

REAL ESTATE BUILDERS GUIDE. ESTABLISHED MARCH 21st 1868.

DEVOTED TO REAL ESTATE, BUILDING ARCHITECTURE, HOUSEHOLD DECORATION, BUSINESS AND THEMES OF GENERAL INTEREST.

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THE action of the stock market has continued to show the mixed effect of reckless speculation and conservative restraint. There has been no general and sustained rise in values.

THE real estate transactions during the past week have been, if anything, even more numerous and various than during any previous week of the current season. The chief center of speculative activity remains in the district affected by the Pennsylvania and trolley terminals, and this district will undoubtedly remain in a ferment for a long time to come.

vided the work is vigorously prosecuted. The Dyckman tract is entitled to an earlier development than are portions of the Bronx, where improvements are already under way.

THERE has been a very excellent sale for apartment houses situated on the West Side during the past week, which calls attention to the fact that, even if renting is somewhat slack in the newer districts, it remains extremely good on the West Side.

AFTER the election New York citizens of ordinary intelligence seemed to be almost unanimously making two assertions respecting its results. One was that with a fair vote and a fair count William R. Hearst would have been elected Mayor of the metropolis.

More Fireproofed Wood.

THE unexpected has happened. Mayor McClellan has vetoed the ordinance of the Board of Aldermen providing for the repeal of that section of the Building Code requiring the use of fireproof wood in all buildings over 150 feet in height. The action comes as a complete surprise to the people who have worked for the abolition of the clause requiring the use of fireproofed wood, because they had been assured that the Mayor would sign the ordinance, and they are naturally speculating somewhat sharply upon the Mayor's reasons for his veto. But the message which accompanies it does not offer any very satisfactory explanation of his decision. He undoubtedly makes a fair and a shrewd criticism of the Board of Aldermen when he points out the inconsistency of passing two ordinances within a few months of each other, one of them making the use of fireproofed wood in buildings over 100 feet high compulsory, and the other doing away with the required use of fireproofed wood in buildings over 150 feet high. This, as we have said, is both a fair and a shrewd criticism of the Aldermen, and undoubtedly proves that the Board is as unfit to legislate in respect to building regulations as it is in respect to franchises.

But the inconsistency of the Board of Aldermen has nothing to do with the merits of fireproofed wood as a necessary component of a building 150 feet in height; and when he comes to justify his own action in insisting that fireproofed wood shall be retained, the Mayor becomes very much less convincing. He complains that the Board acted without instituting any tests as to the real value of fireproofed wood, and that pending a fuller investigation of the matter it is better not to disturb the existing law. "I know of no good reason at present," he says, "for wholly condemning the use of fireproofed wood. While I am aware that it has been pronounced a failure by some, yet there are many who contend that its use safeguards life and property to a very considerable extent." Surely this is an extremely unfair and disingenuous statement of the case, as it exists to-day, for and against fireproofed wood. The "some" who have pronounced it a failure are the great body of architects, underwriters, builders and experts who are personally and financially interested in erecting the highest class of fireproofed building. The "many" who approve its use consists, with one or two exceptions, of the manufacturers of fireproofed wood. The Mayor's expressed desire for conservatism in the matter and for refusing to act until after specific investigation would be justified, in case fireproofed wood were a time-honored material, which had long been recognized as constituting a valuable help to thoroughly fireproofed construction, and which had been given a place in the building regulations only after careful consideration. But it is well known that such is not the case. Mr. William J. Fryer has stated that the clause was adopted without any sufficient test of value of the material, and during the past six years a consensus of expert opinion unfavorable to fireproofed wood has been reached. No other city in the world has come around to its required use, the United States Government has abandoned it, and the Board of Underwriters did not incorporate the provision in its model building code. Yet in the face of such testimony the Mayor "knows of no reason for condemning it"! The burden of proof rests with those who favor it, not with those who condemn it.

The Mayor's message leaves only one loophole for the people who are opposed to the compulsory use of fireproofed wood. He suggests that a commission be appointed by the Board of Aldermen for the purpose of framing a complete revision of the Building Code. This is an excellent suggestion, quite apart from the desirable abandonment of the fireproofed wood clause. During the six years since the present code was adopted a vast amount of building has been achieved in New York, and a great deal of experience has been accumulated. On the whole, the existing code has worked very well; but every builder knows that changes of phraseology in some important sections would conduce both to a better enforcement of the law and to a higher average of building construction. Then there are many contradictions between the code and the tenement house law, which should be corrected, and, finally, changes have been made in the methods of building construction, such, for instance, as the use of reinforced concrete, for which allowance should be made in a revised code. For all these reasons the Mayor's recommendation is an excellent one, and it is to be hoped both that the Board of Aldermen will act upon it, and that a commission will be appointed which will command the entire confidence of the building community—men who know the subject thoroughly and have no special axes to grind. There can be no doubt that such a commission would find a good many more reasons than the Mayor can for abolishing in the revised code the compulsory use of fireproofed wood in this city.

"APPRAISALS"

By JOHN M. THOMPSON

PART ONE.

I BELIEVE that there is no more important branch of real estate than that of appraisals.* A full knowledge of values is the prime requisite of a successful broker. In order to keep in touch with the market a broker should keep posted as to the trend of values. A good broker should be a good judge of the value of real property though he may never make an official appraisal. The definition of market value should always be borne in mind. It is surprising to know how many appraisers do not know the definition of market value, or if they do know it, they do not know how to apply it. One of the best definitions that I have seen of market value is that of Mr. Rumsey, in his book on "Taxation." He defines it as follows:

"The term 'full value' has been variously described. It was originally called the sum for which the property would be appraised in payment of a just debt due from a solvent debtor. . . ." The Charter uses the phrase 'the sum for which said property under ordinary circumstances would sell.' All these phrases mean the same thing. They contemplate that the appraisal shall be upon the basis of a disposition of the property. They mean the commercial value; the fair market price. This is the rule. . . . In no case can the individual relation of the owner to the property be considered. The assessable value cannot be increased because of the owner's sentiment, or fancy, or prejudice, or personal taste, which renders the property more valuable to him than it would be to others. Neither prospective nor speculative value can be considered except in so far as the prospects of the vicinity are reflected upon the present condition, and increase the sum for which the property is presently salable."

A definition generally used by appraisers is: Property owned by a person who wishes to sell, but does not have to sell; and a person who wishes to purchase, but does not have to purchase. Only a few days ago we had an instance where the New York and New Jersey Tunnel Company purchased a plot on 32d st at five times its value of a few years ago. But this purchase does not establish market value. While undoubtedly there has been an enormous increase in values in this section it must be borne in mind that the Tunnel Company had to have this piece and desired it as soon as possible, and therefore undoubtedly paid a large price for it rather than enter into long and expensive condemnation proceedings. In the case of some of the purchases made by Mr. Carnegie to acquire his plot on 5th av, 90th and 91st sts, he paid what were extremely large prices, but what mattered it to Mr. Carnegie if he paid ten to fifteen thousand dollars more than a property was worth if by doing so he acquired the plot that he wished? I could go on and cite instances of this kind ad infinitum. These are instances which do not constitute market value.

In appraising great care should be given to the surroundings, such as the width of the streets or avenues, the length of the blocks, proximity or distance from the corners, transportation facilities, character of buildings and tenants, whether residential or business. Too great care can not be bestowed upon the study of the neighborhood and the likelihood of increase or decrease in value.

OFF-HAND VALUATIONS.

While on the subject of careful consideration of property before making an appraisal, I would add that a thing to be guarded against in appraising is that of giving off-hand opinions as to values. This you will be often importuned to do, but my advice is never give off-hand opinions. No matter how competent an appraiser may be, he is not qualified to express an opinion without a thorough examination of the property and its surroundings. Lawyers are especially prone to ask for these off-hand appraisements. As an instance, last winter during the early part of the movement on Washington Heights I received a telephone message from a prominent firm of lawyers asking my opinion as to the value of a large plot of lots in that section. I told them that I was unable to give an opinion without an examination of the property, as I did not know whether there was any rock or not on the lots, whether the streets were paved, sewerred, guttered or even opened. But under dint of persuasion I did say that if the lots were on grade, streets opened, etc., that they were worth \$7,500 each.

Judge, therefore, of my surprise a few days later to get a call from one of my clients who informed me that I had been the means of breaking up a purchase of a large property by him. Upon inquiry I learned that this firm of lawyers had advised their clients not to sell their lots for the price offered—a very good one, by the way—on the grounds that I had appraised the lots at \$7,500 each.

Of course I immediately explained my position to this client and subsequently investigated the lots. I found rock several

*From a lecture before the Real Estate Class of the West Side Branch of the Young Men's Christian Association, December 12, 1905.

feet high in some places, some of the streets not paved, nor sewerred and some of them not opened, and some of the lots almost inaccessible on account of a steep declivity at one end of the property. Five thousand dollars per lot would have been full value. As it was a very large tract the difference in the total amount was very great. This is only one of many instances to show the evils of expressing an off-hand opinion.

But to return to ascertaining market value. Never allow future prospects to bias your judgment. Established facts, such as a well known improvement in a neighborhood like the building of a subway, when it is an established fact, or a large number of new buildings being erected or some large advantageous public improvement, should be given due weight, but even then bear in mind that the future is often discounted, and that prices realized in anticipation of an improvement do not increase for many years after the improvement has materialized.

A few months ago a prominent appraiser received a letter from a client asking him to let the writer know, first, the value of a certain piece of property at the present time; second, the value of this property ten years hence. In reply to this letter the appraiser wrote: "I have examined the property and find the value at the present time is so many dollars." To which he tersely added: "If I knew the value ten years hence I would retire from business."

CARNEGIE HILL.

You will be confronted at all times by sudden rises in value, some stable and some evanescent. For instance, there was the Carnegie boom. Following the first Carnegie purchase in February, 1899, there was a rush to buy on 5th av on Carnegie Hill. This continued far into 1902. To-day I know of many instances where the owners are trying to sell at a great discount or are holding on to their vacant property, paying large interest and charges, hoping that the figures at which they purchased will be reached again. Since 1902 I do not believe that there have been a dozen sales on Carnegie Hill proper. The appraiser who was carried away by this boom must feel conscience stricken when he recalls that his client is now carrying at great expense property in this section bought on the advice of the appraiser based on sales made at the height of a boom.

Then, again take the case of such stable rises as that of the Pennsylvania Railroad section and Longacre Square section where the prices jumped by leaps and bounds until an appraiser was put to his best to keep in touch with the ever increasing values. These values have continued to increase and will continue to increase by reason of such substantial improvements as the Pennsylvania Railroad station, the New York and New Jersey Tunnel terminal and the establishing of the subway and tunnels at this point. I admit that it is often difficult to discriminate between such stable and evanescent values, but a thorough study of the cause and effect of these sudden rises will enable a competent appraiser to decide whether these values will increase or decrease or remain stationary.

Corners and lots adjoining corners are more valuable than inside lots in the same block but it is impossible to give any fixed ratio. In business and high-class neighborhoods the ratio is of course very much greater. I would say that the value of a corner varies from 25% to 100% over that of an inside lot. The smaller ratio would apply to cheap tenement or factory districts and the larger to high-class business or residential sections.

I have recently known of an appraiser who was called upon to testify as to the value of a prominent corner. His testimony was substantially as follows: "A full sized lot in the middle of the block on the south side of the street is worth \$40,000; near the corner lots would be worth more. For a lot 90 ft. west of the corner an additional 10% over the adjoining lot, or \$44,000. An additional 15% over the adjoining lot for a lot 65 ft. west of the corner, or \$50,600; an additional 20% over the adjoining lot for a lot 40 ft. west of the corner, or \$60,720; an additional 25% over the adjoining lot for a lot 15 ft. west of the corner, or \$75,900."

This process is so out of reason as to need no comment, were it not that one not accustomed to appraising might momentarily be misled. Take the first lot furthest west, \$40,000. Next lot, \$44,000, an increase of 10%. Next lot, \$50,600, an increase of 35%. Next lot, \$60,720, an increase of 55%. Finally, the lot next to the corner, \$75,900, an increase of 80%.

The absurdity of this whole proposition is too apparent. Can you tell me any block in New York City where a lot 90 ft. from a corner is worth a certain figure, the next lot toward the corner 10% more, the next lot 35% more, the next lot 55% more and the next lot 80% more. I will admit that you will find great difference in values in certain blocks; for instance a lot on 34th st contiguous to Broadway is many times more valuable than a lot on the same street located in the same relation to 7th av, but it will be found instead of this process of evolution that the lots shortly after leaving Broadway will all have a certain fixed value, not a difference of 10, 35, 55 or 80%. When you leave Broadway values will decrease but adjoining lots will remain of the same exact value or approximately so. As I have stated, inside lots in a block are worth a certain figure and corners and lots adjoining corners are worth more, varying

from 10% for lots adjoining corners to 25 to 100% for corners; but not by any process of evolution.

An element of value in plots is known as plottage. Where two or more adjoining lots are in one ownership the plot had an additional value of "plottage" by reason of the following facts, first, a large plot is suitable for a large improvement which can be produced at a less cost in proportion than several separate buildings; second, the larger building will produce more rent and can be more economically managed than several smaller ones. This theory I adopted when I testified in the case of the 69th Regiment Armory site, and the commissioners upheld me. It was reversed in the Supreme Court, but was upheld unanimously by the Appellate Division.

For the last dozen years I have made a specialty of expert appraising—a lucrative business, but a most difficult one—for the reason that the appraiser in testifying is very often confronted by an array of lawyers, all of whom are prepared to hurl questions at him, some that are most unexpected. In a case of this kind it requires even a more careful preparation, a thorough knowledge of the neighborhood and a study of the surroundings, than any other class of appraisals. In this way only will the appraiser be forearmed for the merciless cross examination which he will have to undergo. My experience has been that if an appraiser has thoroughly prepared his case that he can withstand the onslaught of the lawyers, as his experience gives him a thorough practical knowledge of the matter, while that of the lawyer must necessarily be theoretical.

In testifying, an appraiser is confronted by many so-called rules for appraising property. I have never found any rule that will apply to any great number of cases. The Tax Department has certain rules for appraising a lot of greater depth than the standard lot 100 ft. deep. Then there is another rule for appraising a short lot known as the Hoffman rule. This rule is impracticable at this time. I doubt even its practicability at the time that Judge Hoffman established the rule, which was, I think, in 1866, but of one thing I am thoroughly sure, it is not practical at this time. A short lot must be valued according to the conditions that surround it. The Hoffman rule seeks to give a greater value in proportion to a short lot than a standard lot. As an illustration it gives a value to a part of a lot 25x50 of \$6,700 when a full lot is worth but \$10,000. In a tenement house district, it is scarcely necessary for me to say, that a part of a lot 25x50 cannot be adequately improved under the new Tenement House Law. In such a case I really believe that a part of a lot of this kind instead of being worth 60% of the full lot I doubt if it is worth even 50% of a full lot. There are a number of instances throughout the city where I could point out its utter impracticability. It is based on no scientific principles and is merely an arbitrary rule. However, there has recently been an amplification of this rule by Henry Harmon Neill, Esq., the real estate editor of the Mail and Express, which is based on scientific principles and in cases where such a rule is applicable I would unhesitatingly recommend it instead of the Hoffman rule.

There is, however, a rule for appraising leaseholds which I think is pretty well established. This rule is: Capitalize the value of the leasehold property at the time of the execution of the lease on the basis of the rental at four, five or six per cent., as the case may be; ascertain the fee value of the property at the present time, the difference between the two signifying the difference in fee value.

Calculate on a four, five or six per cent. per annum basis as the case may be on the difference in the fee values for the unexpired term of the lease and the result will be the value of the unexpired term of the lease.

Rapid Transit for Queens.

Public disclosures of plans are probably not remote for two more rapid transit contemplations, for crosstown routes, and, of course, underground. Representatives of the Rapid Transit Commission, it is said, are obtaining consents from property owners along Jackson and Borden avs, in Long Island City for a subway construction.

Evidently it is the intention to give Long Island City an underground route to Manhattan earlier than was generally supposed. One tunnel and subway route, which has been officially established, provides for a subway through Jackson av, crossing Newtown creek and connecting with a subway in Williamsburgh, which enters a tunnel to go under the East river at 14th st, New York.

