, 100 s e Rockaway av, runs s w 94.9 x s 20.8 x s e 7 x n e 100 to Broadway, x n w 27. Nov 23, 3 years, 4 1/2%. 11,000

Same to same. Broadway, s w s, 127 s e Rockaway av, 2 lots, each 27x100. 2 mortg, each \$11,000. Nov 23, 3 years, 4 1/2%. 22,000

Same to same. Broadway, s w s, 181 s e Rockaway av, runs s w 100 x s e 2.2 x e 26.11 x n e 89.7 to Broadway, x n w 27. Nov 23, 3 years, 4 1/2%. 11,000

Green, Thomas and Barbara to Anna Kammann. 3d av. P M. Nov 28, 3 years, 5%. 1,500

Greenfield, Henry with Title Guarantee and Trust Co. Agreement as to priority of mortg by Magdalena Weimann. Nov 26. nom

Hagedorn, Bertha to East Brooklyn Savings Bank. Bedford av, w s, 29 s Sterling pl, 34x96.7. Nov 23, 1 year, 5%. 16,000

Same to same. Bedford av, w s, 63 s Sterling pl, 2 lots, each 34x97. 2 mortg, each \$16,000. Nov 23, 1 year, 5%. 32,000

Halstead, Stephen H with Evelyn Vaughan. Agreement as to priority of mortg by Fahie and Gertrude Berkeley. May 1. nom

Hamilton, Joseph W to Emeline Davison extrx Robert A Davison. Macon st. P M. Nov 22, due Nov 1, 1903, 5%. 9,000

Hart, Rosanna and James to Brooklyn City Co-operative Bldg and Loan Assoc. 58th st, s s, 550 e 1st av, 25x100.2. Nov 26, installs, 5%. 3,000

Hatch, Talitha to Stephen W Collins trustee under will Stacy B Collins. Eldert st, s e s, 80 n e Central av, 72x100. P M. Nov 24, demand, 6%. 5,400

Same to Sarah W Collins. Same property. Nov 24, demand, 6%. 15,000

Same to Richard S Collins, Harrison, N Y. Hamburg av, south cor Eldert st, 50x75. Nov 24, demand, 6%. 5,400

Same to same. Same property. Nov 24, demand, 6%. 12,500

Same to same. Hamburg av, west cor Covert st. P M. Nov 24, demand, 6%. 5,400

Same to same. Same property. Nov 24, demand, 6%. 12,500

Haufler, Lissette to H C Beauchamp. 64th st, s s, 160 e 14th av, 20x100. Oct 22, 1 year, 6%. 300

Hawkins, Erastus S to Atlantic Building and Loan Association. McDonough st. P M. Nov 27, installs. 4,000

Hazrick, Nettie B formerly Fuller to Adolph Sterk. Rockaway av, w s, 100 n land William Kowenhoven, runs n 50 x w 100 x s 50 x e 100. Nov 17, 5 years, 6%. 1,000

Heitmann, John to South Brooklyn Savings Inst. 5th av, n e cor 50th st, 19.2x90. Nov 23, 1 year, 4 1/2%. 6,000

Hitchings, Elizabeth wife John M to Fredk C Goppoldt guardian estate Paul R Goppoldt. East 12th st, e s, 201.8 n Av D, 30x100. Nov 27, due Dec 1, 1903, 5%. 1,500

Same to Catharine Goppoldt. Same property. Nov 27, due Dec 1, 1903, 5%. 1,000

Same to Margaret Goppoldt. East 12th st, e s, 231.8 n Av D, 30x100. Nov 27, due Dec 1, 1903, 5%. 2,500

Hoffman, John and Annie to Nassau Co-operative Building and Loan Assoc. Sheffield av, e s, 360 n Hegeman av, 40x95. Nov 24, installs, 5 1-5%. 1,000

Hoffmann, Charles to Emma Dantzscher. De Kalb av, s e s, 175 s w Knickerbocker av, 25x100. Nov 26, 1 year, 6%. 500

Holbert, Bertha S to Clarence M Phipps. East 22d st. P M. Nov 27, installs, 5%. 4,000

Same to Thomas Schmidt. Same property. Nov 27, 3 years, 5%. 400

Jackson, John to Joseph Laux. Sandford st, w s, 147.9 n Park av, 50x100. Nov 23, 3 years, 6%. 2,600

Jeffers, Jennie J to Harriet E Dunn. Lincoln pl, e s, 233.4 n w 6th av, 16.8x113.1. Nov 23, installs, 5%. 350

Kelly, John and Maggie to Williamsburgh Savings Bank. Pacific st, s s, 183.4 w Saratoga av, 16.8x107.2. Nov 23, 1 year, 5%. 1,500

Kennelly, James A to Beadleston & Woerz. Nassau st, No 63. Leasehold. Nov 24, demand, 6%. 3,300

Keogh, James W to Title Guarantee and Trust Co. 43d st, s s, 80 e 4th av, 20x100.2. Nov 22, 1 year, 6%. 500

Kerr, Geo F to Title Guarantee and Trust Co. Canarsie av, s s, 50 e East 22d st, 25x97.7x25x97.4. Nov 28, 3 years, 5%. 1,600

Kiley, Thos W and James Coughlan to Charles P Buckley and Nathaniel Niles exrs Samuel I Hunt. Driggs av, west cor North 11th st. P M. Nov 22, 3 years, 5%. 3,500

Koorbusch, Anastasia and Catherine Cleary sisters and heirs Maria O'Brien to Adelaide E Payne. 5th st. P M. Nov 20, 3 years, 6%. 800

Kraft, Mae R and Florence J to William Manger. Kosciusko st, n s, 150 w Marcy av, 25x100. Nov 22, installs, 6%. 275

Kreamer, Augustus to Title Guarantee and Trust Co. Vernon av, n s, 293.9 e Tompkins av, 18.9x100. Nov 23, 3 years, 5%. 4,000

Kreyer, Anna D to Jacob H Kohlman. Kings Highway, s s, 102.1 e East 12th st, 42.6x109.7x40.10x95.5. Nov 24, 1 year, 5%. 2,500

Kurtz, Jacob to Mary Wessel. Sumner pl. P M. Nov 22, 3 years, 5%. 4,000

Lahm, Frederick M to Title Guarantee and Trust Co. East 17th st, e s, 100 n Av O, 100x200 to East 18th st; East 17th st, e s, 260 s Av N, 60x100. Nov 28, 1 year, 6%. 600

Leffmann, Ella H wife Frank to Alletta A Stillwell. Madison st. P M. Nov 24, due Dec 1, 1903, 5%. 5,000

Losee, Ellen to Otto Kampfe. Glenmore av, s s, 20 e Chestnut st, 20x100. Nov 26, 1 year, 6%. 500

Lincoln, Fredk D to Germania Real Estate and Impt Co. Av I, n w cor East 39th st. P M. Nov 24, 3 years, 5%. 1,015

Lusher, Walter R mortgagèe with Ada L Robinson. Agreement that mortgagèe may be paid by instalments. Oct 18. nom

Mahe, Francis L to James McLoughlin. Lafayette av. P M. Nov 24, demand, 6%. 1,500

Manneschmidt, Jacob, Jr, and Herbert C Smith both mortgagées. Agreement to subordinate mort made by Abraham and Betsey Dubroff. Nov 24. nom

Martin, Ellen T to Harriet St B Roberts, N Y. East 14th st, e s, 300 n Av X, runs e 200 to East 15th st, x n 200 x w 100 x s 100 x w 100 to East 14th st, x s 100. Nov 23, 3 years, 5%. 1,000

Martin, Ellen T to Harman Wermann. Chestnut st. P M. Nov 27, 3 years, 5%. 4,000

Mathews, Fanny A and John C to Henry L Schmeelk. Av N, n e cor Mathews pl, runs e 40 x n 111 x e 60.2 to centre road to Canarsie Landing x n w 225 to Mathews pl x w — x s e 338.8 to beginning. Nov 24, due Jan 1, 1904, 6%. 500

Maurice, Sarah E to Stephen J Burrows. Partial satisfaction of mortgagèe of Nov 22. 3,200

Meyer, Diederich to Beadleston & Woerz. Schenectady av, n e cor Pacific st. Lease. Nov 23, demand, 6%. 3,000

Miniter, Kath C to Daniel Buhr. Ocean Parkway, e s, 200 s Av Q, 80x150. Nov 23, 3 years, 5%. 2,500

Moore, Jacob A to Alfred A Ehrlich. 85th st, n e s, 180 s e 13th av, 2 plots, each 60x100. 2 mortg, each \$1,000. Nov 15, 1 year, 6%. 2,000

Muscarella, Francisco and Maria to Elizabeth E Heffron. 4th av, w s, 80 s President st, 20x100. Nov 23, 3 years, 6%. 1,000

MacCallum, Ann E to Saml S Clark. Hancock st, s s, 276 w Ralph av, 17.2x100. Nov 21, 3 years, 6%. 800

Same mortgagor with Austin Ludlam. Extension mort. Nov 21. nom

McGarry, Thomas to Frances Meyer. South 5th st, s s, 25 w Hooper st, 25x100. Nov 21, 5 years, 5%. 1,700

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McLoughlin, Charles to East Brooklyn Savings Bank. Agreement as to priority of mortgages by Bertha Hagedorn. Nov 23, nom
 Neely, Rebecca to Samuel Q Brown. De Kalb av, s s, 300 e Reid av, 25x100. March 16, 1899, 5%. 769
 North, John to Wm W Durland. Saratoga av, s w cor McDonough st, 100x100. Nov 23, 2 years, 5%. 3,000
 O'Rourke, John and Bridget to Mary W Blossom. Anthony st. P M. Nov 22, 2½ years, 6%. 250
 Ohland, John N to John D Hass, West Stockbridge, Mass. Broadway, north cor Cooper st, 25x100. Nov 24, due Nov 28, 1905, 4½%. 22,000
 Same to same. Broadway, n e s, 50 n w Cooper st, 25x100. Nov 24, due Nov 28, 1905, 4½%. 11,000
 Orchard, Wm W to City Savings Bank, Brooklyn. East 34th st, w s, 347.6 s Av G, 40x100. Nov 26, due May 1, 1902, 5%. 1,800
 Parkin, John to Geo H Roberts. East 11th st, e s, 250 e Slocom pl, 50x100. Nov 27, 3 years, 5%. 3,500
 Pearce, Hannah M widow to Title Guarantee and Trust Co. 8th st, s s, 205 w 5th av, 45x75. Nov 22, 3 years, 6%. 1,500
 Pietsch, Alfred and Helene to Laura A Peacock. Elton st. P M. Nov 26, 2 years, 6%. 100
 Post, Clarence C to Leonora P Banks. South 9th st, s s, 57.9 w Berry st, 19.3x83.3. ½ part. Nov 26, 1 year, 5%. 1,000
 Prospect Hill Improvement Co to Thos F Lewis. Quincy st, n s, 125 e Nostrand av, 48x100; Gates av, s s, 265 w Marcy av, 20x100. Nov 22, demand, 6%. 3,080
 Rack, Philip to Borough Park Co. 59th st. P M. Nov 27, installs, 6%. 650
 Ranken, Albert to Ernst Schluter. Greene av, s s, 240.7 e Franklin av, 20x100. Nov 22, 5 years, 4½%. 3,000
 Rayher, John and Elizabeth to Richd F Carpenter. Lee av, s w cor Lynch st, 20x80. Nov 26, 3 years, 5%. 1,000
 Reed, Alverda J to Wm J Percy, Jr. Pulaski st, No 487, n s, 350 e Stuyvesant av, 12.5x100. Nov 22, installs, 6%. 200
 Reynolds, Wm H to Title Guarantee and Trust Co. 14th av, north cor 52d st, 60.2x100; 14th av, south cor 51st st, 60.2x100; 14th av, south cor 52d st, 60.2x100. Nov 23, demand, 6%. 1,500
 Same to same. 14th av, east cor 46th st, 60.2x100; 14th av, south cor 47th st, 60.2x100. Nov 23, demand, 6%. 1,250
 Same to same. 13th av, west cor 46th st, 60.2x100; 13th av, south cor 46th st, 60.2x100; 13th av, east cor 47th st, 60.2x100; 13th av, west cor 47th st, 60.2x100. Nov 23, demand, 6%. 2,000
 Roeder, Jacob to Title Guarantee and Trust Co. Schaeffer st, s e s, 375 n e Evergreen av, 20x100. Nov 26, 3 years, 4½%. 2,000
 Ross, Sarah and Frank H to Title Guarantee and Trust Co. Bridge st, w s, 150 n Johnson st, 25x106.6. Nov 26, 1 year, 5%. 1,500
 Ruggiero, Antonio to Albert D Buschman. West 15th st, e s, 50 s Mermaid av, 37x100. P M. Nov 24, 5 years, 6%. 1,000
 Saladino, Joseph to Bond and Mortgage Guarantee Co. Bergen st, s s, 125 w Saratoga av, 100x100. Nov 27, demand, 6%. Building loan. 9,000
 Sanford, Watson to Kings County Savings Institution. Grant st, n s, 25.2 e Graham av, 25.10x80. Nov 23, 1 year, 5%. 600
 Sarapata, Stanislaus and Josephina to Chas C Sawyer. Hegeman av, n s, 20 w Alabama av, 20x100. Nov 26, installs, 6%. 425
 Satterley, Chas E to New York Building Loan Banking Co. East 28th st. P M. Nov 14, installs, 6%. 4,000
 Schauf, Jacob to Ellen J Moore. Sumner av, n e cor Pulaski st. P M. Nov 24, 1 year, 5%. 4,000
 Scherick, Julie to Rebecca Lewis. Plot 4-1 map land heirs of Garrett Stryker, &c. See Cons. Nov 22, 5 years, 5%. 4,000
 Schleicher, Johanna widow to Joseph Thonet. 23d st, n e s, 275 s e 5th av, 25x100. Nov 23, due July 1, 1902, 5%. 100
 Schuh, Chas P to Title Guarantee and Trust Co. 58th st. P M. Nov 26, 3 years, 5%. 3,500
 Same to Mary J Lucke. Same property. Sub to last mort. Nov 26, installs, 6%. 1,800
 Seitz, Michael with Title Guarantee and Trust Co. Agreement as to priority of mortgages by Nino Sabbatino. Nov 12, nom
 Seymour, Fredk L, Rutherford, N J, to Louis D Giroux. Fulton st. P M. Nov 27, 3 years, 5%. 3,000
 Sheehy, Wm P and Elizabeth to Benj C Raymond. 60th st. P M. Nov 23, installs, 6%. 500
 Sherwood, Samuel T to Frank E Morgan. East 21st st, w s, 322.10 n Ditmas av, 50x100. Nov 24, demand, 6%. 4,065
 Sibley, George and Caroline O to Amelia Milliken. 14th st. P M. Nov 24, 3 years, 6%. 1,000
 Sidman, Arthur to Bensonhurt Co. 80th st. P M. Nov 23, 3 years, 5%. 750
 Sisters of St Joseph, Flushing, L I, to Emigrant Industrial Savings Bank. Atlantic av, n e cor Van Sicten av, 49.6x99.3x49.6x102; Van Sicten av, e s, 175 s Fulton st, 100x100; Hendrix st, w s, 225 s Fulton st, 50x100. Nov 12, 1 year, 4%. 7,000
 Skidmore, Jonas C to Kings County Savings Inst. Division av, n s, 21.5 e Wythe av, 19.11x66.9. Nov 28, 1 year, 5%. 1,500
 Smith, Chas H to Albro J Newton. 13th av, s w cor 37th st, 20x100. Nov 22, demand, 6%. 500
 Smith, Chas H to Amelia A Van Hoese. 13th av, s w cor 37th st, 20x100. Nov 22, 3 years, 6%. 3,500
 Smith, Millard F and Wilson R, also Josephine L Randolph to Dime Savings Bank of Brooklyn. State st, n e s, 125 s e 3d av, runs n e 100 x s e 21.10 x n e 108.10 to Schermerhorn st x s e 13.4 to Flatbush av x s 110 x w 87.3 x s e - x s w 64.6 to State st x n w 80. Oct 5, 1 year, 4½%. 60,000
 Spear, Asa A to Emily B Strong, Setauket, L I. Kosciuszko st, n s, 318.9 w Lewis av, 18.9x100; Kosciuszko st, s s, 100 e Lewis av, 35.3x100; Stuyvesant av, w s, 81.8 n Quincy st, 18.4x98.4; 70th st, s s, 102.10 e Narrows av, runs s 200 to Mackay pl, x e 50 x n 100 x e 100 x n 100 to st, x w 150. Nov 1, 5 years, 5%. 7,400
 Sprague, Laura E to Delbert H Decker. East 19th st. P M. July 11, 3 years, 5%. 1,900
 Stallknecht, Gordon and Annie to Annie S Borcharding. Washington av, e s, 300 n Myrtle av, 22x100. Nov 27, 3 years, 5%. 2,000
 Stande, Emma F and Walter H to Daniel Lauer. East 23d st. P M. Nov 26, installs, 6%. 2,600
 Stanley, Annie M and Wm H to Pringle Memorial Home. Ocean Parkway. See Cons. Sub to mort \$2,000. Nov 22, 5 years, 6%. 500
 Same to Produce Exchange Building and Loan Association. Same property. Nov 22, installs, 2,000