There is also on the records of the Rapid Transit Commission a plan for a Manhattan crosstown subway through 34th st from (1) 1st av to 9th av; and (2) from 9th av to the Hudson river; and (3) from 1st av, and running thence easterly under private property and the East river to the Borough of Queens and under private property along Borden and Jackson avs to a connection with a future subway on Jackson av.

From the statement of those who are obtaining the consents of the property owners to this latest subway scheme, it will be directly under municipal control and is to form another direct communication between Queens and Manhattan, but the parties interested do not discuss, with any great degree of freedom, the general details of the scheme.

THE COUNTY'S REAL ESTATE RECORDS

Immensity and Difficulties of the Work in the Register's Office

By J. H. J. RONNER, the Register of New York County

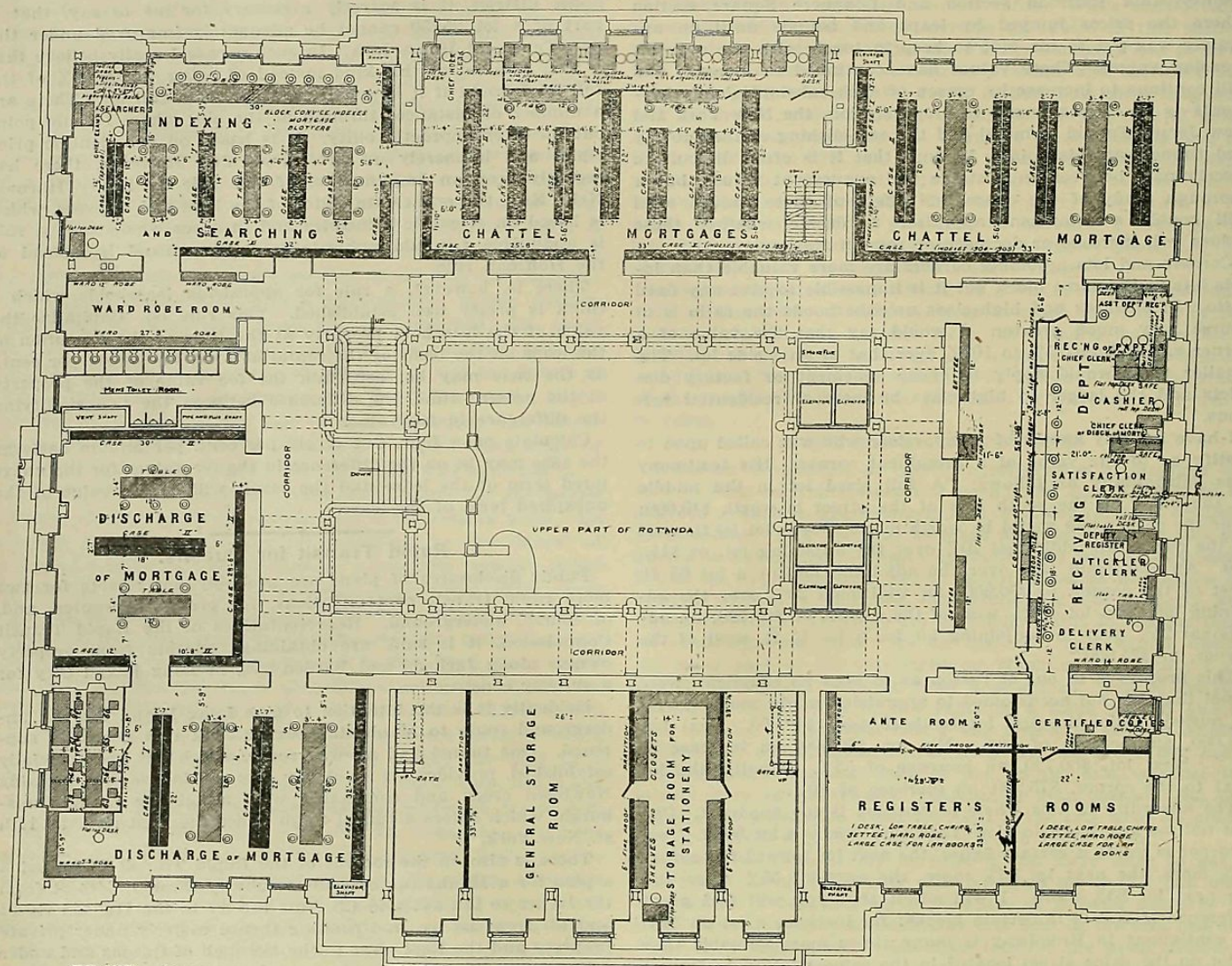
SOME criticism has been made lately of the Register's Office and its administration. As to the office itself it has been said that it is inadequate and unfit and that the records are not as accessible as they should be. This criticism, as far as the office room and facilities are concerned, is only a repetition of what has been said without effect at intervals for years past. It was to provide a proper place for recording real estate transactions and for the custody of the records that the new Hall of Records—so called—was authorized. Whether this building, now under years of construction and reconstruction, will fulfill its avowed purpose, is not a question for me to pass on. More than two years ago I had plans prepared under my personal direction for the office in the new building, that is, for the space that it was proposed to assign for the Register in the Hall of Records. This plan was in detail. It might perhaps as well never have been made—certainly not so far as the administration of the office during my time was concerned. I have no information as to when the Hall of Records will be completed.

When the old Hall of Records, totally unfit for the office of Register, was abandoned, the local authorities provided the present quarters at 116 Nassau st. They are lacking in almost every essential accommodation for the convenient and orderly transaction of business; yet criticism is made because there has not been expedition recently in the return of recorded papers. While the present accommodations seemed, when they were obtained, reasonably satisfactory in a temporary sense, yet the business of the office has increased to such an extent, through legislation and natural evolution, that the floor space occupied

is not half large enough for the proper performance of the duties of the Register. No matter how the business increases it has to be performed, and under, of course, more and more disadvantageous circumstances, with the present surroundings, as it increases.

The question has been asked recently, "Why doesn't the Register provide himself with a larger force when he needs it?" This can be answered by saying that the Register has little or no control over the number of persons he can employ, which matter is dealt with by the Board of Estimate and Apportionment in the annual appropriations. The Register can only employ as many persons as an appropriation provides for. Just at present it would be next to impossible to employ an increased force, for the reason that there is no room. It is said to be historical that register succeeded register in the old City and County of New York and followed blindly in the footsteps of his predecessor, taking up the reins just where they were laid down, letting the office practically run itself, regarding it as automatic in operation and that it needed only his presence occasionally to keep it in perpetual motion. That this impression is a mistaken one, as far as the present administration is concerned, is shown by what has been accomplished during the past four years. It was not, for instance, automatic action that enabled me to effect a saving to the city of \$47,187.21 in 1902, and of a substantial amount every year since, to the amount of \$125,000 in lopping off sinecures alone. To this can be added another saving, estimated at \$125,000, representing additional work performed without any corresponding increase of appropriation. When the

PLAN OF REGISTER'S OFFICE IN THE NEW HALL OF RECORDS.
Prepared and laid out by John H. J. Ronner, Register.



OFFICE OF THE REGISTER
OF THE COUNTY OF NEW YORK.
PLAN OF SECOND STORY

OF THE NEW
HALL OF RECORDS

SHOWING THE LOCATION OF OFFICES AND INSTALLATION OF FURNITURE,
PARTITIONS, FIREPROOF CASES FOR RECORDS, ETC.

present administration is analyzed it will be found that the city has been saved \$250,000, regardless entirely of increase of receipts, for which increase I of course take no credit.

IMMENSITY OF THE WORK.

Here are some figures taken from the Record and Guide, showing how the business of the office has increased in conveyances alone:

Year.	Number of Conveyances.
1898	14,097
1899	15,263
1900	14,587
1901	15,919
1902	17,268
1903	18,649
1904	24,641

These figures do not represent leases, contracts and miscellaneous papers generally.

Here follow some official figures, including conveyances and all papers recorded other than mortgages:

Year.	Mtges.	Cons.	Total.	Folios.	Cash.
1900	20,984	20,694	41,678	514,028	\$25,701.40
1901	20,804	22,172	42,976	528,648	26,432.40
1902	21,165	23,771	44,936	568,889	28,444.45
1903	23,478	26,221	49,699	616,147	30,807.35
1904	33,221	33,158	66,379	834,905	41,745.25
1905, 11 mos.	42,210	40,084	82,294		
Dec. es'm't'd.	3,300	3,500	6,800		
Total, 1905.	45,510	43,584	89,094		

A folio includes one hundred words. It will be seen that the number of folios recorded in 1904 was much more than fifty per cent. above the number recorded in 1901, and in that year more were recorded than in the previous year.

The appropriations made for the past five years are as follows:

	1901.	1902.	1903.	1904.	1905.
Register	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Salaries, general administration	164,840	144,900	148,840	148,840	158,840
	<u>\$176,840</u>	<u>\$146,900</u>	<u>\$160,840</u>	<u>\$160,840</u>	<u>\$170,840</u>
Contingencies ..	500	700	1,510	1,510	6,510
Pres. pub. records, salaries	19,300	12,600	12,600	12,260	20,620
Libers	1,000	1,000	1,000	1,000	1,000
D'ftsmen's materials	500	500	500	500	500

In 1902 I turned over to the City Chamberlain the sum of \$111,972.73, an increase of \$5,538.56 over the previous year, representing the receipts of the office. To this has of course to be added the sum of \$47,187.21 previously spoken of as turned back to the city from the saving of salaries of employees rendering little or no service and who were dismissed by me when I took office.

The increase in the number of mortgages recorded during the first year of my administration was relatively as large of course as conveyances. There was a substantial increase, it will be noticed, in the matter of recorded conveyances in 1903, and any increase in this respect reflects an increase in every other branch of the office. Yet as a matter of fact the appropriation made for the office for that year was less than the appropriation made for the office for the year 1901.

The appropriation to the salary account in 1901 was \$159,850; and for 1903 it was \$156,900. The appropriation to salary account for the year 1904 was \$160,840, just one thousand dollars more than it was in 1901. Yet the business of the office in 1904, taking the recorded conveyances item alone, not speaking of mortgages, releases, satisfactions and other miscellaneous papers recorded, SHOWED AN INCREASE OF MORE THAN SIXTY PER CENT. I naturally found it impossible to provide for this business within the limits of my appropriation, and after persistent effort secured a transfer of \$5,000 towards the close of the year. If I had not got this, the recording of instruments affecting real estate would have been brought to a practical standstill. As it was, I was compelled to suspend temporarily the whole force of typewriters who do the actual recording. These men known officially as folio writers (being paid by the folio) are charged against the salary appropriation. They receive five cents per one hundred words, and the city (or rather the county in a bookkeeping sense) receives five cents also, the charge being regulated by law at ten cents a folio.

Taking the conveyance item alone in 1904, it meant, apart from the folio writers, that there were just so many more papers handled than in 1901. These had to be examined on presentation, had to be entered in the book of accounts, had to be verified for block and section numbers, had to be noted on the grantee book and the "tickler," and, in addition to being recorded, they had to be read, indexed and delivered to their owners. All this was done without one extra cent charged to the taxpayers, the small extra appropriation or transfer spoken of having been applied solely to the compensation of the typewriters, who are not salaried and are paid simply for the quantity of work they do.

It will be noticed by reference to previous figures that the conveyances in 1899 recorded in the Register's Office were 15,263, against 24,641 in 1904. As a matter of fact the total appropriation for 1899 was \$143,575. YET, WHILE THERE WAS AN INCREASE OF BUSINESS OF OVER SIXTY-ONE PER CENT. IN 1904 OVER 1899, THE INCREASED COST OF ADMINISTRATION WAS LESS THAN SEVENTEEN PER CENT.

ABUSES CORRECTED.

Several abuses I found in connection with the office I corrected. For instance, it was almost a daily occurrence to have libers taken on subpoena, to court, before referees and elsewhere, for ostensible use in evidence. They were often removed by the cart load, with the result that in the first place a great deal of time of certain employees was used without compensation, and searchers were of course deprived of the use of these books while they were out of the office. I had an act passed requiring a court order before producing a liber. Strange to say, the court orders are few and far between, and libers seldom go out of the office now. Certified copies seem to be sufficient for all purposes.

An impartial and fair person can readily perceive that there must have been some noticeable changes in the office to bring about the results indicated, so far as these results are attributable to the register's control and supervision. It has been unnoticed in criticism that the register's duties have been added to by an act of last year, providing for the copying of the records at White Plains affecting the annexed district, and depositing them in the office of this county. They have to be handled and examined here at much inconvenience, but no extra compensation is provided for the register, nor is any more room provided for their custody.

Nowhere through this presentation of facts has mention been made of the papers filed and indexed in the register's office, including bills of sale, conditional bills of sale, chattel mortgages, etc. They average about 75,000 per year. Extra work in the matter of indexing has been given by legislation in the filing of certain papers, but no provision has been made for the increased labor. The act providing for the filing of the original real estate mortgage on satisfaction thereof is additional labor which has not been provided for.

And last but not least, as a burden to the present register, was the passage of the Mortgage Tax Law. This act required the establishment of a new bureau, which upset the general routine of administration in many respects. I was allowed only a limited force by the State Board of Tax Commissioners to carry out the provisions of the Mortgage Tax Law, and I cannot be held responsible for delays caused by the smallness of the force. It was absolutely necessary to secure additional room on the second floor of the building for the chattel mortgage branch and transfer it there. The third and fourth floors are used by the office proper. Additional room cannot be had very well, and even if it could, the office would be so scattered over the building as to cause much more inconvenience.

There has been some censure on the ground that the indexing was very much behind. It is true that the general block index and the alphabetical index fell somewhat behind because of the extraordinary and unprecedented amount of business with no added force to cope with it. Nevertheless, it is a fact that every instrument could be found indexed immediately in the "tickler," or day book, and the block blotter and the alphabetical blotter, and that the indexing now of every character is up to date.

The day before the Mortgage Tax Law took effect nearly three thousand papers affecting real estate were recorded. This was the largest number of papers in the history of the office recorded in one day. These papers had to be examined on presentation, to see that they were properly acknowledged, the time of recording and the charges had to be marked thereon, and collected; bookkeeping entries attended to, the block and section of each instrument verified, entries made in the grantee book and in the "tickler." The last detail was not completed on that day's papers until four o'clock the following morning, the clerk's voluntarily working until that hour so as to have no aftermath on the next day.

In conclusion I may be permitted to say that I leave office satisfied with my own efforts to give a good administration, and believing also that it has the approval of every fair minded person competent to pass judgment upon it.

The Record and Guide Bureau of Information will supply you with Conveyances, with names and addresses of Grantees for filing purposes. Also Mortgages and all other real estate information. Address for particulars, Record and Guide, 14 and 16 Vesey St., New York City.

Some one who has counted avers that over a hundred new-law tenements are in course of construction in the East Side district between 59th and 72d sts, and east of 3d av. They will provide shelter for ten thousand more people, as living is in that quarter, and will confirm the local political opinion that there must be at once a rearrangement of Assembly district boundaries. Vacancies are few in the neighborhood.

A Remarkably Valuable Location.

Within the last two weeks there has been created a noteworthy addition to the city's list of peculiarly shaped and peculiarly situated properties—that owned by Thomas Dimond in the block bounded by Broadway and 7th av, 32d st and 33d st.

Mr. Dimond, moreover, has to a very large extent had "greatness thrust upon him" as he now finds himself, through force of circumstances, sandwiched in between the terminal sites of the Pennsylvania and the New York and Jersey Railroad companies. With no great activity on his part, he has come to occupy the position of being the only private owner left in the block mentioned, at least, this is his prospective position.

The Pennsylvania has bought and holds title to all that part of the block west of his holdings, while W. G. McAdoo's Company has either bought or begun condemnation proceedings against all the property to the east, including the Broadway frontage. Mr. Dimond's plot now includes No. 128 West 33d st and Nos. 137 to 149 West 32d st, with frontage 25 ft. on the former and 150 ft. on the latter. The 32d st lots, however, are 115.6 ft. in depth, so that the area of the entire plot is very nearly 20,000 sq. ft., or eight lots.