Stehlin, Joseph and Amelia F wife Harry Koch to Thos J Hamilton. 74th st. P M. Nov 27, 5 years, 5%. 3,000
 Steidinger, Katharina and Christian to John Fuchs. Varet st. P M. Nov 20, 3 years, 5%. 1,000
 Stein, Henry to Mary W Smith. Gates av. P M. Nov 23, demand. 3,500
 Steinhilber, Christine to Williamsburgh Savings Bank. De Kalb av, s e s, 275 s w Knickerbocker av, 25x100. Nov 17, 1 year, 5%. 3,200
 Strong, Edward R to Bond and Mortgage Guarantee Co. East 23d st. See Cons. Nov 27, demand, 6%. Building loan. 7,600
 Same to Germania Real Estate and Impt Co. Same property. P M. Sept 27, demand, 5%. 3,200
 Stubenbord, Ernestine and Conrad to Title Guarantee and Trust Co. Surf av, n s, 92 e West 21st st runs n 349.7 to N Y & Coney Island R R x e 130 x s 323.1 to av x w 130. Nov 21, 3 years, 5%. 9,000
 Sussman, Matilda to Alfred P Brown. Ashford st, e s, 240 n Hege- man av, 9 lots, each 20x100. Nov 12, due Feb 1, 1901, 6%. 1,200
 Snydecker (formerly Cohen), Henrietta, N Y, to John J Bell. Metro- politan av, s e cor Humboldt st, 20x75. Sub to mort \$3,500. Nov 27, installs. 1,050
 Swimm, Libbie W and Clinton F to Bond and Mortgage Guarantee Co. Kingston av, s w cor Bergen st. P M. Nov 23, demand, 6%. Building loan. 39,500
 Taylor, W Dudman to John S Williamson and ano exrs Williamson Rapalje. East 89th st. P M. Nov 27, 3 years, 5%. 350
 Tieck, Gustave J E to Title Guarantee and Trust Co. Pulaski st, n s, 175 e Marcy av, 25x100. Nov 27, 3 years, 5%. 3,750
 Travers, Mary E to Thos F Smith. East 12th st, e s, 72.2 s Av C, 40x100. Nov 26, 3 years, 5%. 2,200
 Van Riper, Frances O to Title Guarantee and Trust Co. Stuy- vesant av, n w cor Bainbridge st, 22x95. Nov 22, 3 years, 5%. 15,000
 Same to same. Stuyvesant av, w s, 22 n Bainbridge st, 4 lots, each 19.6x95. 4 mortg, each \$10,000. Nov 22, 3 years, 5%. 40,000
 Walsh, Nona Q to William and Julius Manger. West 21st st, e s, 150 n Surf av, 40x92. Nov 24, 4 years, 6%. 1,800
 Waterbury, Maude L formerly Hall to Title Guarantee and Trust Co. St Edwards pl. See Cons. Nov 21, due Nov 26, 5%. 1,000
 Weidmann, Cooperage to J Adolph Mollenhauer. North 11th st, north cor Wythe av, runs n e 200 to North 12th st x n w 100 x s w 100 x n w 100 x s w 100 to North 11th st x s e 200. Nov 22, 3 years, 5%. 50,000
 Same to same. Same property. Consent of stockholders to above mortgage. Nov 1.
 Weir, Alexander to Jacob Brenner trustee for Rose Brenner. Rock- well pl, w s, 152.4 s De Kalb av, 25x100.5; Rockwell pl, w s, being lot 59 on map recorded in liber 52 page 275 on conveyances. Nov 28, 1 year, 6%. 500
 Whispell, Melvin to Barbara B Wadsworth. Barbey st, e s, 195 n Arlington av. P M. Nov 24, 3 years, 6%. 2,000
 Same to same. Barbey st, e s, 315 n Arlington av. P M. Nov 24, 3 years, 6%. 2,000
 Wyeth, Walter to Annie G Wyckoff. Av L, s w cor East 35th st, 40x 100. Nov 22, due Dec 1, 1903, 5%. 3,000

MORTGAGES—ASSIGNMENTS.

November 23, 24, 26, 27 and 28.
 Berkeley, Gertrude to Evelyn Vaughan. 200
 Borough Park Co to Title Guarantee and Trust Co as trustee. 6,250
 Brunton, Henry J to Charlotte Brunton. nom
 Busner, Margaret to Henry C Van Pelt. 500
 Brooklyn Home for Consumptives and Peter McNulty to New York Co-operative Building and Loan Assoc. 11,200
 Brush, Thomas H to J L Mott Iron Works. nom
 Clarke, Audley to John D Carscallen. Assigns 4 mortg, each \$3- 000. 12,000
 Cohen, Josephine to Albert Cohen. nom
 Crowell, Alice C to Wm V Young. 10,000
 Davis, Maria E to Maria E Davis and ano trustees. 1,500
 Dexter, Fredk C to Harriot T Cooke, Orange, N J. 1,375
 Decker, Delbert H to J H Ditmas. 1,900
 Foley, Karoline D to Clara Young, Hackensack, N J. 50
 Flanagan, William to Louis B Philip. 3,000
 Same to Edward C Philip. 2,250
 Goddard, Fred L exr Sarah J Goddard to Mary B Safford. 1,500
 Gould, Louis A, Farmer, N Y, to Dennis D McKeon. 3,000
 Harding, Eliz H and Richard H exrs Gardiner S Harding to Ida Kimberly. 1,500
 Hadden, Theresa B to Ralph Pomeroy. nom
 Holman, Morris L to Phebe A Holman, Clayville, N Y. 1,800
 Jones, Walter to Flatbush Trust Co. 3,500
 Klam, Andrew and Amanda to Lester A Lewis. 500
 L'Hommedieu, Chas H to Lydia R Currie. nom
 Long Island Title Guarantee Co to Adelaide M Rushmore. 350
 Long Island Title Guarantee Co to Riverhead Savings Bank. As- signs 2 mortg, each \$4,400. 8,800
 Same to same. Assigns 2 mortg, each \$2,500. 5,000
 Manufacturers Trust Co guard Toney Etts to Manufacturers Trust Co. nom
 Manning, Mary to Carrie I Shotwell. nom
 McAneny, Laura K to Rolston & Bass. 1,250
 Same to same. 2,750
 McGurn, Wm D to Christian Friedmann. 2,000
 McGowan, Owen J to Grace A Dodson. 600
 Norris, Frederick B to Daniel J Tompkins. 2,000
 Powell, Wilson M to Sophia U Willets. 4,000
 President and Directors Manhattan Co to Annie L wife Chas E Rogers. nom
 Prossler, Anthony to S Willets Haviland. 500
 Provost, Alice L (nee Smith) extrx James N Smith to the Citizens Bank, Waverly, N Y. nom
 Raymond, Benj C to Horatio S Stewart. nom
 Reimer, Otto E to Rudolph Reimer. 1,150
 Reis, Rose and Flora L Davenport to H Bernard Coombe as trus- tee. 1,000
 Reichers, Henry J to Title Guarantee and Trust Co. 2,000
 Rolston & Bass to Title Guarantee and Trust Co. 2,750
 Same to same. 1,250