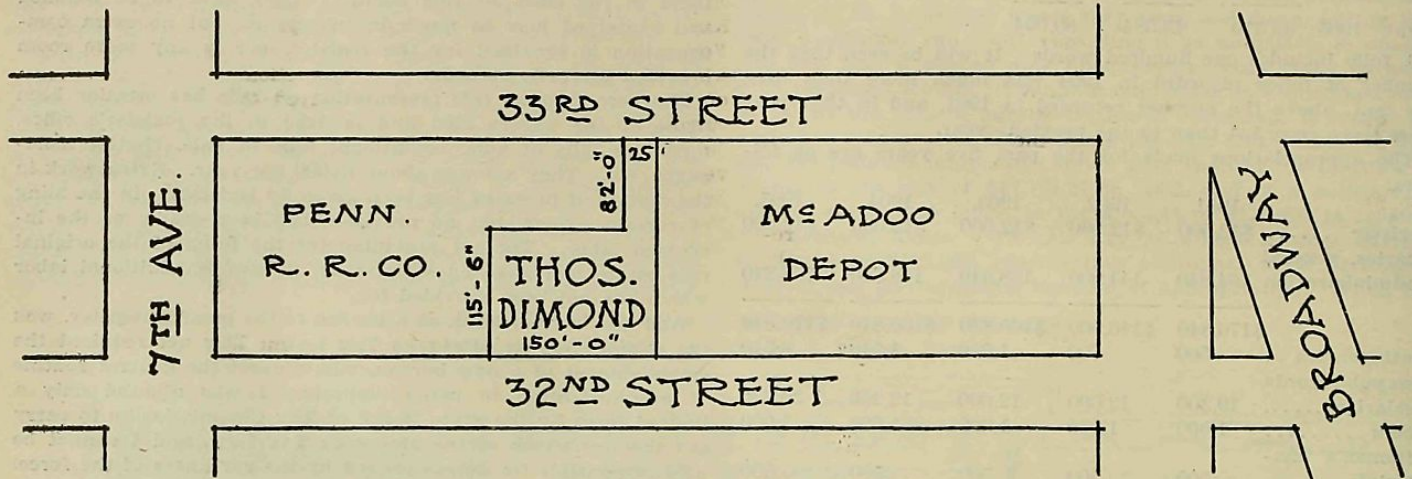
That the holdings of this one owner were not covered by the condemnation proceedings of the New York & Jersey Company caused not a little scratching of heads, until some observer pointed out that the westerly line of the properties affected by these proceedings is exactly 400 ft. west of Broadway, or from east to west, the middle of the block. Hence it must be that the

other. Real estate opinion is also shaping itself along new lines in giving to 32d st perhaps a greater degree of importance than 33d st. The main entrance to the Pennsylvania station, on its easterly side, will be opposite 32d st, and the latter is likely to attract, for this reason, a larger amount of crosstown traffic than 33d st. It is also looked upon as possible, owing to the great volume of this traffic, that the blocks between Broadway and 7th av will reach a higher scale of value than the corresponding blocks between Broadway and 5th av.

The Fashionable Residential District.

NO. 1.

There have been many evidences of late of a revived interest in property situated in the fashionable residential district on the East Side. Everybody who follows the New York real estate market will recollect that during 1901 and 1902 the activity in the whole private residential section as far north as 92d st and as far south as the fifties was tremendous. Owing to a combination of favorable circumstances large advances took place in the price of real estate in this vicinity, and these advances were helped by a lively speculative demand both on the part of the operators and on the part of builders. The demand was so excellent that builders erected many houses costing from \$200,000 to \$500,000 each and found little difficulty in disposing of them to men whom the current prosperity had enriched. In both of these years plans were filed for over 100 dwellings which cost on the average of almost \$65,000 each, and



GEOGRAPHY OF "THE DIMOND MINES."

two corporations, which are known to be closely allied, had reached an agreement to divide the block equally and that the Dimond property would soon be gobbled up by the Pennsylvania as part of its share. The Pennsylvania representatives, however, have assured Mr. Dimond that they are "all through," and on its face it seems impossible that, had they wanted these lots, they would not have waited until the public announcement of the McAdoo Company's plans at the other end of the block had added probably 33 1-3 per cent. to the value of his property.

Mr. Dimond, it may be added, is perfectly willing to be left alone, and to enjoy the unique position of owning the only property in this city and probably in the world that is flanked on either side by a railroad terminal, so that by "going next door" in one direction he can take a train for Chicago, and in the other have at his disposal, ultimately, a large part of the city's subway system.

So little of reliable character has become public concerning prices in connection with the railroad buying in this block, that it has been difficult to form any adequate idea of the advances which have taken place within the last five years or of its present level of values. "Al" Adams is said to have received \$750,000 from the New York and Jersey Railroad for his property running through from Nos. 110 to 114 West 33d st to Nos. 117 to 123 West 32d st, in all six lots, at the rate of \$125,000 per lot; and it is a matter of some interest to know that the purchase last March by the Pennsylvania of the Smith properties at Nos 130 to 134½ West 33d st was made at the rate of \$112,000 a lot. This plot, which measures 75 by 82 ft., or about 2½ lots, was sold for \$278,500. Speculative interest in these blocks between Broadway and 7th av has already afforded some idea of what professional operators regard as their ultimate importance.

The Pennsylvania project alone was sufficient to stimulate values greatly, but since that undertaking was put forward there have been other developments which, in the aggregate, promises to have an almost equal degree of influence. The 6th av subway and those proposed for 7th av and 34th st, the trolley lines on these three thoroughfares and on Broadway, and the 6th av elevated road—these will combine to make Greeley sq one of the greatest local transportation centres. Furthermore, this will be the great distributing point for hundreds of thousands of people brought to the city daily from Long Island in one direction, by the Pennsylvania Railroad and from the whole of North Jersey by the McAdoo tunnels in the

majority of these were planned and constructed as speculations by enterprising builders.

During 1903, however, there came a lull. There was no reaction in property values and the level of prices established during the previous years was not only maintained, but in some instances raised; nevertheless the "rich man's panic" which took place in that year and lasted through part of 1904 diminished the demand for expensive residences. The natural consequence was that builders no longer dared erect many additional structures of this kind, and if there was any building at all during 1903 and 1904 it was for the most part undertaken by people who bought and built for their own occupancy. In this way the situation was gradually improved. The existing supply of expensive residences on the market was absorbed little by little, and the way was prepared for additional building as soon as general conditions should warrant. It looks now as if general conditions would very soon justify a renewal of this class of speculative construction. There can be no doubt that the average man of means has much more money in his pocket than he had a year ago, and this fact has already had its effect. Every week sales are being made of expensive houses on the East Side which still further reduce the available supply of these dwellings, and by the time the spring comes this demand will undoubtedly become still more active and urgent. Under such circumstances there can be no doubt that property values will begin again to increase, and the few new houses which have remained unsold will be readily absorbed. Such is bound to be the case, because the area within which the fashionable residence district is contained is actually decreasing. It is constantly being diminished on the south by the encroachments of business, while on the east and on the north it is shut in by tenement house neighborhoods. Moreover, there is not the slightest tendency to create another similar district elsewhere in the city. People with social aspirations or position who want a well-situated private house convenient to their friends must buy upon the East Side; and there is no section of the city which can count more securely upon a prosperous future.

A representative of the Record and Guide called upon Mr. Collins, of the firm of Collins & Collins, of 718 5th av, in order to obtain his views upon existing conditions. He said:

"With few exceptions there are no business houses on 5th av above 47th st. The section from that thoroughfare up to 90th st is now and will always be, at least for years to come, the cen-

tre of fashion. There is very little property for sale, and consequently prices will advance as the supply is much less than the demand to-day. Business of course likes to get near a wealthy residential section, but the area I have spoken of will not, if ever, in my opinion, be invaded by commerce, owing to the peculiar advantages of the vicinity and its proximity to the park. The residence now being constructed by Mr. Kane at the northwest corner of 5th av and 49th st, and those of Morton F. Plant, William K. Vanderbilt, Jr., and Frederick G. Bourne, which are building at 52d st and 5th av, go towards bearing out this statement and confirming my views. Fifth av, opposite the park, from 60th st to 90th st, I reiterate will remain the same in the future as it is now as the highest class residential district. The only change will be that the few vacant lots remaining will be improved by handsome mansions, and prices will even advance above the high figures at which the property is held to-day. There are some who say," continued Mr. Collins, "that 57th st, east and west of 5th av, will one day be devoted to business, but so long as its four corners are in the hands of strong men like Whitney I consider such a transformation doubtful."

Do you need the names and addresses of real estate owners? The Record and Guide Bureau of Information will supply you. Send a postal for particulars. Record and Guide, 14 and 16 Vesey St., New York City.

Cement and Concrete Interests.

The annual business meeting of the National Cement Manufacturers' Association was held at the Hotel Astor on December 11, 12 and 13. Seventy-eight members were present, with President J. B. Lober, of Philadelphia, in the chair. A dinner on Tuesday evening and a smoker on Wednesday morning were features of the occasion. At the election, the principal officers were re-elected for the coming year, including President Lober and Treasurer Ackerman. The secretary is C. Earle Bottomley, Land Title Building, Philadelphia.

Reports from the field concerning the course of trade were to the effect that during the year there has been a gradual recovery from the extremely unsatisfactory conditions of the previous two years.

A recommendation was adopted in regard to the charge for cotton bags, which it is expected will be generally followed in the trade. Heretofore the price of cement has been quoted by manufacturers to dealers in bulk, with a separate charge for the cotton bags. In actual practice it has been found that the dealing divided itself into two accounts—the account for cement and the account for the package in which it was shipped. (Four-fifths of the material is now delivered in this city in cotton bags.) The dealer paid for his cement, but let his bag account accumulate, as bags are returnable, though wood is not. It was decided, because of the trouble and inconvenience to which the separate charges have given rise, to hereafter include the cost of the package in the charge for the cement, whether it be for cement in cotton or cement in wood, and of course in each case the charge will be by the barrel.

It is known that the leading companies will follow this recommendation, and it is expected that all will do so. For example, one of the big houses is sending out a notice to this effect: "Cotton sacks bearing our brand returned to our mill will be purchased at 7½ cents each, subject to mill count and inspection."

The new Concrete Association of New York has adopted a constitution, with by-laws, in which it appears that the object of the association shall be to encourage and to develop the intelligent and scientific use of cement, concrete and steel reinforcement, concrete machinery, to standardize methods of construction with a view to obtaining best results, to promote social intercourse and to secure an exchange of views upon subjects of interest; to reform abuses relating to the various industries represented by the membership of the association, to obtain and diffuse accurate and reliable information relating to all matters affecting the concrete industry and to establish and maintain a permanent exhibition of its various productions and manufactures.

The executive committee met on Thursday evening of this week and appointed standing committees, particularly the committee on membership, which will proceed to put the association in thorough working order. Two classes of membership have been provided. First, the active membership, which consists of all individuals or firms which have their capital invested directly or indirectly in the cement or concrete industry. Second, the associate membership, which will permit of the admission of professional men, such as architects and engineers and those who have no capital directly invested in the concrete industry but whose work is allied with it or who are particularly interested in the subject. There will also be enrolled in the associate membership firms outside of the immediate jurisdiction of the Concrete Association, it being the intention to have as large an outside membership as possible, so that those engaged in the industry in various parts of the country may make the Concrete Association of New York their headquarters and have all the privileges thereof.

The committee on exhibition will proceed in due course to arrange for a permanent exhibition where there will be gathered

together the representative products of the cement and concrete industry, including machinery and reinforcing material. There will also be a library of photographs and a collection of data where those interested may find drawings, photographs and all necessary information, so as to enable the inquirer to become thoroughly posted as to any particular phase of the industry in any part of the world.

The present officers of the association are as follows: Ross F. Tucker, of Tucker & Vinton, president; H. C. Turner, of Turner Construction Co., first vice-president and chairman of the Committee on Building and Insurance Regulations; H. C. Miller, of H. C. Miller & Co., second vice-president and chairman of the Committee on Membership; W. W. Benson, of the Standard Stone Co., third vice-president and chairman of the Committee on Permanent Exhibit; T. G. Barr, of the Vulcanite Portland Cement Co., secretary; Ronald Taylor, of Ronald Taylor & Co., treasurer.

Waiting for Builders.

INTERESTING SITUATION AT NORTHERN END OF THE ISLAND—DEVELOPMENTS WAITING UPON COMPLETION OF MUNICIPAL AND CORPORATE IMPROVEMENTS.

KINGSBRIDGE sits amid her historic hills complacently waiting for the home-builders, somewhat disappointed that they have not yet appeared, but certain that the future will bring them in large numbers. Two years have passed since the attention of the real estate public was generally directed toward Kingsbridge by the unfolding of the surprising plans of the New York Central for the electrification of its railroad lines; for when these plans were studied in connection with the intentions of the Subway system it was perceived that the village and surrounding section would be most distinctly benefited, would be made a most important junction and transfer point—the veritable northern gate to Manhattan Island—and would be brought into intimate traffic communication with the rest of New York, instead of remaining beyond the limits of daily accessibility. It then became apparent that the residential advantages of Kingsbridge would be so improved as to eventually attract a large population.

A consequence of the revelation was a speculative movement in lots which has temporarily subsided, but which was very pronounced for a time on Fort Washington and in the Dyckman tract. Though much milder in Kingsbridge proper, still it was formidable to local ideas. Lots in great number have been sold, but nearly all for professional speculation. In Kingsbridge village no house has been erected in five or six years, and scarcely any in the district round.

Locally two reasons can be heard for the postponement of building operations; and one is the delay in finishing the Subway. Not until the new rapid transit is in operation will there be tangible development, many believe, and they support their assertions by a reference to recent history in the East Bronx. Others assert that values are already too high for the class of improvements which might have been expected as the first fruits of the Subway.

"No doubt in due time all values will be justified," said one authority, "but in my opinion quotations for sites are too high for the sort of improvement that naturally would have been the first. We were looking for the home-builder, and he has not come, and it is too early to expect the multi-family house. I think there will either be a lowering of prices, or a considerable interval of time before the innumerable lots now in the market will be wanted for use. Prices for sites have about doubled in a year, and it will take some time to educate builders up to their new level, I'm thinking."

Plans were filed last week by the New York Central Railroad Company for a small temporary building to be erected in 225th (Muscoota) st, near Broadway, a building which is to answer for a passenger station until the union depot is completed, as the present Kingsbridge station is soon to be abandoned with that part of the main line sweeping around Marble Hill, in favor of a short cut which will straighten the line, relieve Kingsbridge village of seven dangerous grade crossings and establish a joint depot in connection with the Subway on the north side of the Ship Canal. Being anxious to use the short cut as soon as possible, the Central is erecting this temporary shelter in advance of the completing of the Subway and of the consummation of arrangements with the Rapid Transit Commission. Sometime next spring the Subway trains will be speeding to Kingsbridge, though the line may not then be fully complete, but sufficiently so for beginning operations. The two approaches to the bridge over the Ship Canal are already finished, and are paved; and the draw span, which is being erected on false work at the foot of 215th st, will be in position probably before the Fort George section of the Underground is ready for trains.

GREAT CROSTOWN HIGHWAY.

Two Hundred and Twenty-fifth st (heretofore locally know as "Muscoota st") has been made the subject of proceedings in the Local Board and the Board of Estimate with the object of widening and continuing it eastward across the head of the Harlem River (on the line of the former Farmers', or Hudley's Bridge), to a junction with the Kingsbridge road on the east

shore; and as the road unites with Pelham av in Fordham sq, there will thus be formed a straight and continuous highway from the Sound to the New York Central and Subway depot at Marble Hill, and possibly in the future to the Hudson River at the Hendrik Hudson Memorial Bridge. Other important changes in the map will follow, and citizens have already outlined a general plan which includes a proposal for the city to buy from the New York Central its rights to the abandoned section of Spuyten Duyvil Creek and fill it in for an athletic field, similar to the one at McComb's Dam Bridge.

Population will centre, it is believed, around the new railroad depot, and accordingly the apex of values is there. Broadway at that strategical point will therefore be the business centre of the territory that is known generally as Kingsbridge, and the population will be dense enough to support permanent brick and stone apartments. It would be difficult to induce any owner along Broadway to part with his holdings, and one is reported to have refused \$50,000 for four lots, while another turned from an offer of \$60,000 for a plot covering five lots. Marble Hill's streets are in part paved with asphalt blocks, some are in course of paving; all are in good condition, ready for building operations on a large scale. Lots on Broadway are said to be worth on an average \$10,000, and on other streets in the Marble Hill section, \$4,000 is given as a typical quotation. Values diminish from the centre of interest at Broadway and 225th st to the circumference of the circle, where they are still in the realm of possibility for cottage builders. Kingsbridge village, which is in the Bronx, while less prepared for expansion than Marble Hill, which is in Manhattan, is yet central for a neighborhood which has many desirable qualities for a place of residence.

THE ORACLE OF MARBLE HILL.

"It must be borne in mind," commented Mr. Richard Alexander this week, "that the upper end of Manhattan has so far been in the suburbs, and has always required a change of cars and two fares in order to reach it. But the Rapid Transit will give it a thirty-five minute trip to the Battery—so Engineer Parsons has assured me—for a small fare of five cents; and instead of being suburban it becomes uptown property. Now we must consult time tables, but soon we shall cast these aside and board the first train coming along. I believe, as to the nature of the building to be expected, that the Marble Hill section will be built up largely with stores, flats and apartments, while across the Spuyten Duyvil, in the Bronx, when street improvements are sufficiently completed, there will be a building movement for one and two family frame cottages, except on Broadway, where brick construction will be resumed.

"The easterly part of the Dyckman tract is valuable owing to its water front. At Harlem River and 201st st I have sold to the Edison people an entire block of land for a future large plant to supply light and power for the Dyckman tract and the country around. Naturally, the territory between 9th av and the Harlem will be occupied by manufacturing plants requiring water-front facilities, and these works will cause the building of 9th and 10th avs and the cross streets with stores, flats and tenements. The Dyckman tract is the only level land left north of the Harlem on the Island of Manhattan, and virtually another 'Harlem' it will be.

"The west side of the city, I have noticed, is always slow in developing compared with the east side, but the improvements are generally better," was Mr. Alexander's concluding comment.

Immediately east of the new railroad station at Marble Hill is a section known as the Bailey estate which is now being developed; a number of private residences are in course of erection. While in Kingsbridge village there is yet no building, Mr. A. O. Whaley, the local real estate agent and broker, has figured personally during the year in the sale of twenty parcels, aggregating sixty lots. Every house and apartment in the place at all desirable is rented; indeed the inquiry greatly exceeds the supply. At 230th st and Bailey av, in Kingsbridge, a rapid transit station is planned, and property for it there has been condemned. The site is close to the present station of the Putnam division of the New York Central and Hudson River Railroad. Kingsbridge will benefit by the abolition of numerous grade crossings which will follow from the diverting of the New York Central tracks to the north shore of the Harlem Ship Canal.

From fifteen hundred to two thousand dollars would include the individual cost of construction for most of the houses in and around Kingsbridge, they being of the detached frame type and built in times when materials and wages were lower. There are many fine sites for private residences, which have the first place in the hopes of land owners. On Sedgwick avenue, which is likely to be the one most preferred for residences on the east side of the village, lots are held as high as \$3,500 for inside positions, and \$4,500 for corners.

Kingsbridge road sites rank equally in value with those in Sedgwick av. Lots on Bailey av could have been bought for \$1,200 each two years ago, but are now held at \$2,500 to \$2,800. Lots in Boston av and Albany av—which run into each other and form a horseshoe—are worth from \$2,000 to \$4,000 each. Two years ago the same lots were obtainable for 50 per cent. less.

Delayed Rapid Transit Hurting the Heights.

A meeting was held at the office of E. Osborne Smith & Co., 181st st and Amsterdam av, on Wednesday night, to form an association of property owners to insist upon the opening of the Subway stations at 168th and 181st sts. On the strength of the reports given out by the Rapid Transit officials a great many property owners have spent hundreds of thousands of dollars in buildings and land in that section, with the expectation that these two Subway stations would be opened not later than this fall, as was promised; consequently there are several fine flats awaiting tenants. If the Subway were running there would be no question but these houses would be filled. Tenants that moved up there on the first of May with the expectation that the Subway would be running this fall, are moving back below 157th st, as they know the inconvenience the property owners are put to in the winter time by the blocking of the 6th and Amsterdam av and the 3d av cars. There is no other way of reaching north of 157th st on Washington Heights, except by these surface cars and the Subway, which is not running.

The name of the new association is "The Washington Heights Property Owners' Association." E. Osborne Smith, the temporary chairman, says: "We expect to have an enrollment of over 100 members within the next week. The object of the Association is for the betterment of transit facilities on the upper end of Manhattan Island, and especially to urge the opening of the Subway stations at 168th and 181st sts, the opening of which is the salvation of the property owners in this section."

Delegations from the Washington Heights and also from the North Manhattan Taxpayers' Associations waited upon the Rapid Transit Commission this week, appealing for an immediate opening of the road north of 157th st. Speakers declared that the Subway was completed to King's Bridge and that tracks were being used for switching and car storage purposes. The stations at 168th st and 181st st are not yet completed, and this, it is declared, is the only reason the entire line is not working.

Chief Engineer Rice was instructed to have the line opened at the earliest possible moment.

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Banquet for Bronx Brokers.

The Association of Bronx Real Estate Brokers, which was organized in December, 1904, will celebrate the anniversary at a dinner at the Schnorer Club, in 163d st and Eagle av, on Thursday evening, December 28th, at 7:30 o'clock. The headquarters of the association, together with the Bronx Auction Room, is in the Morris Building, corner 149th st and 3d av, where a large number of very successful sales have already been held. Among the speakers and guests of honor invited will be Hon. George B. McClellan, Hon. Louis F. Haffen, James L. Wells, William R. Hearst, Ernest Hall, Hon. Wm. M. Ivins, William McAdoo, R. H. Mitchell, Hon. William T. Jerome, J. Homer Hildreth, Hon. Julius Mayer, Olin J. Stephens, Esq., Charles J. Hughes, Esq., J. S. de Selding, Esq., Simeon Ford, Esq., Samuel M. Clemens, Esq., Rev. Gibson W. Harris.

The officers of the Association are: J. Clarence Davies, President; Gen. Geo. Chappell, Vice-President; Benjamin F. McQuay, Secretary; Matthew Anderson, Treasurer.

Personal Mention.

Architect Harry T. Howell, 3d av and 149th st, the Bronx, left on Friday, Dec. 15th, for Covington, Ky., on a brief business trip.

Ex-Register Thomas J. Kenna, who was for many years a figure in Democratic politics in Brooklyn, died on Sunday night at his home, 240 Madison st, Brooklyn. Mr. Kenna was born in Manhattan in 1844.

Edward Atkinson, LL. D., Ph. D., a man of high aims and purposes, and of many scientific activities, died at his native place (Brookline, Mass.), December 11, 1905, aged 78. He was renowned as a statistician, as a sociologist, and as a great writer in the realm of political economy. Locally he was at the time of his death the head of a fire insurance company and the director of the insurance engineering experiment station at Boston.

James Franklin McKinney, who will become a member of the law firm to be established by Controller Grout on the expiration of his term of office, is a Flatbush man, living at 660 East 21st st. Mr. McKinney is a member of All Souls' Universalist Church, is married, and has one child. The new law firm, of which Edward M. Grout, Paul Grout and Mr. McKinney will be the members, will have offices at 111 Broadway, Manhattan, and 189 Montague st, Brooklyn.

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THE REALM OF BUILDING

Prospective Building.

(To be continued.)

The following is a list of building enterprises for New York City that may be expected within the year 1906. For some, plans are now under way; for others, no architects have yet been selected; and in some cases the sites have not been secured. The first name is the owner's; the second, that of the architect; the third, the contractor's; the date is the date of announcement in the Record and Guide.

OFFICE AND LOFT BUILDINGS.

- Trinity pl, Nos 56-66 | 20-sty office building; United States Express Co, 49 Broadway; Thomas C Platt, Rector st, Nos 8-12 | president; Clinton & Russell, 32 Nassau st; The Thompson-Starrett Co, 49-51 Wall st; foundation started April 9, 1904.
- Church st, w s, between Cortlandt and Fulton sts | number of stories not decided; Hudson and Manhattan Tunnel Terminal Building; Hudson and Manhattan Railroad Co, 111 Broadway; W G McAdoo, president; Clinton & Russell, 32 Nassau st. Contract not let; plans unsettled. Sept 30, 1905.
- West st | 28-sty office building; Railroad and Iron Exchange; West Cedar st | Street Improvement Co, 277 Broadway; General Howard Albany st | Carroll, president; Cass Gilbert, 79 Wall st; The John Peirce Co, 277 Broadway; April 22, 1905.
- Liberty st, s w cor | 15 or 18-sty office building; The Fidelity and and Temple st | Casualty Company, 97 Cedar st; C L W Eidlitz, 1123 Broadway; contract not let; plans about started; Dec 9, 1905.
- Vesey st, Nos 20, 22, 24—13-sty office and loft building; The New York Evening Post; Robert D Kohn, 170 5th av; Marc Eidlitz & Son, 489 5th av; work will commence in spring; March 4, 1905.
- Broadway | 21-sty office building; One Hundred and Eleven Broad-Thames st | way Co; Francis H Kimball, 71 Broadway; The George A Fuller Co, Broadway and 23d st; site about cleared; foundations not started; May 7, 1904.
- South William st | 12-sty bank and office building; Isaac N between South William Seligman, 21 Broad st; Francis H Kim- and Stone sts | ball, 71 Broadway, and Julian C Levi, 24 East 23d st, associated; contract not let; plans under way; March 25, 1905.
- Old Custom House | 18 or 20-sty office building, or alterations of Wall, present structure, not decided; National City Hanover, Bank, 52 Wall st; McKim, Mead & White, 160 William sts, 5th av; contract not let; plans unsettled; Nov Exchange place | 4, 1905, and Dec 9, 1905.
- Park place, Nos 5-7—1-sty bank building; The Broadway Savings Institution, 23 Park pl; H S Hutchinson, president; York & Sawyer, 156 5th av; contract not let; plans under way; site not cleared; Oct 7, 1905.
- Maiden lane, No 54—12-sty office building, addition; Joseph Fahys & Co, premises; Clinton & Russell, 32 Nassau st; Jas R Stewart & Co, 135 Broadway, general contractors; Levering & Garrigues, 552 West 23d st, steel work; Oct 28, 1905.
- Greenwich st, Nos 371-375—8-sty loft and warehouse; Fischer Realty Co, 395 Greenwich st; Joseph Wolf, 1 W 34th st; Hugh Getty, 278 9th av, mason and carpentry; Geo A Just Co, 452 5th av, steel; Aug 12, 1905.
- South st, Nos 78-81—5-sty store and loft building; J N A Griswold, 106 Wall st; F H Bosworth, Jr, 1170 Broadway; Geo A Varney & Co, 156 5th av; Sept 9, 1905.
- Pine st, Nos 31-33—4-sty banking house; H S Redmond & Co, 41 Wall st; Bruce Price & De Sibour, and John Russell Pope, 1133 Broadway; Charles T Willis, 156 5th av; June 10, 1905.
- Maiden lane, Nos 67-71—16-sty office building; Royal Insurance Co, 50 Wall st; Howells & Stokes, 100 William st; contract not let; plans under way; Nov 18, 1905.

CHURCHES.

- Lenox av, n w cor 120th st—1-sty church building; Temple Israel of Harlem; Daniel P Hays, 141 Broadway, president; Arnold W Brunner, 33 Union sq; contract not let; plans under way. Aug 12, 1905.
- 114th st, n s, 95 e 1st av—5-sty church and parish house; New York City Church Extension and Missionary Society of M E Church, 150 5th av; Samuel W Bowne, Rose and Pearl sts, president; Cady & See, 6 West 22d st, Walter Reid & Co, 156 5th av; Sept 9, 1905.
- 134th st, Nos 45-47 West—1-sty church building; Mercy Seat Baptist Church, 60 West 134th st; James J F Gavigan, 1123 Broadway; Ralph H Reid, 62 Amsterdam av; Sept 30, 1905.
- 5th av, n w cor 53d st—1-sty church building; St Thomas's Episcopal Church, Rev E M Stires, rector; no architect selected; Aug 12, 1905.
- 140th st, 270 ft w Broadway—4-sty church and convent; Corporation of St Regis; Marie Den Frontgons, 626 West 140th st, president; Joseph H McGuire, 45 East 42d st; R L Walsh & Co, 100 William st; Sept 30, 1905.
- 34th st, Nos 414-424 W—1-sty church and vestry; St Nicholas R E Church, 414 West 32d st; N Le Brun & Son, 1 Madison av; V J Hedden & Sons, 1 Madison av; Nov 4, 1905.
- Creston av, s w cor 189th st—1-sty church building; City Baptist Church Society, 162 2d av, Rev C H Sears, 393 E 184th st, pastor; W H Sears, 7 Wall st; The Amsterdam Building Co, 41 West 24th st; Sept 23, 1905.
- West End av, 50.11 ft s 107th st—1-sty church building; Bloomingdale Reformed Church, Rev W C Stinson, pastor; Ludlow & Valentine, 1 East 27th st; April 29, 1905.
- 157th st, s s, 200 ft w Amsterdam av—1-sty church building; Day Star Church, 1991 Amsterdam av; Alfred L Kehoe, 206 Broadway; contract not let; Nov 25, 1905.

36th st, Nos 434-438 W—2-sty church building; Franciscan Fathers, the Rev Ubaldo Maravalle, pastor; N Serracino, 1133 Broadway; contract not let; Dec 2, 1905.

111th st, Nos 132-142 East—4-sty synagogue and school building; Uptown Talmud Torah, David Cohen, 171 Broadway, president; Bernstein & Bernstein, 24 E 23d st; contract not let; Nov 25, 1905.

The Record and Guide Bureau of Information will supply you with Conveyances, with names and addresses of Grantees for filing purposes. Also Mortgages and all other real estate information. Address for particulars, Record and Guide, 14 and 16 Vesey St., New York City.

Building Operations.

New Fifth Avenue Residence.

5TH AV.—Messrs. Welch, Smith & Provost, of No. 11 East 42d st, have been commissioned to prepare plans for a fine new 5-sty fireproof residence, 20x100, for William Hall's Sons, 39 East 42d st, to be erected at No. 614 5th av. No contract has yet been made for the work.

Large Factory Buildings for Ossining.

Rand, McNally & Co., publishers, of No. 142 5th av, New York City, Mr. Wells McMaster, manager, states that they will erect a group of printing and manufacturing buildings at Ossining, N. Y. One factory already on the site will be operated first. No plans or architect has been selected.

New Foundry Building for Robert Hoe & Company.

BROOME ST.—E. L. Shattuck, of No. 504 Grand st, is preparing plans and specifications for the erection of a 3-sty fireproof foundry building to be erected on a plot, 100x200 ft, on the north side of Broome st, near Tompkins st. Robert Hoe & Company, printing press manufacturers, of 504 Grand st, are the owners.

New Department Store Building for the Bronx.

3D AV.—The American Real Estate and Trust Company, No. 290 Broadway, will build on a plot of about 100x100 feet, at the northwest corner of 3d av and 139th st, Bronx, a fireproof 6-sty department store building. The structure will be modern, and equipped with all the up-to-date store conveniences, including electric elevators, etc. William D. Johnson, of Westchester av and the Southern Boulevard, is making the plans. No contract has yet been awarded.

High-Class Elevator Apartments for Amsterdam Av. Block.

AMSTERDAM AV.—Messrs. Whitner & Jaffer, 302 Broadway, will soon build on the west side of Amsterdam av, the block front between the 111th and 112th st, four high-class elevator apartment houses, 62.6x80, 40.6x110, 52x90, at a cost of about \$350,000. Light brick, and limestone trim, terra cotta, plastic slate roofs, marble, tile, hard wood trim, steam heat, electric lights, best open nickel plumbing, etc. Moore & Landsiedel, 3d av and 148th st, are now preparing plans.

Contract for Alpha Delta Phi Club Building.

44TH ST.—William L. Crow, 287 4th av, has just obtained the general contract to build the new 8-sty club house, 35x95.5, which the Alpha Delta Phi Club, of 33 West 33d st, will build on the south side of 44th st, 325 ft. east of Broadway, at a cost of \$150,000. The exterior will be of brick, with stone trim, tile and concrete roof, terra cotta coping and cornices, steam heat, boilers, motors, etc. Francis L. Statson, of No. 52 Broadway, is president, and Louis F. Dodd, 52 Broadway, secretary. Louis Brown and Messrs. Palmer & Hornbostel, 63 William st, are the architects. (See also issue July 1, 1905.)