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Reis, Rose to Albro J Newton. 600
 Scheidt, John H exr will Charles Kucherer to John H Scheidt trustee Lizzie Koehler under said will. 4,000
 Schwalbe, Morris admr Pauline Schwalbe to Abraham & Schwarz, a firm, N Y. 1,000
 Smith, Agnes L to Mary Manning. nom
 Scheidt, John H exr Lorenz Leopold to Frederick Schoppa. 1,200
 Same to same. 1,000
 Same to same. Assigns 2 mortgs, each \$1,500. 3,000
 Same to John H Scheidt. 1,000
 Same to same. 2,600
 Same to same. 1,000
 Scheidt, John H exr Charles Kurcherer to John H Scheidt trustee for Lizzie Kohler. 700
 Same to same. 5,000
 Same to same. 2,000
 Same to same. Assigns 2 mortgs, each \$1,500. 3,000
 Same to same. 1,800
 Same to same. 3,000
 Same to same. 1,200
 Same to same. 4,000
 Shea, James D to Title Guarantee and Trust Co. 9,000
 Schroeter, Louis T to William Struhs. nom
 Same to Hugh Perry. nom
 Schild, Henry F and ano exrs Martha Meth to Anthony F Zahn exr Elizabeth Kammerer. Assigns 4 mortgs. 17,582
 Sawkins, John C to Ann A Kerswill. 900
 Title Guarantee and Trust Co to Ella Rome and ano exrs and trustees will James H Mason. 8,000
 Title Guarantee and Trust Co to Wm M Adams. 4,000
 Same to Eliz E Perine. 8,000
 Same to Adah R Pangborn. 600
 Same to Geo B Forrester. 1,400
 Same to Franklin Trust Co. 5,000
 Same to Sing Sing Savings Bank. 7,500
 Same to Clara S Barclay. 2,000
 Same to South Brooklyn Savings Institution. 2,500
 Same to Effie R Ross. 1,400
 Same to William Rich. 1,400
 Same to Maria A Kouwenhoven. 2,750
 Same to Cecilia P Simmons. 500
 Same to Society for Aid of Friendless Women and Children. 1,000
 Same to Constantia A P Scott. 800
 Same to Franklin Trust Co. 1,500
 Same to same. 2,250
 Same to J Lester Keep. 4,000
 Title Guarantee and Trust Co to Elise M Selden. 2,000
 Same to same. 4,500
 Walsh, John to Ann M Fournier. 600

400x40; cost, \$4,000; G C Tilyou, Surf av and West 15th st; ar't, W W Kennedy, Surf av and West 16th st.
 1735—Prospect pl, s s, 150 e Kingston av, ten 3-sty brk dwell'gs, 20x48, 2 families, gravel roof; total cost, \$55,000; Eli H Bishop, 647 Putnam av; ar't, A S Hedman, 371 Fulton st.
 1736—Beverly road, n w cor East 14th st, 2-sty and attic frame dwell'g, 37.3x45, 1 family, shingle roof, steam heat; cost, \$9,000; Dean Alvard, Albemarle road and East 15th st; ar't, J J Petit, 186 Remsen st.
 1737—Beverly road, n e cor East 14th st, similar dwell'g, 36.6x52.6; cost, \$9,500; ow'r and ar't, same as last.
 1738—Warehouse av, w s, 80 n Surf av, 1-sty and attic frame dwell'g, 20x38, 1 family, shingle roof; cost, \$3,000; Lorenzo Vestilo, West 15th st near Mermaid av; ar't, F Schulz, Oceanic walk near Surf av.
 1739—Congress st, s s, 300 e Columbia st, 2-sty brk stable, &c, 25x 30, gravel roof; cost, \$3,000; J W Rushmore, 100 Atlantic av; ar't, F R Wagner, 114 2d pl.
 1740—Liberty av, s s, 60 w Watkins st, frame stable, &c, 24x25; cost, \$500; A Wolf, on premises; ar't, L Danancher, 92 Watkins st.
 1741—Hamilton av, s w cor Summit st, 4-sty brk stores, 79x33.4; cost, \$7,000; Mary J F Pratt, 179 New York av; ar't, T Bennett, 178 53d st.
 1742—Church av, s w cor East 15th st, 2-sty and attic frame dwell'ing, 24x34, shingle roof; cost, \$7,000; Dean Alvard, Albemarle road and Marlborough road; ar't, J J Petit, 186 Remsen st.
 1743—East 19th st, w s, 144 n Av C, 2-sty and attic frame dwell'g, 25x38.6, shingle roof; steam heat; cost, \$4,000; T B Ackerson Construction Co, 243 East 19th st; ar't, same as last.
 1744—East 14th st, e s, 125 n Beverly road, 2-sty and attic frame dwell'g, 31.6x50, 1 family, shingle roof, steam heat; cost, \$9,000; ow'r and ar't, same as 1742.
 1745—Av C, n e cor East 19th st, 2-sty and attic frame dwell'g, 15.6 x44, 1 family, shingle roof, steam heat; cost, \$4,500; ow'r and ar't, same as 1743.
 1746—Canarsie lane, s e cor East 22d st, seven 2-sty and attic frame dwell'gs, 17x28, 1 family, shingle roof; total cost, \$17,500; G F Kerr, 743 Ocean av; ar't, A W Pierce, 1127 Flatbush av.

ALTERATIONS.

2014—4th av, w s, 26 s 6th st, repair rear brick wall; cost, \$50; Kath J Carroll, 420 5th av; b'r, D F Carroll.
 2015—Dresden st, e s, 100 n Arlington av, 1-sty frame extension, 13x16; cost, \$200; W Bradford, 149 Dresden st; ar't, S Bradford.
 2016—Ocean av, e s, 175 s Beverly road, 1-sty frame extension, 4x9; cost, \$200; Cynthia G Perkins, 755 Ocean av; ar't, J L Young, 1221 Fulton st.
 2017—Lawrence st, s s, 50 e Ocean Parkway, move building; cost, \$400; Mrs Annie Carraher, Franklin av, near Coney Island av; ar't, E J Carroll, 534 East 88th st, N Y.
 2018—Emmons av, s s, 120 w Leonard st, add frame story; cost, \$500; G Doershuck, 999 Bushwick av; ar't, Th Engelhardt, 905 Broadway.
 2019—Fulton st, n s, 500 e Reid av, new store front; cost, \$300; J F Braggs, 358 W 51st st, Manhattan; ar't, H Davidson, 240 W 20th st, Manhattan.
 2020—Imlay st, e s, 20 n Verona st, new foundation walls, &c; host, \$200; Margaret Cunningham, 716 Carroll st; ar't, W J Ryan, 164 Ryerson st; b'r, J Kane, 82 Rapalye st.
 2021—Pitkin av, n s, 25 e Thatford av, rebuild frame walls and foundation; cost, \$450; Isidor Neublatt, on premises; ar't, L Danancher, 92 Watkins st.
 2022—Division av, s w cor Wilson st, 1-sty brk extension, 45.6x 55; cost, \$2,500; Julius Strauss, 473 Tompkins av; ar't, W Debus, 808 Broadway.
 2023—Ocean Parkway, e s, 200 s Av B, 1-sty frame extension, 7x 18; cost, \$275; J Cline, 277 Ocean Parkway; ar't, F A Baker, 691 Vanderbilt av.
 2024—Broadway, e s, 50 n Hewes st, build passageway; cost, \$150; J A Collett, on premises; ar't, Th Engelhardt, 905 Broadway.
 2025—South 5th st, s w cor Hewes st, build passageway from South 5th st to Broadway; cost, \$150; Aaron S Thomas, on premises; ar't, same as last.
 2026—Harrison av, w s, 75 s Walton st, substitute flat for peak roof; cost, \$800; M Diamant, 170 Harrison av; ar't, Hugo Smith, 836 Broadway.
 2027—Metropolitan av, s s, 182.5 e Roebling st, 2-sty frame extension, 16x12; cost, \$400; Antonio Pando, 338 Metropolitan av; ar't, G Palliser, 32 Park pl, Manhattan.
 2028—Greene av, s s, 119.7 e Franklin av, interior alterations; cost, \$55; Donald McLean, 11 High st, Orange, N J; b'r, P G Boulton, 250 Baltic st.
 2029—North 10th st, n s, 225 w Kent av, rebuild brk wall; cost, \$625; Standard Oil Co, 26 Broadway, N Y; ar't, C Vose, 290 De Kalb av.
 2030—Clarkson st, s s, 130 e Nostrand av, 1-sty frame extension; cost, \$100; American Pastry Co, 6th av and 36th st.
 2031—3d av, e s, 25 s 13th st, interior alterations; cost, \$4,500; Solomon Rubin, 127 Schermerhorn st; ar't, L Danancher, 92 Watkins st.
 2032—3d av, s e cor 13th st, 1-sty brk extension, 8x10, and interior alterations; cost, \$1,500; ow'r and ar't, same as last.
 2033—Central av, w s, 75 s Palmetto st, 1-sty frame extension, 17.2 x15; cost, \$360; Gerhard Haasagen, 418 Central av; ar't, R B Field, 824 Flatbush av.
 2034—5th av, e s, 89.5 n Prospect av, 1-sty brk extension, 18x24; cost, \$600; E A Willcox, 756A Union st; b'r, W Corrigan, 353 11th st.
 2035—North 4th st, n s, 150 e Wythe av, substitute flat for peak roof; cost, \$300; J Goodman, 221 North 4th st; ar't, A Zink, 163 North 3d st.
 2036—Buschmans walk, w s, 236 s Bowery, move bldg; cost, \$350; T Anderson, Kensington walk; ar't, T Schulz, Oceanic walk.
 2037—Georgia av, e s, 175 n Pitkin av, 2-sty frame extension, 12.6 x3.6; cost, \$600; Nicolo Dandrio, Broadway near Fulton st; ar't, L Danancher, 92 Watkins st.
 2038—Greene av, n s, 150 w Broadway, repair damage by fire on stable; cost, \$3,150; J. J. Jenkins, 830 Lafayette av; ar't, A F Young, 314 Evergreen av.
 2039—83d st, n s, 300 e 23d st, new dormer window; cost, \$30; T W Werner, on premises; ar't, P J Van Note, Bay 3d st near 23d av.