Apartments, Flats and Tenements.

125TH ST.—Horenburger & Straub, 122 Bowery, are making plans for a 6-sty, 23-family flat, 25x124, for Morris D. Dubinsky, 190 Bowery, to be erected at No. 332 East 125th st, to cost \$35,000.

58TH ST.—Barnet Hamberger, 241 East Broadway, will build at the northeast corner of 58th st and 3d av a 6-sty flat, with stores. E. A. Meyers, 1 Union Sq., has made plans in previous operations.

49TH ST.—Samuel Sass, 23 Park row, is preparing plans for a 6-sty, 39-family flat, 56.7x87.5, for Morris L. Weiss, 613 E. 16th st, to be erected on the south side of 49th st, 263.4 feet east of 2d av, to cost \$50,000.

79TH ST.—B. W. Levitan, 20 West 31st st, is making plans for a 6-sty, 33-family flat, 50x82.2, for Louis Reiner, 436 Grand

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st, to be erected on the south side of 79th st, 419 feet east of 1st av, to cost \$52,500.

151ST ST.—On the southwest corner of 151st st and 8th av, the Northwestern Realty Co., 135 Bowery, will build two 6-sty flats, 50x90, to cost \$100,000. Wm. C. Sommerfeld, 19 Union sq, is making the plans.

112TH ST.—Geo. Fred Pelham, 503 5th av, is making plans for a 6-sty, 25-family flat, 50x87.11, on the south side of 112th st, 350 feet east of Broadway, to cost \$55,000. Seplow & Son, 16½ Carmine st, will be the owners.

112TH ST.—A. Danziger, 14 East 111th st, will build on the south side of 112th st, 150.6 feet east of Madison av, a 6-sty 36-family flat, 48x87.11, to cost \$50,000. Bernstein & Bernstein, 24 East 23d st, are making plans.

104TH ST.—Horenburger & Straub, 122 Bowery, are making plans for two 6-sty flats, 50x72, for the Victor Land & Improvement Co., 35 Nassau st, to be erected on the southwest corner of 104th st and Lexington av, to cost \$85,000.

86TH ST.—I. Grossman and B. Sundelrich, 207 East Broadway, will build on the south side of 86th st, 294 ft. east of 1st av, two 6-sty 28-family flat buildings, 37.6x89.2, to cost \$70,000. Horenburger & Straub, 122 Bowery, are making plans.

155TH ST.—Harry T. Howell, 3d av and 149th st, has on the boards plans for two 5-sty flats to be erected on the north side of 155th st, 125 ft. east of Broadway, 50x87.11. All improvements, brick, stone and terra cotta fronts, to cost \$120,000. Harris & Seigel, 60 Liberty st, are the owners.

DYCKMAN ST.—The McCormack Construction Co., 111 Broadway, will erect on the north side of Dyckman st two 50-ft. 6-sty flats, which will be arranged in apartments of six and seven rooms. Bids are now being received on the excavation contract, and work will probably be begun within ten days.

Churches.

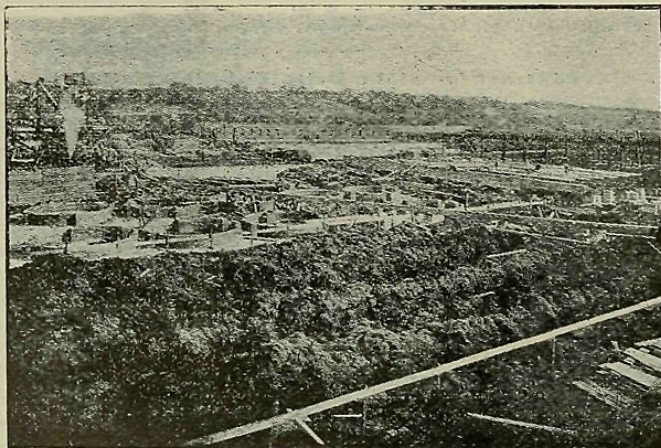
8TH AV.—St. Savior's Catholic Church will build on plot, 100x247 ft., on 8th av, near 6th st, Brooklyn. The Rev. C. E. McDonnell, D.D., is Bishop of Brooklyn.

Thomas Brennan, Poughkeepsie, N. Y., general contractor for church to be erected at Poughkeepsie, N. Y., for the St. Andrew's Novitiate, is taking figures on all sub-contracts.

FULTON ST.—The Protestant Episcopal Church of New York has commissioned Messrs. Bosworth & Holden, of No. 1170 Broadway, to prepare plans for an 8-sty parish house, 80x115 feet, to be erected at the northwest corner of Fulton av and 171st st.

Factories.

B. T. Babbitt (Inc.), manufacturer of Babbitt's Soap, is building the largest soap works in the world on the Hackensack River and the Erie R. R., at Granton Station, N. J., now called "Babbitt, N. J." These works are being constructed on a plan which will give them unsurpassed facilities for the handling of the raw material in and the manufactured product out. The tracks to this plant, decided upon after the officials of the Babbitt com-



BEGINNINGS OF BABBITT'S NEW SOAP WORKS AT GRANTON, N. J.

pany and of Erie Company had been on the ground, are such as to give facilities hardly equalled by any works in the East. The tracks lead off with a 10° curve so that the largest locomotive can operate on them. The plant covers a very large acreage, and concrete, laid on piling, is being used in the foundations to a large degree. There will be fourteen large buildings, of various heights and ground dimensions. Architect, Charles W. Aiken; general contractor, John W. Ferguson & Co., of Paterson. Soap will be boiling there in six or eight months.

Mercantile.

BROADWAY.—Building operations will not be commenced for some fifteen months yet for the new 25-sty office structure which Mr. Felix Isman, of No. 604 Chestnut st, Philadelphia, Pa., will erect on a plot 118.6 ft. on Broadway and 98.6 ft. on 33d st, in Herald sq. No plans have yet been prepared or architect commissioned. William Steel & Sons, of 1600 Arch st, Philadelphia, Pa., have been Mr. Isman's architects in previous building operations.

Alterations.

MOTT ST.—Pietro Peluso, 161 Mott st, will make alterations to 161 Mott st, to cost \$5,000. Louis Faresin, 193 Bleecker st, is making plans.

3D AV.—B. W. Berger & Son, 121 Bible House, are making plans for alterations to No. 2140 3d av, for W. R. Baar, 13 West 56th st, to cost \$5,000.

5TH ST.—Edward A. Meyers, 1 Union sq, is making plans for alterations to No. 327 East 5th st, for Albert E. Lone, 230 Grand st, to cost \$5,000.

70TH ST.—No contracts have been awarded for \$15,000 worth of alterations to the 4-sty residence, 128 East 70th st, for T. J. McLoughlin, 1123 Broadway, for which C. B. Brun, 1 Madison av, is architect; 4-sty rear extension, 11x20x26, new front, partitions, etc.

Miscellaneous.

The trustees of Barnard College contemplate the erection of a new \$300,000 dormitory building.

Messrs. Fay & Dryer, 62 East av, Rochester, N. Y., want bids on a 4-sty fireproof hospital building, 46x158, for the Rochester Hospital Association, to be erected in that city.

It is stated that the Dreamland Amusement Co. will spend \$125,000 in erection of buildings at Atlantic City, N. J. G. Neagley, E. Kern and A. Neurnburg, of Trenton, are interested. N. Serracino, 1133 Broadway, New York, is preparing plans for a new school building in Boston, Mass., on North Bennett st, for the Franciscan Fathers, owners. The school will be fitted up with all modern sanitary arrangements.

BROADWAY.—Archibald D. Russell, 52 Wall st, and P. R. Pyne, 36 East 36th st, inform the Record and Guide that no definite plans have been settled upon for the improvement of the old Colonial Club property, southwest corner of Broadway and 72d st.

Messrs. Mowbray & Uffinger, 92 Liberty st, Manhattan, are architects for the following building projects in the Borough of Brooklyn: Association for the Improvement of the Condition of the Poor. Nos. 104-106 Livingston st, extensive alterations and moving building back 30 ft. on account of Livingston st widening. Church Charity Foundation, Albany and Atlantic avs, new porches, sun parlor and stairways.

Estimates Receivable.

Estimates are wanted by Martin W. Littleton, President Borough of Brooklyn, until 11 a. m. Dec. 20, for the construction of public bath at 4th av and President st, Brooklyn.

25TH ST.—No contract has yet been awarded for the 4-sty loft building, 125x55, which the Warner Realty Co., 516 West 25th st, will erect at Nos. 516-520 West 25th st, to cost about \$10,000. Geo. M. McCabe, 2 West 14th st, is the architect. Brick, terra cotta coping, tin roof, steam heat, etc.

Contracts Awarded.

Milliken Bros., No. 11 Broadway, have received the steel contract for the Pennsylvania Railroad Terminal Station and power house.

21ST ST.—C. Dunne, 330 West 26th st, has awarded to J. A. Lacey, the iron work for the new 11-sty loft building, 50x82.10, which Mrs. Josephine D. Robinson, 34 West 9th st, will erect at Nos. 18-20 West 21st st, at a cost of \$100,000. No other contracts have been given out.

110TH ST.—The Hennebique Construction Co., 1123 Broadway, has obtained the reinforced concrete contract for the 9-sty fireproof apartment house, 75x90, on the north side of 110th st, 100 feet west of Broadway, for the 110th Street Company, of which Messrs. Snelling & Potter, 1170 Broadway, are architects.

Bids Opened.

John Kenny, Jr., 39 Cortlandt st, was low bidder (\$22,070) for widening the bridge over the New York & Harlem Railroad at 177th st.

Bids were opened Dec. 11 at the office of the Fire Commissioner for the construction of a building for hook and ladder company on 135th st, near Lenox av, New York. P. Gallagher, 1181 Broadway, submitted the lowest bid, at \$40,896. All bids for the extension of the 13th Regiment Armory, Brooklyn, were rejected by the Armory Board. The architect's estimate was \$92,500, while the lowest bid was \$119,800, this bid being \$11,000

lower than the next lowest. Owing to the fact that the low bid was based on an error, all were rejected.

Bids were opened by the Board of Education on Monday, Dec. 11th, for the general construction, etc., of additions to and alterations in Public School 34, the Bronx; Patrick Sullivan, at \$129,600, low bidder. For sanitary work and gas fitting of new Public School 42, Borough of the Bronx; Frank J. Fee, at \$13,099, low bidder. For installing electric bell system in addition to and alteration in Public School 53; Le Baron B. Johnson, at \$1,237, low bidder. For furnishing and erecting 40 bronze tablets on the outside of various buildings in the Boroughs of Manhattan, the Bronx, Brooklyn, Queens, and Richmond; the Winslow Bros. Co., \$1,600; Church Glass Decorating Co., of New York, \$1,400, bids rejected.

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BUILDING NOTES

W. & J. Sloane have the sole contract for decorating and furnishing the Belmont Hotel. Joseph H. Bromley has the order for every lace curtain in the house.

The annual meeting and dinner of the Electrical Trade Society, of New York, was held at the Imperial Hotel, Broadway and 31st st, New York City, at 5.30 p. m., Dec. 12.

The Frank Hagny Co., contractors steam, hot water heating and ventilating, removed from Sullivan, Ill., to this city, offer their services from their office in the St. James Building, 1133 Broadway.

At the New York Furniture Exchange the furniture exposition will open on January 16 and close February 3, and for that time over two hundred leading furniture manufacturers will display their lines.

The National Blue Print Co. has removed its offices from 13 West 22d st to larger and more commodious offices in the Century Building, 33 East 17th st, on the north side of Union Sq, where the firm will be glad to see old friends.

Property owners in the Bronx and Brooklyn, feeling that there is need of a radical reform in the legal routine and excessive expenses connected with street openings, are organizing associations with the object of introducing a bill in the next Legislature.

Louis F. Haffen, the Bronx Borough president, having resigned as the Democratic political leader in the Thirty-fifth Assembly District, a member of the architectural profession, Michael J. Garvin, has been chosen as his successor. Mr. Garvin is the architect of the new Bronx Court House to be built at 161st st and 3d av.

After an occupancy of over twenty-three years at the foot of East 107th st, the old-established firm of J. Reeber's Sons, dealers in second-hand building materials, moved their offices and show rooms to what was formerly a branch yard at 3d av, 139th and 140th sts, Bronx. At the new yard will be found a large stock of doors, windows, timber, bluestone, store and office fixtures, gas fixtures, desks, etc., in great variety. Communications and telephone messages will receive prompt attention. Telephone 1999 Melrose.

The York Safe & Lock Co., of York, Pa., has recently succeeded to the business formerly conducted by J. M. Mossman in New York City, of the sale of safes, vaults, vault doors, safe deposit boxes, fireproof and burglar proof safes and safes for storage of household silver. They carry on the business at the old established headquarters of J. M. Mossman, Nos. 70-74 Maiden lane and 5-9 Liberty st, and have recently secured the contract for building the burglar-proof vault work in the Title Guarantee and Trust Co.'s new building at No. 176 Broadway.

—It is a frequent practice nowadays for manufacturers to offer prizes for various competitions in design and color work of different kinds, in order to obtain suggestions and different viewpoints from students in art and design schools, which can be made use of in various ways by the manufacturers. Recently, for instance, the Alabastine Company, of Grand Rapids, Michigan, manufacturers of the sanitary wall coating, offered \$250 in prizes for the best designs in color for interior wall decorating. The competition proved to be interesting and helpful to the students, who find that time in off hours devoted to work of this sort is well worth while for the practice it affords, even if all do not succeed in winning one of the numerous prizes offered. School directors are inclined to encourage the prize competition idea, because it interests and stimulates the students.

The fact that there is always room for high grade building material is well illustrated in the success of the imported enamel paint called Ripolin. Notwithstanding the higher price, its practical use has proved economical and the results appear to be highly satisfactory to the architects and builders who use it. Certainly there is nothing more beautiful than either the flat or gloss surface it gives to woodwork or plaster. We find it well represented, not only on the better class of buildings, but equally

well distributed amongst the more moderate class of apartment buildings and speculative work. The paint line is not the only one which offers plenty of room for improvement. Ripolin has been used in the following well-known buildings. The Tiffany Building, Mt. Sinai Hospital, new Hall of Records, Brooklyn, National Park Bank, new Hotel Gotham, Sloane Maternity Hospital. J. A. & W. Bird & Co., 31 Union Sq., are the New York agents.

The Electrical Show.

There are great possibilities in the idea of an electrical exhibition annually in this city, and no doubt in time the idea will be developed in a manner to adequately represent every interest of importance in the field of electricity. It can scarcely be said that the exhibition now open in Madison Square Garden is the best possible product of the electrical manufacturers of America, or that we are willing to have it compared, in bulk, in organization, in variety or in scope, with the great exhibition recently held in London. It must be regarded rather as a more or less accidental collection of things electrical, even though each entry may be the best of its kind.

No one would say on the opening night that the display measured up to even the local importance of the electrical trade, but still it was a very pleasant attraction to a great many people. The signal for the opening came from the President's hand at the White House. One of the handsomest exhibits was contributed by the New York Telephone Company, and one of the most practical and most observed was a switchboard in the booth of Waterbury & Co., manufactured for the Harlem Hospital to the order of the E.-J. Co., of 13 East 30th st. Several manufacturers displayed electric cooking and heating apparatus, which claimed much attention from women; W. Green & Co.'s noiseless new dental laboratory and household motor lathe was judged a useful machine, principally because it is so easily portable. It can be used for polishing, buffing, drilling, grinding, turning and sawing. Other prominent exhibitors were the Philadelphia Electrical and Manufacturing Co., Roger Williams, the New York Novelty and Manufacturing Co., the Moore Electrical Co., the National Meter Co., the Electrical Construction and Manufacturing Co., the Safety Elevator Co., and the Kursman Block System Co.

Supt. Hopper on the Proposed Revision.

While disappointed that the Mayor vetoed the fireproof wood amendment, architects and builders are agreed that a revision of the whole Building Code is necessary, as the Mayor proposes, but great care should be taken in selecting the committee of revision.