PROJECTED BUILDINGS.

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

All roofing material is tin, unless otherwise specified.

1715—Degraw st, s s, 60 e Nevins st, frame shed, 30x31, tar and gravel roof; cost, \$150; Brooklyn Union Gas Co, 180 Remsen st.
 1716—East 40th st, w s, 137 n Av J, two 2-sty and attic frame dwell'gs, 22x32.6, 1 family, shingle roof; total cost, \$8,000; J K Jorgensen, 163 19th st; ar't, B Driesler, 1432 Flatbush av.
 1717—East 27th st, e s, 173 s Voorhies av, 2-sty and attic frame dwell'g, 22x39.4, 1 family, shingle roof; cost, \$4,500; G Hahn, Sheepshead Bay; ar't, same as last.
 1718—East 24th st, w s, 140 n Av F, similar dwell'g, 26x34.4; cost, \$5,500; C Baur, East 24th st and Foster av; ar't, same as last.
 1719—East 17th st, w s, 101 n Av C, similar dwell'g, 30x42, steam heat; cost, \$5,500; G W Egbert, East 19th st, near Beverley road; ar't, G Hitchings, 1090 Flatbush av.
 1720—Degraw st, n s, 90 e Clinton st, frame wagon shed, 35x25; cost, \$200; F Webster, on premises; b'r, G W Bush, 48 Vernon av.
 1721—Force Tube av, e s, 17.8 s Etna st, two 2-sty frame shops and shed, 69x74, gravel roof; total cost, \$1,700; H Wilhelm, 23 Hale av.
 1722—Ralph st, s s, 220 w Knickerbocker av, four 3-sty brk tenem'ts, 25x65, 6 families; total cost, \$40,000; J Clement, 290 Ralph st; ar'ts, L Berger & Co, 300 St Nicholas av.
 1723—Crooke av, s s, 96.6 e St Paul's pl, 2-sty and attic frame dwell'g, 24x41.6, 1 family, shingle roof; cost, \$5,500; John C Sawkins, 81 Church av; ar't, O D Isham, 1134 Flatbush av.
 1724—Ditmas av, n w cor East 18th st, 2-sty and attic frame dwell'g, 28x48, 1 family, shingle roof, steam heat; cost, \$8,000; G W Egbert, 126 East 19th st; ar't, J Martin, 48 Coney Island av.
 1725—Powell st, e s, 200 s Blake av, five 2-sty frame dwell'gs, 20x 40, 2 families; total cost, \$15,000; Rocco Diaso, 393 Bradford st; ar't, L Danancher, 92 Watkins st.
 1726—Grant av, w s, 76.7 and 126.7 s Glenmore av, two 2-sty frame dwell'gs, 20x31, 1 family, shingle roof; total cost, \$5,000; G U Forbell, 551 Grant av; b'r, G May, 3 Hull st.
 1727—Grant av, w s, 51.7 and 101.7 and 151.7 s Glenmore av, three 2-sty frame dwell'gs, 21.6x32, 1 family, shingle roofs; total cost, \$7,500; ow'r, ar't and b'r, same as last.
 1728—Prospect av, s s, 150 w 9th av, 4-sty brk tenem't, 37.6x72, 8 families, gravel roof; cost, \$17,000; J Doscher, 240 Jefferson av; ar't, A De Saldern, 130 B'way, Manhattan.
 1729—12th av, w s, 40 s 73d st, two 2-sty and attic frame dwell'gs, 20x38, 2 families, shingle roof; total cost, \$5,600; Julia Carroll, 69 Huntington st; ar't, John Kinsey, 1350 74th st.
 1730—59th st, n s, 20 w Fort Hamilton av, 1-sty frame stable, 39 x16, tar roof; cost, \$350; Franz Raichle, 60th st and 11th av; ar't, C Stechel, 65th st and 7th av.
 1731—Central av, s e cor Halsey st, 1-sty brk stable, 21.6x15.6, gravel roof; cost, \$200; Henrietta Bloch, on premises; ar't, F Holmberg, 1153 Myrtle av.
 1732—Knickerbocker av, e s, 100 n Ingraham st, frame wagon shed, 50x65; cost, \$400; F L Berlin, 49 Knickerbocker av; ar't, L Berger, 300 St Nicholas av.
 1733—39th st, s s, 500 w 2d av, brk shipping shed, 58x141, asbestos roof; cost, \$800; E Dannemiller, foot 39th st; ar't, J L Quesenburg, 1168 4th av.
 1734—Beach front, between West 16th and 19th sts, board walk,

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JUDGMENTS.

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

Nov.

27 Aaron, Max—Frank Brewery... .114.97
 27 Alexander, George—G O Phail and ano... .168.13
 27 Angeline, Giuseppe—A Gallo... .111.07
 28 Anderson, Andrew E—Pratt & Lambert...83.06
 23 Ball, George—R S Wensley... .299.28
 23 the same—same as exr... .476.80
 23 Burkard, Stephen—L & J Bossert...314.87
 23 Buchar, Frederick—M Gold... .122.67
 23 Buckley, Daniel—A S Post committee... .(D) 2,405.05
 23 Bruch, Emil—E Herzenberg... .1,553.60
 24 Bohnet, Edward—C A Miller... .417.32
 26 Bollerman, Annie—Sea Side Amusement Co... .24.50
 26 Berger, Victoria—Augusta Harvey... .173.63
 26 Bierck, Adolph, Jr—J B Wright... .196.12
 26 Barber, S M—A Dewes... .718.55
 26 Buchar, "Frank"—H H Wotherspoon and ano... .97.26
 27 Black, Catharine—State Comr of Excise... .650.00
 27 Brand, Robert—J F Eifert... .167.41
 27 Burke, James—E M Stiger... .2,624.72
 28 Buckley, James J—J Deegan... .1,154.85
 28 Bendheim, Samuel L—S Franin... .109.54
 28*Bitter, John—M Saltmann... .36.30
 28 Battcher, Lizzie G—Merchants Bank...600.97