Isaac A. Hopper, Superintendent of Buildings, said that under date of July 15, 1904, he had written to Mayor McClellan urging changes in the Building Code and that he had continuously advocated revision since that time.

"I am very glad the Mayor has taken the matter up," said Mr. Hopper. "As matters now stand our building laws are confusing. We have sections in our published code which have been amended and are no longer in force, but they remain in the published code.

"I have found it necessary to issue a separate pamphlet on signs and billboards, for instance, as the provisions now are entirely different to those in force when the code was adopted.

"The fireproof wood requirement should be modified. Fireproof wood is not entirely satisfactory, as it is not actually fireproof; but it is a good retardant."

"Revision is needed," said Richard M. Hunt, president of the Architectural League. "Many provisions of the present Building Code are obsolete. There are contradictory clauses and many sections that are unsatisfactory. The laws should be revised and brought down to date."

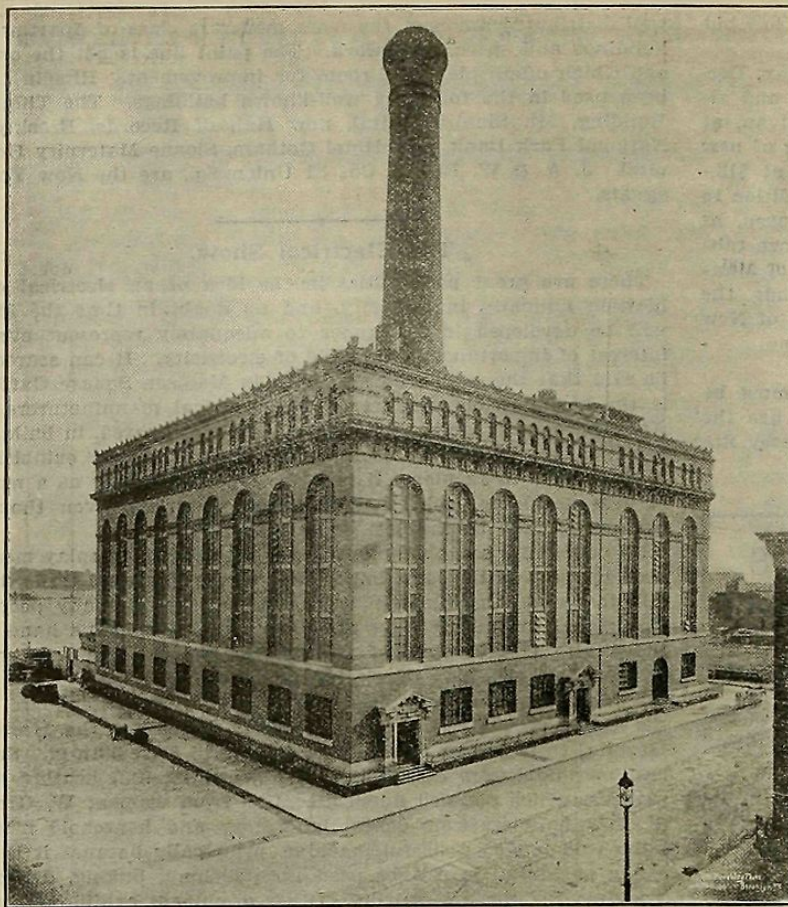
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American Plans in Canada.

The Ontario Association of Architects and the Toronto Architectural Club have presented a memorial to the Government asking that a duty be levied on foreign plans. Foreign plans of course means plans from the United States; and the reason why Canadian architects want a duty placed upon them is that the United States is virtually closed to Canadian architects, while practitioners on the border are in the position of being exposed by their own Government to the attacks of a foreigner whose Government effectually protects him from retaliation. In the large cities it is the prestige of New York that is the trouble; the promoters of anything larger than usual are not satisfied unless they have a New York or Chicago architect; and the architects of Montreal and Toronto think that this process ought to be made to cost something.

The Canadian tariff schedule now suggested is as follows:

"Each set of original drawings or single set of copies or blue prints of same, if brought into Canada as a substitute for the original drawings 40% of the architect's fee—the architect's fee



THIS illustrates the Power House of the Metropolitan Railway Company, at 96th Street and East River, New York City. It is considered, both from architectural and mechanical standpoints, one of the best examples of its class of building in this country. Among the several highly commendable features of this structure, the Ar-

chitectural Iron Work, including window frames and sashes, stairs, railings, etc., all manufactured and installed by the Hecla Iron Works, stand out boldly as master specimens of mechanical handiwork.

The Hecla Iron Works are recognized as the first and foremost concern in the manufacture of Architectural Metal Work in the World. The plant is the largest and most complete, and the quality of its work is considered the standard, the world over.

North 10th, 11th and 12th Sts., from Wythe Ave. to Berry St., Brooklyn, N. Y.

being 2½% on the estimated cost of the building—for working drawings and specifications. The same if accompanied by full details or for full details afterwards furnished 40% of an additional fee of 1% on the estimated cost of the building. When additional sets of copies or blue prints of the same set of drawings are imported, such additional sets of copies or blue prints are to be valued for duty at \$5.00 per set in addition to the value of the original drawings, copies or blue prints. A declaration to be taken that such sets are merely duplicates of drawings or copies or blue prints already imported."

It is conceded that the result arrived at is not revenue for the Government but protection for the Canadian architect, and the alternative for the superior American architect, should the tariff be replaced, is to double his fee for Canadian commissions, assured that his Canadian clients will willingly pay the difference for the better work.

The Limit in Wages.

The high cost of building and the effect it will ultimately produce is a subject upon which there are two opposing opinions, one which foresees no diminution of building until the congestion in Manhattan is counteracted by the full completion and operation of the system of corporate and municipal railroad extensions and improvements now in course of construction, and another opinion which apprehends a reaction owing to sheer inability of the tenantry to justify and support costs by paying the higher rents required. The Brooklyn Times quotes a borough builder's interesting views in these words:

"Wages have about reached the limit and the sooner this

fact is realized the better. In recent years the cost of building has gone up at an appalling rate and the builders have been blamed. As a matter of fact, the blame should be laid on the shoulders of the material men and the labor unions. It costs as much to build one house to-day as it used to build two in the palmy olden days. Ten or fifteen years ago it did not take an immense amount of capital to go into the building industry. Where it requires hundreds of thousands of dollars to-day it used to require only a few thousands. Now all is changed. The prices of building materials have advanced anywhere from 25 to 50 per cent. and wages have gone up to an even greater extent. There are unskilled laborers to-day who are getting as much as many skilled artisans used to receive not so long ago. The builders have decided to fight any further demands on the part of organized labor and they are in a better position to do it to-day than they ever were before. There are strong employers' leagues in both Manhattan and Brooklyn which are in splendid fighting trim just now. Of course, a strike anywhere in Greater New York would be more or less of a hardship now, as there is a lively boom in progress and even greater things are promised. But it is better not alone for the builders, but for the world in general to put up with temporary financial losses than to enter into any contracts that would increase the cost of building to a greater extent than it has already been increased."

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IN THE REAL ESTATE FIELD

Real Estate and Building Statistics.

The following are the comparative tables of Manhattan, The Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the corresponding weeks of 1904 and 1905:

MANHATTAN AND THE BRONX.

CONVEYANCES.			
1905.		1904.	
Dec. 8 to 14, inc.		Dec. 8 to 15, inc.	
Total No. for Manhattan....	328	Total No. for Manhattan	344
No. with consideration.....	27	No. with consideration..	25
Amount involved.....	\$1,884,309	Amount involved.....	\$833,083
Number nominal.....	301	Number nominal.....	319
Total No. Manhattan, Jan. 1 to date....		1905. 20,995	
No. with consideration, Manhattan, Jan. 1 to date.....		1904. 15,756	
Total Amt. Manhattan, Jan. 1 to date....		1,561	
		\$75,080,839	
		\$62,021,290	
1905.		1904.	
Dec. 8 to 14, inc.		Dec. 8 to 15, inc.	
Total No. for the Bronx.....	240	Total No. for The Bronx	273
No. with consideration.....	17	No. with consideration..	28
Amount involved.....	\$144,650	Amount involved.....	\$451,128
Number nominal.....	223	Number nominal.....	245
Total No., The Bronx, Jan. 1 to date....		1905. 12,488	
Total Amt., The Bronx, Jan. 1 to date....		1904. 7,398	
Total No. Manhattan and The Bronx, Jan. 1 to date.....		\$12,196,049	
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....		\$10,312,776	
		33,483	
		23,154	
		\$87,276,888	
		\$72,334,066	

Assessed Value, Manhattan.

1905.		1904.	
Dec. 8 to 14, inc.		Dec. 8 to 15, inc.	
Total No., with Consideration.....	27		25
Amount Involved.....	\$1,884,309		\$833,083
Assessed Value.....	\$2,557,000		\$595,700
Total No., Nominal.....	301		319
Assessed Value.....	\$9,434,500		11,438,800
Total No. with Consid., from Jan. 1st to date	1,561		
Amount involved.....	\$75,080,839		
Assessed value.....	\$55,748,850		
Total No. Nominal.....	19,434		
Assessed Value.....	\$633,079,734		

MORTGAGES.

1905.		1904.	
—Dec. 8 to 14, inc.—		—Dec. 8 to 15, inc.—	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	250		220
Amount involved.....	\$3,602,191	\$1,142,530	\$7,211,152
No. at 6%.....	139	47	138
Amount involved.....	\$1,102,778	\$477,472	\$1,547,591
No. at 5½%.....	33	98	2
Amount involved.....	\$577,313	\$304,884	\$24,500
No. at 5%.....	1		\$1,500
Amount involved.....	\$8,000		\$7,500
No. at 4½%.....	41	23	119
Amount involved.....	\$946,300	\$161,324	\$2,451,011
No. at 4%.....			\$943,810
Amount involved.....			
No. at 3½%.....	9		14
Amount involved.....	\$296,000	\$1,413,000	\$174,000
No. at 3%.....	1		5
Amount involved.....	\$1,700	\$109,300	\$20,400
No. at 2½%.....			
Amount involved.....			
No. without interest.....	26	32	37
Amount involved.....	\$670,100	\$198,850	\$1,665,750
No. above to Bank, Trust and Insurance Companies	32	12	77
Amount involved.....	\$795,000	\$160,200	\$3,396,450
Total No., Manhattan, Jan. 1 to date....		1905. 19,729	
Total Amt., Manhattan, Jan. 1 to date....		1904. 14,783	
Total No., The Bronx, Jan. 1 to date....		\$462,926,984	
Total Amt., The Bronx, Jan. 1 to date....		\$288,306,765	
Total No., Manhattan and The Bronx, Jan. 1 to date.....		9,872	
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....		5,615	
		\$83,402,580	
		\$34,953,632	
		29,601	
		20,398	
		\$546,329,564	
		\$323,260,337	

PROJECTED BUILDINGS.

1905.		1904.	
Dec. 9 to 15, inc.		Dec. 10 to 16, inc.	
Total No. New Buildings:			
Manhattan.....	45		12
The Bronx.....	44		41
Grand total.....	89		53
Total Amt. New Buildings:			
Manhattan.....	\$2,881,000		\$945,500
The Bronx.....	979,850		961,350
Grand Total.....	\$3,860,850		\$1,906,850
Total Amt. Alterations:			
Manhattan.....	\$140,605		\$58,980
The Bronx.....	5,285		1,850
Grand total.....	\$145,890		\$60,830
Total No. of New Buildings:			
Manhattan, Jan. 1 to date.....	2,454		1,325
The Bronx, Jan 1 to date.....	2,193		1,626
Mhbtn-Bronx, Jan. 1 to date	4,647		2,951
Total Amt. New Buildings:			
Manhattan, Jan. 1 to date.....	\$120,481,610		\$71,729,760
The Bronx, Jan. 1 to date.....	37,115,645		22,862,980
Mhbtn-Bronx, Jan. 1 to date	\$157,597,255		\$94,092,690
Total Amt. Alterations:			
Mhbtn-Bronx, Jan. 1 to date	\$13,097,057		\$9,664,570

Real estate special information to be of any value must be prompt, complete and accurate. Every broker should use the Record and Guide Bureau of Information, 14 and 16 Vesey St., New York City.

BROOKLYN.

CONVEYANCES.

1905.		1904.	
Dec. 7 to 13, inc.		Dec. 8 to 15, inc.	
Total number.....	642		502
No. with consideration.....	63		84
Amount involved.....	\$398,148		\$1,134,841
Number nominal.....	579		418
Total number of Conveyances, Jan. 1 to date.....	40,453		29,901
Total amount of Conveyances, Jan. 1 to date.....	\$27,773,828		\$26,266,180

MORTGAGES.

Total number.....	483		472
Amount involved.....	\$2,175,294		\$12,112,665
No. at 6%.....	250		166
Amount involved.....	\$1,079,788		\$661,438
No. at 5½%.....	120		1
Amount involved.....	\$567,386		\$1,200
No. at 5%.....			
Amount involved.....			
No. at 4½%.....	24		265
Amount involved.....	\$127,291		\$1,167,016
No. at 4%.....			6
Amount involved.....			\$10,177,000
No. at 3½%.....	1		1
Amount involved.....	\$700		\$1,800
No. at 3%.....	1		
Amount involved.....	\$1,000		
No. without interest.....	87		33
Amount involved.....	\$399,129		104,211
Total number of Mortgages, Jan. 1 to date.....	35,486		24,233
Total amount of Mortgages, Jan. 1 to date.....	\$188,131,293		\$104,073,160

PROJECTED BUILDINGS.

No. of New Buildings.....	142		127
Estimated cost.....	\$1,007,155		\$812,653
Total No. of New Buildings, Jan. 1 to date.....	8,191		5,593
Total Amt. of New Buildings, Jan. 1 to date.....	\$65,222,939		\$38,419,428
Total amount of Alterations, Jan. 1 to date.....	\$4,639,776		\$1,301,583

PRIVATE SALES MARKET

The chief event in the auction market this week was the trustees' sale on Thursday by Herbert A. Sherman of several parcels on Leonard st in the vicinity of West Broadway. The property was all sold at good prices, the bargain of the sale being the northeast corner of West Broadway and Leonard st at \$113,500. The total realized was \$414,000.

Julius H. Haas will sell on Wednesday, Dec. 20, at 10 a. m., at the Bronx auction room, southeast corner 149th st and 3d av, the following Bronx property: Washington av, west side, 113 ft. north of 189th st, 25x110; 2544 and 2546 Marion av, Tiebout av, east side, 100 ft. south of 187th st, 200x132; Marion av, west side, 100 ft. south of 187th st, 201x101; junction of 233d and 234th sts, Woodlawn Heights, and a plot 100x100 on the south side of 133d st, 500 ft. east of Cypress av. Particulars may be had of the auctioneer, southeast corner of 149th st and 3d av.

SOUTH OF 59TH STREET.

ALLEN ST.—Meyer Greenberg has sold for John C. Boyle to a Mr. Hochgraf the northwest corner of Allen and Hester sts, 40x60.

ELIZABETH ST.—Schmeidler & Bachrach have sold to Greenstein & Meyer 147 Elizabeth st, a 6-sty tenement, with stores, on lot 25x75.

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GRAND ST.—Horace S. Ely & Co. have sold for the estate of William H. Bradford to a builder for improvement 208 Grand st, 23.6x100.

MADISON ST.—Max Cohen, H. Kaplan and Harry Abramson have sold for Louis Kovner to H. Goldfarb and H. Greenwalt the 7-sty tenement 325 Madison st, 25x75.

MAIDEN LANE.—Daniel B. Freedman has sold 116 Maiden lane, 20.11x23.4, through Charles F. Noyes Co.

PEARL ST.—H. L. Moxley & Co. sold for Charles A. Schieren, former Brooklyn Mayor, the property 371 Pearl st, to a client for occupancy.

RIVINGTON ST.—Julius H. Reiter, as attorney, has bought 210, 212 and 214 Rivington st and 81 Pitt st, 6-sty tenements.

4TH ST.—Jacob Finkelstein and William Isaacs have sold to a Mr. Goodman the 6-sty tenement 77 East 4th st, on lot 25x97.

5TH ST.—Halprin, Diamondston & Levin have bought the northwest corner of 5th and Lewis st, 49x114, with an "L" of 22x97, containing four 4 and 5-sty tenements.