23 Cangro, Frank—Sarah Oppenheimer et al... .70.70
 23 Ciancimino, Peter—the same... .77.15
 24 Cregin, Chas A—J E Taylor... .590.22
 26*Creighton, B E P—A Dewes... .718.55
 26 Cohen, Herman—M Zimmerman and ano... .108.72
 27 Curtis, Anna M—Journey & Burnham... .883.60
 27 Connelly, Daniel—State Comr of Excise... .25.00
 27 Collon, Emma—J P Olson... .27.59
 27 Cook, John A—P J Van Note... .1,926.52
 27 Colon, Geo W—T J Grofcsik... .27.15
 28 Cushman, E Holbrook and Wm F—G Bower... .128.32
 28 Corn, "Sarah"—M Salit... .28.61
 28 Chambers, Edward—the same... .31.80
 23 Dunlap, Wm S—T Thieler and ano... .24.42
 23 Downs, Emery N—Ira W Rubel... .610.49
 26 Dady, Michael J—Nat Bank of Rondout... .1,310.34
 26 the same—the same... .785.37
 26 Donald, John and Thomas Drum—S Holmes... .109.60
 27 Dietz, Otto—D Hirshfield... .70.27
 24 Emerson, William—C J Leslie... .170.07
 26 Eckert, Frederick by George Eckert guardian—B Traver... .2,203.34
 27 Egelhoff, Louise—T G Carlin... .65.56
 23 Freeman, Harry W—Dennison Mfg Co...310.10
 24 Fallon, Andrew J—L C Raegener recr... .592.94
 27 Ferguson, "Grace" A—Abraham & Straus... .169.55
 28 Faber, Angelica B—G Bower... .128.32
 28 Frick, Wm C—Nassau Nat Bank... .278.00
 28 Franz, Charles—H Fischer... .129.50
 26 Granat, John, David and Samuel—J Wielar... .280.20
 26 Gillman, Wm H—Sarah L Buchenberger... .291.82
 26 Gibb, John, Howard and Arthur—Mary F Rainey... .663.86
 27 Garland, Chas A—H R Worthington... .64.10
 24 Helgans, Elias—A Minck et al... .372.41
 26 Huntley, Robert—Gertrude C Hart... .101.12
 26 Heim, Morris—N Y Veal & Mutton Co...92.21
 28 Handlen, Frank—H M Bishop... .105.35
 28 Henning, Matthew—Annie Henning... .43.07
 23 Isler, Louis—The Frank Brewery... .116.98
 23 Jaeger, John—G E Pearsall... .160.20
 28 Joyce, Joseph L—M Salit... .138.26
 23 Kropp, Chas H, Jr—J F Heissenbittel et al... .113.41
 28 Kunzweiler, Richard—M Salit... .36.30
 28 King, Wm J—the same... .43.59
 28 Kimball, Lydia P—Curtis Bros... .283.52
 23 Lavitz, Herman—Brooklyn Heights R R Co... .121.42
 26 Loeser, Frank—Mary F Rainey... .663.88
 26 Levinson, Solomon and Annie—A Berrant... .136.20
 28 Larkin, Thos F—S Tobias... .238.17
 28 Levy, "Annie"—H H Ginsberg... .87.14
 28 Lewis, Amanda P and Frank M—Curtis Bros... .283.52
 23 Meyer, Louis—L and J Bossert... .314.87
 23 McGeary, Wm H—Gerson Seligman & Co... .182.49
 23 Milliken, David, Jr—Ira W Rubel... .610.49
 23 Motley, Julia—Sarah Oppenheimer... .124.39
 23 Marcks, Louis H—Margaret Wells... .1,029.03

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 24 McNamara, Cornelius—W J Brandt... .42.07
 24 Miller, Philip—W C Vosbrugh Mfg Co...53.32
 24 Marsland, John W A—L C Raegener recr... .592.94
 26 Madison, Allen—N Plass... .190.68
 26 Miller, Philip A—A Prince... .436.90
 27 Maclin, Wm C—American Laundry Machinery Co... .44.07
 27 Muraski, Frank—National Wall Paper Co... .70.28
 28 Mitchell, Robert B—Lizzie C Brown...499.08
 26 Nixon, Lewis—S Holmes... .109.60
 27 Nixon, Wm J—Ronalds & Johnson Co...154.33
 23 O'Connor, Thomas—Sarah Oppenheimer et al... .98.28
 23 Orcott, Wm B—Ira W Rubel... .610.49
 24 Otto, Mrs "Georgia"—W C Vosbrugh Mfg Co... .63.57
 26 O'Connor, James J and Helen M—S & A Heyman... .317.30
 27 Olchewsky, Albert—Ronalds & Johnson Co... .154.33
 27 O'Hara, Frank—W Ulmer Brewery... .207.85
 27 Olsen, Albert—F Lundin... .10.27
 28 O'Keefe, Wm D—J Whately... .82.86
 23 Pagelow, Alfred—P Kleeberg... .253.12
 24 Peacock, Alex H—H J Furlong and ano...63.02
 26 Polley, Grahams—G Beyer... .154.37
 27 Parmelee, Spencer H—Emily J Parmelee... .61.97
 28 Pollard, Louis A—Brooklyn Furniture Co... .96.53
 28 Paris, John W—Curtis Bros... .283.52
 26 Quesbury, J L—R J Brown... .127.32
 27 Quell, Henry M and Martin H—C A Oher... .453.01
 23 Reese, Benj F—Ira W Rubel... .610.49
 24 Ranken, Henry B—W J Anderson and ano... .56.71
 24 Reardon, Thomas—W Bourdon... .129.00
 26 Ross, Henry T—Heisenbittel, Naring & Co... .100.09
 27 Roman, Charles—H B Clafin Co... .114.19

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RECORD AND GUIDE OFFICE, Nos. 14 and 16 Vesey St., New York City.

- 23 Shapiro, Geo J as guardian—Brooklyn Heights R R Co... 59.92
23 Schenck, Amelia—F McMorran... 238.41
23 Soman, Louis—Ike Steinberg... 143.98
23 Smith, Chas D—S Y Bayles... 107.96
23 Swenson, Chas G—D McNeil... 108.82
24 Sexton, Wm B—J J Traynor... 3,069.19
24 Salmon, Hamilton H—P F Dickinson... 320.39
26 Snyder, Valentine P and Morris H Smith... 2,203.34
26 Spitzer, Robert—Abraham & Strauss... 85.92
26 Story, George—A Dewes... 718.55
26 Sheindelman, Samuel—Exr. of J Cornwell... 722.45
27 Storms, Catharine—L I Building and Loan Assoc... 105.80
27 Smith, Asa F—A A Day... 569.52
27 Sands, Edwin—City of New York... 112.08
28 Smyth, Julia M and Joseph—T R French and ano... 151.85
28 Swimm, Clinton F—Eagle Iron Works... 227.44
28 Skidmore, William—E B Campbell... 130.03
23 Taafe, John—R E Wright et al as exrs... 476.80
24 Thayer, "Otto" E—S H Sinclair Co... 90.69
26 Thiensen, John M and Christian—C Froeb... 39.62
24 Tepedino, Raffaele—A Gallo... 114.07
26 New York, City of—Grace V H Hamlin... 40.00
26 Bordens Condensed Milk Co—L Lustig... 135.85
26 New York News Publishing Co—E G Montesi... 2,229.78
26 New York Central & Hudson River R R Co—M J Sjovall... 700.00
26 New York, City of—W F Powell assignee... 38.68
26 the same—B F Forbell... 110.47
26 Third Av R R Co—Marie Quinn... 90.85
26 Brooklyn Heights R R Co—Mina Keim... 88.97
26 the same—F Seifter... 132.17
26 the same—Christina Zies... 91.67
26 Mersereau Manufacturing Co—Annie Edgington... 106.25
27 Seaboard National Bank—S Rubin... 227.27
27 St Joseph's Benevolent Society—Michaelena Nouricki admr... 581.94
27 Quee Drug Co—A Plaut and ano... 106.57
27 Fenatone Co—Van Publishing Co... 70.85
27 Brooklyn Heights R R Co—A French... 419.07
27 New York, City of—G W Hurst... 72.66
27 the same—C D Donovan... 72.66
28 Brooklyn Heights R R Co—M Durst... 54.60
28 Dime Savings Bank of Williamsburgh—J Podman admr... 105.68
28 Brooklyn Savings Bank—the same... 93.68
28 St Marthas Sanitarium and Dispensary—J D Stafford and ano... 2,797.23
28 Brooklyn Heights R R Co—M Hogan... 241.97
28 The Herbert Booth King Publishing Co—C G Mackenzie... 502.30
23 Valentine, Benj E—W B Young et al... 21,889.64
27 Von Osten-Sacken, Frederick—G H Fischer... 80.30
24 Wilson, Sarah B—C J Leslie... 170.07
26 Watson, "Samuel" P—Abraham & Straus... 90.11
26 Weibacher, Frank—Mary A Hurhman... 427.07
28 Willcoxson, Geo F exr Emilie A Willcoxson—G Bower... 128.32
28 Whitney, Fredk E—Bulkey, Dunton & Co... 4,168.21
28 White, Joseph—Mary E Donohue admr... 31.50
28 Warnock, John—M Salit... 100.07
28 Walsh, Michael J—W S Clark... 587.91
23 Zinn, Jacob—E Herzenberg... 1,552.60

SATISFACTION OF JUDGMENTS.

- Nov. 23, 24, 26, 27 and 28.
Beatty, James and Mary—Mary Quinn. 1892. 134.61
Benjamin, Benjamin—E L Mayer and ano. '95. 205.93
Same—First Natl Bank, Brooklyn. 1895. 4,373.72
Case, David K—L S Phillips. 1900. 69.34
Driscoll, James—J Francis. 1898. 149.02
Guisto, Hattie. Cath Coyne. 1896. 428.34
Kaufman, Louis—E L Mayer and ano. 1895. 205.93
Same—First Nat Bank of Brooklyn. 1895. 4,373.72
King, Thos B and Mary T C—O Richter. 1899. 225.00
Lane, Charles—Salo A Horowitz. 1900. 429.15
Ludwig, Bernhard, Morris & Isidor—Rebecca Brill. 1900. 2,500.00
Schramm, Arnold—W F Taylor. 1898. 183.10
Sone, Louis K—W Connolly. 1895. 1,732.83
Swift, Fred J—H Keilling. 1900. 91.67
Timony, Mary A and Thos K—S W Ferguson. 1900. 253.04
Brooklyn Heights R R Co—R Murray. 1900. 397.81
Same—Mary A Van Alen. 1900. 636.42
Van Benschoten, Chas C—New Rochelle Gas & Fuel Co. 1900. 7,992.69

MECHANICS' LIENS.

- Nov. 23.
West End Walk, w s, 400 s Surf av, 18x115. Henry Wendling agt Jung Joe... 817.51
38th st, s s, 400 w 12th av, 80x95.2. R L Williams agt L W Beveridge, Ernest Raymond, Rosa R and Lillian Atwater and Anna G Knapp... 20.00
60th st, n s, 90 e 16th av, 60x100.2. Gregory I Leahy agt Wm H Handy and S J Atwater... 52.25
Chauncey st, n s, 195 e Lewis av, 95x100. John Harrison agt Wm A and Jeanette S Sager and Christopher Keever... 368.00
4th av, Nos 1274 and 1276. Nummey & Lenz agt Oscar F Gronlund... 165.50
St Marks av, s w cor Nostrand av, —x—. John Mortons Sons & Co agt Wm R Pearce and James G Roberts... 1,440.44
Nov. 24.
Smith st, s w cor Warren st, 17.11x75... 1,144.65
Smith st, w s, 18 s Warren st, 32x75... 1,144.65
Herman I Hoff agt Joseph Michaels... 1,144.65
Nov. 26.
St Marks av, s e cor Ralph av, 90x90. Frank Clerro agt Frederick Buchar... 105.00
East 21st st, e s, 100 n Av I, 40x100... 155.00
Av I, n s, 100 e East 21st st, 50x100... 188.41
J T E and Henry Litchfield agt Isaac E and Alonzo Jersey... 1,188.41
East 16th st, w s, 236 s Av C, 180x75. John S Loomis agt same... 2,493.58
Same property. Samuel W Cornell agt same... 600.00
Same property. William Glen agt same... 2,678.23
Same property. J T E Litchfield & Co agt same... 956.36
Same property. Audley Clarke agt same... 2,591.43
Av J, s s, 70 e East 18th st, 35x100. Joseph Schaefer agt G W Kitchell... 15.00
Nov. 27.
East 16th st, w s, 235.2 s Av C, 200x75. Short Bros agt Isaac E and Alonzo Jersey... 694.75
Harrison av, n e cor Wallabout st, 25x100. Wm R Bailey agt Emma M and Peter Kissel and Michael Rosemeyer... 471.00
Nov. 28.
Stone av e s, 50 s Sutter av, 50x100. Louis Ratner agt Joseph Davis and Rubin Goldstein... 1,200.00

ORDERS.

- Nov. 24.
4th av and 9th st. Darius Colombani on St Thomas Roman Cath Church, Rev James Donohue, rector, to pay C B Richard & Co... 5,400.00
Court and Luqueer sts. Same on St Marys Star of the Sea Roman Cath Church, Rev Monsignor O'Connell, rector, to pay same... 5,800.00
Same property. Same on same, to pay same... 9,800.00

- Nov. 27.
Rutland and Close roads. James McGloin on James W Halpin, to pay M M Canda Co... 153.59

SATISFIED MECHANICS' LIENS.

- Nov. 22.
Degraw st, No 382, s s, 220 e Smith st. Oscar T Smith agt Geo B Forrester and J Herbold. (Nov 21)... 85.00
Nov. 24.
Kingston av, s w cor Bergen st, 100x100. William Aleya agt T W, M L and Clinton F Swimm. (Oct 15)... 229.80
Same property. Harry W Bell agt C Swimm. (Oct 10)... 63.00
Lott st, e s, 200 s Vernon av, 175x100. Paladino & Moscarelli agt Geo M Miller. (Nov 19)... 315.00
Same property. Same agt same. (Nov 12)... 315.00
Chauncey st, n s, 100 e Lewis av, 190x100. John Harrison agt Wm A and Jeanette S Sager and John J Keever. (Nov 21)... 411.00
12th av, e s, extending from 38th to 39th st, —x100. John Williams agt John H Gass and Joseph L Quesenbury. (Oct 1)... 200.00
Nov. 26.
13th av, n w cor 37th st, 20x100. B Goetz Manufacturing Co agt C H Smith. (Sept 11)... 75.00
Nov. 28.
East 22d st, e s, 350 n Av G, 40x100. Isidor Lemaire agt Thomas Schmitt. (April 11)... 30.50

CHATTEL MORTGAGES.

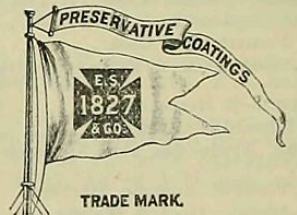
NOTE.—The first name, alphabetically arranged, is that of the Mortgagor, or party who gives the Mortgage. The "R" means Renewal Mortgage.

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Nov. 22, 23, 24, 26 and 27.

MISCELLANEOUS.