9TH ST.—Fleck & Brown have sold for Mr. Rosenblum to Hyman Levy 309 East 9th st, a 6-sty double tenement on lot 25x92.

10TH ST.—Rubinger, Klinger & Co. have sold for Haber:

Dworkowitz & Haber 239 East 10th st, a 5-sty bldg, on lot 25x100.

12TH ST.—The executors of James Anderson sold 274 West 12th st, a 5-sty tenement, 16.7x91, for \$22,500. It is assessed at \$14,000.

12TH ST.—Samuel Kadin has sold the two 6-sty flats 504 and 506 East 12th st, to Max Brettler and Oswin Stuhmer.

12TH ST.—Jacob Scheer has sold to Hillinan & Golding 640 to 644 East 12th st, three tenements, on plot 60x103.3.

13TH ST.—Rubinger, Klinger & Co. have sold for Osias and Michael Karp 438 and 440 East 13th st, two 6-sty double tenements, on plot 50x100.

Manhattan Trade School Sold.

14TH ST.—Charles E. Duross has sold 233 West 14th st, a 5-sty and basement brownstone house, on lot 25x120, for the executors of the estate of Nannie Lauer. Some time ago the building was remodeled for the Manhattan Trades School, for young women, a society of which Miss Virginia Potter is president. The property is sold to "Madame Pauline" for a dressmaking business.

18TH ST.—Rubinger, Klinger & Co. have sold for Hellman & Crump to Simon Lefkowitz the four 6-sty tenements in course of construction on the south side of 18th st, between Avs A and B, each on plot 43.9x92.

21ST ST.—M. & L. Hess have sold for Anne G. T. Duval 26 West 21st st, 25x92. This is the ninth parcel sold by this firm on this block within the last few months.

21ST ST.—Fedler & Levin have sold to the Godspeed Realty Improvement Co. 206 and 208 East 21st st, a 7-sty fireproof flat, with stores, on plot 31x92, being 125 ft. east of 3d av. In part payment for 206 and 208 East 21st st the Godspeed Realty Improvement Co. gives to Fedler & Levin 25 and 27 West 134th st, two 4-sty brownstone single flats, on plot 35.8x99.11.

22D ST.—H. J. Sachs & Co. have sold for Louis Sachs 6 and 8 West 22d st, a 5-sty office and store building, on plot 56x98.9. The same brokers have also sold for Joseph and David Steiner 10 and 12, adjoining, a 5-sty building, on plot 54x98.9.

22D ST.—The 4-sty dwelling at 472 West 22d st, 25x98.9 sold for \$15,000. Similar houses in the block are held at \$18,000.

26TH ST.—Thomas P. Fitzsimons has sold for Henry Wellbrock to Herman F. Bauer the 5-sty tenement 419 West 26th st, 25x98.9.

26TH ST.—Huberth & Gabel have sold for Charles Berndt the three 5-sty fourteen-room tenements, with stores, at 436 to 440 West 26th st.

26TH ST.—The New York Trust Co. has sold for the estate of Emily K. Davis 32 West 26th st, a 4-sty dwelling, on lot 18.6x98.9.

30TH ST.—John T. Wall has sold for Bertha Roestel to Annie M. Goudey 443 West 30th st, a 5-sty double tenement, 25x89x100.

31ST ST.—Douglas Robinson, Charles S. Brown & Co. sold for Ole Oleson, the builder, to E. C. Potter & Brother and Daniel B. Freedman 120 and 122 West 31st st, a new 7-sty loft building, on a plot with a frontage of 40 ft. and a depth of 115 ft. on one side and 123 ft. on the other. The building itself is 110 ft. deep.

33D ST.—Daniel B. Freedman and Potter & Brother have bought from the Scheper estate 141 West 33d st, a lot 25x100, opposite the McAdoo-Pennsylvania terminal site. The estate had owned it half a century.

37TH ST.—Albert F. Jammes is reported to have sold 2 West 37th st, a 4-sty and basement brownstone front dwelling on lot 21.6x98.9. The parcel adjoins the southeast corner of 5th av.

41ST ST.—The 5-sty building, 20x98.9, at 122 West 41st st, was sold for \$46,000. It is assessed at \$39,000.

48TH ST.—The lot, 16x100.5, on the south side of 48th st, 514 ft. west of 5th av, was sold by the trustees of Columbia College for \$36,350. It is assessed for \$36,000.

49TH ST.—John T. Wall has sold for William Loughlin to Bertha Roestel the 5-sty 4-family building 516 West 49th st, 26.4x89x100.

49TH ST.—Schneider & Bachrach have bought 340 East 49th st, a 5-sty tenement.

52D ST.—A. W. Miller & Co. sold for Samuel Katz 332 West 52d st, a 6-sty triple flat, with stores, on plot 25x100.5.

54TH ST.—Pease & Elliman have sold for William Murray 15 West 54th st, a new 5-sty American basement dwelling on lot 25x100.5.

Mrs. McCoy's Purchase.

55TH ST.—Mrs. Nellie Ellis Selby, wife of "Kid" McCoy, the pugulist, has bought from Robert Ferguson the Gosford, a 7-sty elevator apartment house at 236 and 238 West 55th st, on plot 40x100.5, between 7th and 8th avs.

57TH ST.—Douglas Robinson, Charles S. Brown & Co. have sold for John L. Martin to Dr. F. A. Dorman 133 East 57th st, a 3-sty brownstone dwelling, on lot 20x60.

58TH ST.—A. W. Miller & Co. have sold for Frederick Scheele 434 West 58th st, a 5-sty double flat on lot 25x100.5.

58TH ST.—James Daker and Patrick Fogerty have sold 405 and 407 East 58th st, two 3-sty dwellings, on plot 34.11x100.5, to a builder for improvement,

59TH ST.—Henry Broder has bought the two 5-sty flats 322 and 324 East 59th st, on plot 50x100.5, from Shapiro & Levy. Charles Isaacs was the broker.

LEXINGTON AV.—William L. Sutpin and Frederick C. Gilsey have bought, through James Kyle & Sons, 369 Lexington av, a 3-sty high stoop dwelling, on lot 20x75.

Bought for Improvement.

1ST AV.—The Peter H. H. Jackson estate has sold to Hillman & Golding the plot, 200x100.5, at the northwest corner of 57th st and 1st av. The Jackson family has owned the plot for sixty years. It is now partly occupied by old 2-sty frame buildings, which the new buyers will remove and build five 40-ft. 6-sty flats.

2D AV.—Charles Laue has sold 709 2d av, northwest corner of 38th st, a 5-sty tenement, with four stores, on plot 32.8x99; also 709 2d av, adjoining, a 5-sty tenement, on lot 27.4x100, and the parcel adjoining on the st, 241 East 38th st, a 5-sty tenement, on lot 27x98.9. The buyers, Riffel Brothers, own property adjoining both on the av and st, and now control a frontage of 148.1 ft. on the av and 176 ft. on the st.

3D AV.—Huberth & Gabel have sold the northwest corner of 58th st and 3d av, 50x105, and an adjoining plot, 50x100, on 58th st for the Vanderpoel estate to Lowenfeld & Prager, and have resold to Barnett Hamburger, who will improve. This property has been in the Vanderpoel family for nearly a century, and is one of the few remaining unimproved plots on 3d av in this vicinity. It is only a block from the approach to the new bridge.

6TH AV.—Nicholas Espenscheid has sold 461 6th av, a 2-sty building, on lot 24.10x100, 49.3 ft. south of 28th st.

6TH AV.—W. Clarence Martin has bought from the Bachrach estate and Charles A. Schrag 417 and 419 6th av, two 4-sty buildings, on plot 39.6x60, between 25th and 26th sts. The Bachrach parcel has not previously been transferred for half a century, the family being long-time owners of many high-class properties in various parts of Manhattan Borough. Mr. Schrag bought the other piece from the Barth estate last April. Louis Schrag and H. Hamilton McBride, of Ames & Co., were the brokers.

Skyscraper for Broadway.

Leopold Weil and J. C. Hand have leased for Daniel A. Loring to Felix Isman, of Philadelphia, Mr. Loring's holdings at the southeast corner of Broadway and 33d st, for a term of 105 yrs, at a total rental of about \$7,000,000. Mr. Isman will erect on the site a 25-sty mercantile building. Mr. Loring began acquiring property at this point 20 yrs. ago, and gradually acquired a plot fronting 116.8 ft. on Broadway and 98.6 on 33d st, and known as 1270 to 1280 Broadway and 60 and 62 West 33d st. On the east and south the property is bounded by the holdings of W. R. H. Martin. Mr. Loring also owns 38 and 40 West 33d st, to the east of the Martin holdings.

10TH AV.—Blumenkrohn & Freundlich have sold the 6-sty tenement 657 10th av, on lot 25x100, to Bertha Oppenheim.

11TH AV.—David and Harry Lippmann have sold through A. W. Miller & Co. 733 11th av, a 4-sty double tenement, with stores, on plot 25x100.5.

The Record and Guide Bureau of Information will supply you with Conveyances, with names and addresses of Grantees for filing purposes. Also Mortgages and all other real estate information. Address for particulars, Record and Guide, 14 and 16 Vesey St., New York City.

NORTH OF 59TH STREET.

60TH ST.—David Lion has bought from the Accumulation Realty Co. the two 5-sty tenements 218 and 220 West 60th st, each 27x100.

65TH ST.—H. C. Senior & Co. have sold for Mrs. Juliet Turner the 5-sty flat, 168 West 65th st, on lot 25x100.5, to Samuel Liebovitz and Isaac Schreiber, who own two adjoining houses.

66TH ST.—Samuel Wacht has bought from a Mrs. Schwall 348 East 66th st, a 3-sty dwelling, on lot 16.3x102.2. Mr. Wacht owns 350 and 352, adjoining, and now controls a plot 50x102.2.

79TH ST.—Vennette F. Pelletreau & Co. have sold for Schneider & Herter the Orienta, an 8-sty fireproof apartment house 304 West 79th st, on plot 70x104.4.

80TH ST.—William E. Smith has sold 127 West 80th st, a 4-sty dwelling, on lot 21x102.2.

81ST ST.—T. Scott & Son have sold for a client to C. Folker 105 East 81st st, a 3-sty basement private dwelling, on plot 20x100.

81ST ST.—William Lippman has sold 125 East 81st st, a 3-sty and basement brownstone from dwelling on lot 17x102.2.

83D ST.—Mayer J. Weinstein has bought the 5-sty flat, 130 West 83d st, on plot 32x102.2.

88TH ST.—Henry D. Winans & May report the sale of East 88th st, a 5-sty American basement limestone house, on lot 24.6x100, for the estate of James C. Carter.

89TH ST.—A. F. Holly and Charles Cohen have sold for a Mrs. Wetzler 72 West 89th st, a 5-sty flat, on plot 36.4x100.4, adjoining the southeast corner of Columbus av.

100TH ST.—Chas E. Duross has sold for Emilie W. Reichow the 6-sty apartment house at 10-12 West 100th st.

103D ST.—208 to 212 West 103d st, three 5-sty tenements,

assessed at \$16,000 each, were sold by the executors of William Watson for \$58,000.

106TH ST.—Mandelbaum & Lewine have purchased from the estate of Sidney Mason the three lots on the north side of 106th st, 50 ft. west of Manhattan av. George Ranger was the broker.

107TH ST.—Hyman Horwitz has sold to Charles Lowe three lots on the south side of 107th st, 100 ft. west of Columbus av.

To Build in the Dyckman Section.

DYCKMAN ST.—The Realty Operating Co. has sold to the McCormack Construction Co. the plot, 100x125, on the north side of Dyckman st, 110 ft. east of Broadway. Hall J. How & Co. were the brokers. The McCormack Construction Co. will erect on this plot two 50-ft. 6-sty flats, which will be arranged in apartments of six and seven rooms, and which, owing to the extra depth of the lots, will be built 112 ft. deep. Bids are now being received on the excavation contract, and work will probably be begun within ten days.

Twelve Lots for Improvement.

108TH ST.—Jackson & Stern have sold for improvement twelve lots on the north side of 108th st, between 1st and 2d avs; also the northwest corner of 1st av and 108th st, 50x100.

109TH ST.—The estate of Asher Simon has sold 126 West 109th st, a 5-sty triple flat, on plot 25x100.11, to Mrs. E. A. W. Gage, represented by Porter & Co.

110TH ST.—John Kaffka has sold 21 to 25 East 110th st, a 6-sty apartment house, on plot 56.3x100.11.

114TH ST.—J. Smith has sold the two 3-sty dwellings, 112 and 114 East 114th st, on plot 37.6x100.11, to Gordon, Levy & Co., who give in part payment property on East 58th st.

114TH ST.—The Economy Building and Realty Co. has sold 312 and 314 West 114th st, a new 6-sty apartment house, on plot 50x100.11, adjoining the southeast corner of Manhattan av.

115TH ST.—Samuel Wacht has bought from A. Harowitz & Son the two 6-sty apartment houses, on plot 75x100.11, at 17 to 21 West 115th st.

116TH ST.—Lowenfeld & Prager have sold 228 to 248 East 116th st, 200x100.11, and 235 to 243 East 115th st, 120x100.11, to Samuel Golding, who will erect eight 6-sty 40-ft. flats, with stores.

116TH ST.—Herman Weissstock has sold for Harry Shwitzer 131 West 116th st, a 5-sty double flat, on lot 25x100.11.

116TH ST.—Horwith Brothers have bought from Tischler Brothers 11 to 17 East 116th st, two 6-sty flats, on plot 100x100.11.

117TH ST.—W. S. Patten and J. L. Van Sant have sold to Henry Krakower 244 and 246 East 117th st, two 3-sty brick single flats, on plot 50x100.

117TH ST.—No. 542 West 117th st, 16.7x100.10, sold for \$6,950.

120TH ST.—Herman Aaron has sold for John F. McGrath 439 East 120th st, a 2-sty dwelling on lot 18.9x100.11, to A. M. Helfstein.

123D ST.—George Brettel & Son have sold, in conjunction with David Henry, to Louis Lese, 419 and 421 East 123d st, two 3-sty dwellings, on plot 37.6x100.11, and have resold the property to Norwalk & Siegel.

125TH ST.—W. S. Patten and J. L. Van Sant have bought from the Ohl estate the 5-sty tenement on the northeast corner of 2d av and 125th st, 25x100, the larger dimensions being on the av, and the 5-sty house on 125th st, on lot 25x100.

125TH ST.—Harris Bernstein has purchased from the Metropolitan Trust Co., executor of the estate of T. A. Murphy, through F. E. Barnes, the plot, 100x100, on the north side of 125th st, 150 ft. west of St. Nicholas av. The property has not changed hands in forty years.

125TH ST.—M. H. Israel has bought from Hannah Haas 531 West 125th st, a 5-sty double flat, on lot 25x99.11.

127TH ST.—Shaw & Co. have sold for Richard Hartenstein 243 West 127th st, a 3-sty and basement brownstone dwelling, 16x50x100, to Edw. J. Welling.

132D ST.—Philip A. Payton, Jr., has sold for Jacob Rieger 50 East 132d st, a 5-sty flat, on plot 33.4x99.11, and for Simon Clug the adjoining house, 48, on plot 33.4x99.11.

135TH ST.—Philip A. Payton, Jr., has sold for Kassel & Goldberg 40, 42 and 44 West 135th st, three 5-sty flats, on plot 75x99.11.

137TH ST.—Arnold & Byrne have sold for Oscar Greenbaum 118 and 120 West 137th st, a 5-sty apartment house, on plot 42x100.

138TH ST.—Isaac L. Shapiro has sold four 6-sty apartment houses in course of completion, etch 37.6x99.11, two on the north side of 138th st and two on the south side of 139th st, 425 ft. east of Lenox av.

140TH ST.—The McKinley Realty and Construction Co. has sold the Belleclaire, a 6-sty apartment house at 65 and 67 West 140th st, on plot 50x99.11, between 5th and Lenox avs.

142D ST.—Max C. Baum has sold to Charles Oestrich 68 West 142d st, a 5-sty double flat, with stores, on lot 25x99.11.

143D ST.—Louis Becker has sold for Margaret Bishop 309 and 311 West 143d st, two 5-sty double flats, on a plot 50x100.