- Ackerman, H L. 135 Park av.—Nat C R Co... \$145
Arwe, F. 158 Lee av.—C Reichert. Confectionery... 2,500
Amato, G. D. 207 Johnson av.—Nat C R Co... 60
Bacon, John and Potts & Partridge. Bedford av and Park pl.—P H Seward. Steam Heating, &c... 10,232
Blumenthal & Stein. 288 Jay.—Nat C R Co... 60
Borch & Lotz. 726 4th av.—same... 155
Behr, A. 296 Ellery.—C J Wach. Van... 168
Berteau, J. 125 Bedford av.—Maria Berteau. Confectionery... 300
Burkhardt, L. 1272 Broadway.—J G Acker. Photo Fixtures... 400



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Bragg, A. 1387 Broadway..G A Browne. 3,000
Drugs.
Chisholm, Davis & Co. 20 Warren, N Y..A
W Eaton and L S Forbes. Printing Plant. 3,000

Cook, A. J. 1308 4th av..Rosaler Safe Co. 45
Cassello, J. Richardson and Lorimer..T Ham-
burger, Cows, &c. 240
Canavello, B J. 153 Pierrepont..Boynton &
Co. 830

Corrigan, T..B Wall. Horses. 80
Dougherty, F..Nat L A. Horses, &c. 25
Doscher, J. 693 DeKalb av..Seeman Bros.
Grocery. 208

Dalrymple, Almous G. 25 Bergen..Kings Co
L A. Buggy, &c. 50
Delmonico, N. 31 Mill..B Weill. Coal Truck,
&c. 180

Digiovanna, A. 133 Utica av..I Brucia. Ma-
chinery. 315
Deimel, F. 54 Broadway..Nat C R Co. 131
Edwards, F & E. 1293 Broadway..P H Bres-
nan Type Founding Co. Type. 260

Econopuly Bros & Co. 1115 Broadway..Nat
Cash Reg Co. 80
Same..same. 80
Feldheim, L. 492 McDonough..Borough
Mortgage Co. Library, &c. 200

Freund, C S. 96 5th av. Nat C R Co. 80
Frontero & Jeno. 402 Park av. Nat C R Co. 80
Fischer, C J. 1128 Flatbush av..Nat C R Co. 49
Graver, H. J H Bahrenburg. Coal Cart, &c. 200

Greater N Y Construction Co. Jamaica av,
near Euclid av..Cath Schiffert. Derricks,
&c. 250
Gamble, A H..Pacific L A. Grocery, &c. 30

Havron & Becker. Coney Island..D B Dun-
ham. (R) 140
Hughes, H..Nat L A. Butcher Fixtures. 50
Heim, J N. 500 Hicks..L T Hein. Butcher
Fixtures. 1,000

Hein, S, and C Supperstein. Pitkin av, near
Rockaway av..S Malo. Machinery. 1,000
Hammer, P. 620 Flushing av..A Weinberg.
Sewing Machine. 125

Haskele, R L. 275 Fulton..Rosaler Safe Co. 35
Hyman, J. 14 Humboldt..Bennett & G. Soda
Fixtures. 267
Hollander, S. 100 Sands..S Levin. Cigars,
&c. 100

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Aitz, Mary. 30 Degraw..Cowperthwait & Sons. 113

Kingston, Nellie. 595 St Anns av..Cowperth-
wait Co. 121
Kelly, J S. 1237 Putnam av..J McEnery. 102
Kelly, J J. 105 3d pl..Lena R Jones. 160

Allen, T F. 654 10th..Bklyn L A. 100
Biel, R. 37 Maujer..L Baumann. 126
Burke, Annie. 63 Sands..Cowperthwait & Sons. 105

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Butcher Fixtures. nom
Cascio, B. 513 Hamilton av..G Cascio. 1/2

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The following special quotations are furnished by agents of the brands, and they, not we, are responsible for the accuracy of the figures given.		
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Portland, Dyckerhoff.....	2 75	3 00
Portland, Teutonia.....	2 60	2 85
Rosendale, Brooklyn Bridge brand	95	1 10
Atlas, Portland.....	2 10	2 25
Aisen, Portland.....	2 45	2 50
Rosendale Beach's.....	1 00	1 10
Keene Amer. No. 1.....	4 00	4 50
Keene Amer. No. 2.....	3 25	3 75
Oland.....	2 55	2 65
Heyn Bros.....	2 50	2 75
Hoffman.....	95	1 15
Dragon Portland.....	2 00	2 20

A Market for Cement.—South Africa is without a peer as a customer for cement, says United States Consul-General Stowe at Cape Town in a recent communication to the Department of State, according to the Washington Star. All the buildings there, he says, all the warehouses, stores and residences, are built of brick, cemented on the outside, and no wood or "frame" houses are to be seen.

The bricks used in South Africa are larger than American bricks, and are "laid up" principally with "mud," the inferior clay found in that region, instead of lime mortar or cement. The cement comes into play in the outside finish of the buildings. It is laid over the whole surface, and the expert Malay masons in South Africa produce very pleasing and unique effects in finishing up caps, columns and moldings, closely imitating the natural stone in this decorative work. A striking effect is produced by "spattering" some of the larger buildings with cement, which presents a rough exterior very striking and pleasing to the eye, and also durable.

The greater part of the cement imported into South Africa last year, states the consul-general, came from Great Britain, and over 125,000,000 pounds came into the country, all told. "When I left the United States," says Mr. Stowe, "our manufacturers of cement were producing an article which was proved by tests to be as good as the English, and that cement ought to find a large market here. While the United States at the present time would be hampered on account of the excessive steamship rates to this country, which would prevent competition with the German and Belgium cements, yet I

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am convinced, with equal rates, the United States cement could find a market here in large quantities. Cement of the desired quality will never be manufactured here, as the ingredients do not exist."

Radiators in England.—I have previously drawn the attention of your readers to the probabilities of steam heating supplanting the old English fireside. Many of the American radiator manufacturers are well represented here in London, but I imagine before long there will be room for more. The advance in the price of coal and gas looks like hastening some system of steam heating, while the growing tendency to live in flats instead of detached or semi-detached houses makes for steam heating on American radiator lines. I understand that a large company has been formed to take over the European rights of some American patents. The manager of this company says:

"I have made a tour of England, and I can now realize what is meant by saying that England is damaging her business prosperity by extravagant consumption of coal. In many plants I found no feed water heater existing, and in others the heating of factory buildings was being done by live steam, while at the same time precious exhaust steam from the engines was going to absolute waste. We take this exhaust steam to heat the building and save you a small fortune in coal. Really it seems a crime to see the big buildings in the banking districts of the city still using open grates for heating purposes and sending three-quarters of the precious heat up the chimneys. For the moment we are giving our attention to the big buildings that own steam plants for lighting or other purposes. Several big hotels have already adopted the American device, and it is at present being laid in the Hotel Cecil extension. Soon after must come the day when with every row, even of the tiniest cottages, erected in the suburbs of London there will be built one

central heating plant, from which warmth will be supplied for next to nothing to the entire community."

A well-known heating engineer of London says that engineers have to exercise a considerable amount of diplomacy to carry through any system of steam heating. The British public has a sentiment for its fireplace and has distinctly a prejudice against steam, which it associates in its mind with explosions. The Institute of Heating and Ventilating Engineers has been holding its quarterly meeting in London during last week, and I was struck with the large number of English ironmongers who attended. It would be near the mark, I think, to say that in every large city in England the chief ironmonger is generally in a position to undertake steam heating. It follows, therefore, that if any American can introduce to him an effective and economical system of heating there ought to be business in it.—London Correspondence.

To Discuss Strikes.—Strikes and arbitration for their settlement are to be made the study of the National Civic Federation in a conference to be held in Chicago Dec. 17 and 18. The Federation has invited all the best known experts in the settlement of industrial disputes, and in the two days' session it is expected that much valuable information and instruction can be gathered. In its announcement of the conference the Civic Federation gives an outline of the field of discussion. The statement accompanying the invitation is as follows:

No phase of our modern industrial development is more interesting than the study and observation of the methods of conciliation and arbitration applied during recent years to the adjustment of difficulties and grievances that constantly arise between labor and capital.

Strikes and lockouts are perhaps a greater waste of human energy and responsible for a greater loss of wealth to society as a whole than any other obstructive factor connected with modern industrialism.

Public opinion itself has been indifferent and uninformed as to the requirements of this new age with its rapid and wonderful development in every department of our industrial life. Recognizing the new claims arising from modern industrial conditions, the National Civic Federation will hold a conference in Chicago Dec. 17 and 18 to consider in all its bearings the principles of conciliation and arbitration.

It is the object of the National Civic Federation to make the coming conference as practical as possible by bringing together both the labor leaders and captains of industry who are the most directly concerned and without whose good will no system can be imposed.

The experience of the past will be drawn upon and a critical examination of all methods for conciliation and arbitration at present in vogue will be made.

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