155TH ST.—Adolph Mandel has sold the plot, 100x100, on the north side of 155th st, 125 ft. east of Broadway, to Harris & Timble, who will improve the property.

156TH ST.—O. D. Dike & Brother have sold for Mrs. A. D. Fleming to William W. Ramsey 554 West 156th st, a 3-family brick dwelling, on lot 17x100.

AV A.—Isaac Goldberg has bought 1731, 1743 and 1745 Av A, southwest corner of 91st st, three 5-sty flats, on plot 75.10x94.

AMSTERDAM AV.—M. Edgar FitzGibbon has sold to C. Kuhlthau 965 and 967 Amsterdam av, a 6-sty flat, with stores, on plot 50x100.

AMSTERDAM AV.—Harry Goodstein bought from Christian H. Bogen through Moritz G. Morgenthau 749 Amsterdam av, a 5-sty flat, on a plot 32.1x100, between 96th and 97th sts.

AMSTERDAM AV.—The Hudson Realty Co. has bought from Wright Gilles & Brother at lot, 25x100, on the west side of Amsterdam av, between 159th and 160th sts. This completes the ownership by the purchaser of a plot 100x120, at the northwest corner of Amsterdam av and 159th st. David Stewart was the broker in the transaction.

AMSTERDAM AV.—The Fleischmann Realty and Construction Co. has sold to Henry Jacobs the 6-sty apartment house in course of construction on the west side of Amsterdam av, 45 ft. south of 135th st.

AMSTERDAM AV.—Jacob Herb has bought the two new 5-sty apartment houses, on plot 80x111, on the east side of Amsterdam av, between 163d and 164th sts.

BROADWAY.—Dennis & Preston have sold for the City Investing Co. the old Colonial Club, a 6-sty structure at the southwest corner of Broadway and 72d st, together with 208 and 210 West 72d st, adjoining, two 4-sty dwellings. The three parcels occupy a plot fronting 115.3 ft. on Broadway and 99.11 ft. on 72d st. Archibald Russell and Percy P. Payne are the buyers.

Mr. Kennelly Sells.

BROADWAY.—Gibbs & Kirby have sold for Bryan L. Kennelly to Alexander Walker, president of the Colonial Bank, the "Elizabeth," a 6-sty apartment house, on plot 73.8x67.5, at the southwest corner of Broadway and 105th st. Mr. Kennelly has owned the building as an investment since 1899. It has four stores on the Broadway front. In part payment for the "Elizabeth," Mr. Walker gives the plot, 52.7x95.3x50.11x98.7, at the northeast corner of Riverside Drive and 113th st, adjoining the residence of George Noakes.

BRADHURST AV.—Shwitzer & Levis and I. Willis have resold for Mr. Wolf the southeast corner of Bradhurst av and 148th st, a 5-sty flat on lot 25x75.

EAST END AV.—Potsdam, Levin, Friedman & Jackson, in conjunction with Charles A. Helfer, have sold for Joseph Hamerslag to Harris & Timble, the northwest corner of East End av and 79th st, and the northwest corner of East End av and 80th st, each plot fronting 102.2 ft. on the av and 148 ft. on the st.

LENOX AV.—Adolph Mandel has sold to Dellon & Parnass, for improvement, the plot, 50x85, on the east side of Lenox av, 75 ft. north of 142d st.

LEXINGTON AV.—John T. Wall has sold for the estate of John Hammel to Francis Biegen the 5-sty building, two family with store, 1677 Lexington av, 25x77.

LEXINGTON AV.—Willy Rilser has sold the Tuxedo, a 6-sty apartment house at 1900 Lexington av, northwest corner 118th st, on plot 90.11x40.

MADISON AV.—B. Wassermann has sold the 7-sty elevator apartment house known as the Lorraine, on the east side of Madison av, 50 ft. south of 99th st, on plot 50x100. William Sutherland is the buyer.

PARK AV.—Adolph Hollander has sold 1316 Park av, southwest corner 100th st, a 5-sty flat, on lot 25.11x73.3.

PARK AV.—Nos. 1826 to 1830 Park av, a plot 50x90, sold to the N. Y. State Realty & Terminal Co. for \$82,500; it is assessed for \$34,000.

Buyer for St. Nicholas Corner.

ST. NICHOLAS AV.—A. L. Mordecai & Son have sold for the Realty Mortgage Co. and Heilner & Wolf the plot, 100x100, at the northeast corner of 179th st and St. Nicholas av. The buyer will build two apartment houses.

3D AV.—Ernst-Cahn Realty Co. have sold to a client for Max Weil 1317 3d av, between 75th and 76th sts, a 7-sty loft building with store, on lot 18.9x105.

3D AV.—Wm. A. White & Sons have sold for the Cadwalader estate to Lowenfeld & Prager 1280 to 1288 3d av, southwest corner of 74th st, 102 ft. frontage on 3d av and 105 ft. on 74th st. The plot now is covered with 1 and 2-sty buildings. The property has been owned by the Cadwalader estate for sixty years.

5TH AV.—W. W. & T. M. Hall have sold through Henry D. Winans & May, the 6-sty American basement dwelling 826 5th av, adjoining the southeast corner of 64th st, on lot 22.6x120.

8TH AV.—Meyer and Isidore Levy have sold to Samuel Wacht the 5-sty apartment house 2794 and 2796 8th av.

8TH AV.—Morris Buchsbaum has sold to Charles Plunkett the 3-sty double flats 2837, 2839 and 2841 8th av, 25 ft. north of 151st st, on plot 75x80. Henry Otten was the broker.

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Mortgage Broker Wanted—

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Houses and Lots on terms to suit.

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3 LOTS, 605-7-9 W. 48th St, for sale or lease; near dock, so suitable for storage, manufacturing, coal or scrap iron yard. CHAS. CHACE, 612 W. 48th St., City.

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YOUNG MAN, active, experienced, good correspondent, now with real estate brokerage firm, desires to make a change; commission and salary. "SALESMAN," c/o Record and Guide.

A COMPETENT real estate salesman, must have knowledge of 5th Avenue Section above 34th Street. "OPPORTUNITY," c/o Record and Guide.

TO LET, about Jan. 1st, with privilege of renewing lease May 1st, 1906, entire floor, about 3,100 square feet, ample light all sides, corner building fronting Wall St. Electric light, heat, elevator and janitor service. For further particulars, address T. H. ANDERSON, 6th story, 79 Wall St.

EXPERIENCED RENTER WANTED; a good salary to a good man; must have had several years' experience in the business with good firms and thoroughly understand the renting of stores, offices, lofts, houses and apartments. Address, stating age, experience and salary required, all communications in strict confidence, to "SECRETARY," c/o Record and Guide.

FOR SALE.—27 years, bound, of Record and Guide, 1868-1895. ROOM 804, 34 Pine Street.

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a most beautiful and probably the choicest unsold plot on Riverside Drive at reasonable figure and very easy terms

Two pieces of investment property at decidedly low figures, cheaper probably than same would bring at auction.

A Broadway corner, mercantile district with good building facilities. An opportunity seldom at hand to secure a parcel of this nature.

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158 BROADWAY

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It costs many hundred dollars a year in materials and labor to keep and maintain an adequate system of real estate records, for immediate reference. Twenty dollars is all the work need cost, if you subscribe to the Quarterly Record and Guide, wherein you obtain all the records arranged so that any one of them may be referred to as easily as a word in a dictionary.

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Unmarketable Titles Made Marketable

We will make your title marketable, if possible. No charge unless successful.

TITLE CLEARANCE COMPANY of New York

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Wood Carving by the Moore machine, and by hand; special prices for large contracts.

BROOKLYN CARVING SPECIALTY

666 Greene Ave., Brooklyn

HURD'S PRINCIPLES OF CITY LAND VALUES

Price, \$1.50.

A book just published that shows how city values are made and the basis upon which real estate appraisements should be made.

Send us your property for Sale. We have a large surplus of capital seeking investment. Permanent and building loans expeditiously negotiated on first-class properties only. Appraisals promptly made by a member of the firm.

(None of our representatives are permitted to make any appraisals.)



Branch at 643 Broadway, cor. Bleecker St.

Send us your property for Lease. We have a large number of tenants seeking new quarters, and are daily receiving applications for space.

We solicit the management of business property.

Lawyers Title Insurance and Trust Company

CAPITAL AND SURPLUS - \$9,000,000

TRUST AND BANKING DEPARTMENT, 59 LIBERTY ST. } MANHATTAN
TITLE DEPARTMENT 37 LIBERTY ST. }

BROOKLYN OFFICES, 188 MONTAGUE STREET.

RECEIVES DEPOSITS subject to check or on certificate, allowing interest thereon.

LENDS ON APPROVED STOCKS, Corporation Bonds and on Mortgages as Collateral.

ACTS AS TRUSTEE, Guardian, Executor, Administrator, Assignee or Receiver. Transfer Agent or Registrar of Stocks of Corporations. Takes charge of Personal Securities.

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200 Broadway, New York City

OFFERS TO INVESTORS first mortgages on Manhattan and Bronx real estate netting 5%. A policy of title insurance with each mortgage.

(We have been in business five years, and no mortgage sold by us to an investor has ever been foreclosed.)

LOANS TO OWNERS, without charge for broker's fees, sums ranging from \$1,000 to \$25,000 at 5½%.

MAKES BUILDING LOANS to responsible builders at moderate expense.

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To purchase building, to be used as Home for charitable organization; require from 20,000 to 40,000 sq. ft. Apply giving full particulars to "Purchaser," care of "Record and Guide."

HURD'S PRINCIPLES OF CITY LAND VALUES

Price, \$1.50.

A book just published that shows how city values are made and the basis upon which real estate appraisements should be made.

DOCK PROPERTY TO LEASE

The Chapman Docks Company

Grand Street and Newtown Creek
BROOKLYN

THE BRONX.

149TH ST.—Isador Kraushaar has bought 758 East 149th st, a 5-sty flat, on lot 25x85.

155TH ST.—Kurz & Uren have sold four lots on the south side of 155th st, between Melrose and Elton av, for J. P. Onderdonk; block front on Av B, 3d to 4th sts, Unionport; also four lots on each street for Robert H. Neely; Unionport, east side of Av C, near Westchester av, two lots for a client, and have also effected leases on the two 6-sty new law modern apartment houses, 621-5 East 153d st, for a term of years. These are the houses sold by us recently.

180TH ST.—Vennette F. Pelletreau & Co. have sold for the Security Mortgage Co. the northwest corner of 180th st and Webster av, a plot 279x100.

ANDREWS AV.—The Fleischmann Realty and Construction Co. have sold six lots on the east side of Andrews av, 100 ft. south of Fordham rd, to the building firm of Murphy Brothers and three lots on the south side of Fordham rd, about 50 ft. east of Andrews av. The latter plot is to be improved with a Catholic church.

BEACH AV.—Reiter, Newman & Mosauer have sold for the Union Avenue Construction Co. the 5-sty 4-family flat, being

syndicate composed of Horace Porter, Alfred Gwynn Vanderbilt, Charles T. Cook, Ogden Mills, Harry Payne Whitney, Lawrence E. Sexton and Reginald C. Vanderbilt. The property is bounded on the east by the Eastchester rd, beginning at a point 1,600 ft. north of the Bronx and Pelham parkway, and extending along the Eastchester rd to a point 1,600 ft. south of its intersection with the Boston post rd, making a frontage of about 3,500 ft. It is divided by the Sawmill lane, which runs east and west from the Williamsbridge rd to the Eastchester rd, half a mile north of the Bronx and Pelham parkway. The property is half a mile wide at Sawmill lane. Through it, from north to south, runs the Stony Brook, which south of the parkway becomes Westchester creek.

Activity on Fordham Road.

FORDHAM RD.—William M. Fleming has sold for the Fleischmann Realty Co. to a religious institution for immediate improvement a plot of three lots on the south side of Fordham rd, near Aqueduct av, and six lots abutting, on Andrews av; also, for John C. Rogers four and one-half lots on Aqueduct av, near Fordham rd.

RIVER AV.—George W. McAdam sold four lots on the east side of River av, 200 ft. south of 168th st.



Narbeth, Pa.

THE HOUSE OF MR. PERCIVAL ROBERTS, JR.

Cope & Stewardson, Architects.

one of the row now in course of construction on the east side of Beach av, between 152d and Dawson sts, to N. Hess.

BEACH AV.—Frederick Fox & Co. have sold to a client the 5-sty triple flat, 50x100x irregular, at 153-155 Beach av.

BOSTON ROAD.—Daniel B. Freedman has bought from the Byrne estate, through William Peters & Co., 2013 and 2015 Boston rd, frame building, on plot 59.6x142x irregular, at West Farms plaza, junction of West Farms and Boston rds and Tremont av.

BROOK AV.—E. N. Phelps has sold for Samuel Meyer and Jacob Eckstein to Frank B. Walker the northwest corner of Brook av and 146th st, a 4-sty double flat, with stores, on lot 25x70.

COURTLANDT AV.—M. Ruben & Co. have sold for Kessler & Bookstaver to Schumer & Kaufman the 6-sty flat in course of construction at the southwest corner of Courtlandt av and 159th st, on plot 48.6x98.

DAVIDSON AV.—M. L. & C. Ernst have bought from J. Abramson 2350 Davidson av, northeast corner of North st, a 5-sty four-family flat, on plot 140x100. The Ernst-Cahn Realty Co. and Howard C. Winne were the brokers.

DAVIDSON AV.—Ernst-Cahn Realty Co. have sold in conjunction with Howard C. Winne for Abramson & Potter to M. L. & C. Ernst the northeast corner of Davidson av and North st, near 184th st and Jerome av, the new 5-sty apartment building, on lot 40x100.

EAST CHESTER RD.—The Sound Realty Co. has sold a tract of more than 160 acres, comprising the old holdings of Edward Hunter London, Giles F. Bushnell, the Bronx and Westchester Realty Co. (Francis J. Schnugg) and the Tilden estate, to a

SOUTHERN BOULEVARD.—Herman Schmuck and Sidney R. Walker have sold for August Hennicke to F. B. Walker the property 829 Southern Boulevard.

ST. ANN'S AV.—Reiss, Goldberg & Co. have sold for the Northwestern Realty Co. the three 6-sty flats at the southeast corner of St. Ann's av and 137th st, on plot 125x100.

SUMMIT AV.—W. S. Patten and J. L. Van Sant have sold to John Collean the northeast corner of 164th st and Summit av, a lot 25x100, on which the buyer will erect a 6-sty tenement.

WENDOVER AV.—Mrs. Bessie Morris has bought the plot, 93x142, on the south side of Wendover av, 100 ft. west of 3d av.

WESTCHESTER AV.—Reiter, Newman & Mosauer have sold for N. Weinberg the 4-sty double flat, with stores, 966 Westchester av, on lot 25x93, to Louis Marquis, and have resold same for Mr. Marquis to Mrs. E. Badger.

High Water Mark for Kings County Acreage.

Howard C. Pyle & Co., 199 Montague st, report the sale of a farm of about twelve acres, having a frontage of about 500 ft. on Coney Island av running through to the Brighton Beach Railroad, between Aves K and L for Henry J. Pain to an investor, having frontage also on each side of East 12th, East 13th, East 14th and East 15th sts and both sides of Av K. This farm contains about 190 lots. While the actual price is not divulged, it is said to be about \$12,500 an acre. This is unquestionably the highest price ever paid for acreage in Kings county, and it is considered one of the most important sales of the season. Mr. Henry J. Pain, representing Pain's Fire Works Company, purchased this property ten years ago at the price of about \$2,000 per acre. This is a potent illustration of the wonderful enhancement of land values in Kings county.

REAL ESTATE NOTES

Frederick Fox & Co., real estate brokers and agents, have removed their offices to 793 Broadway, opposite Grace Church.

Cuozzo & Gagliano Co. have leased for Ray Goldberg the 6-sty new-law apartment house, 336-338 E. 107th st, for a term of 5 years at the aggregate rental of \$23,000.

Jacob A. King has leased for the Adams Express Co., the store and basement 596 Broadway to Simon Ascher & Co.; also the first loft in the same building to Messrs. Stanton Bros.

Bloodgood, de Saulles & Talbot have sold for the estate of Mary H. Powers, the handsome house and stable located on Forest av, Rye, Westchester Co., N. Y. The purchaser will occupy the house.

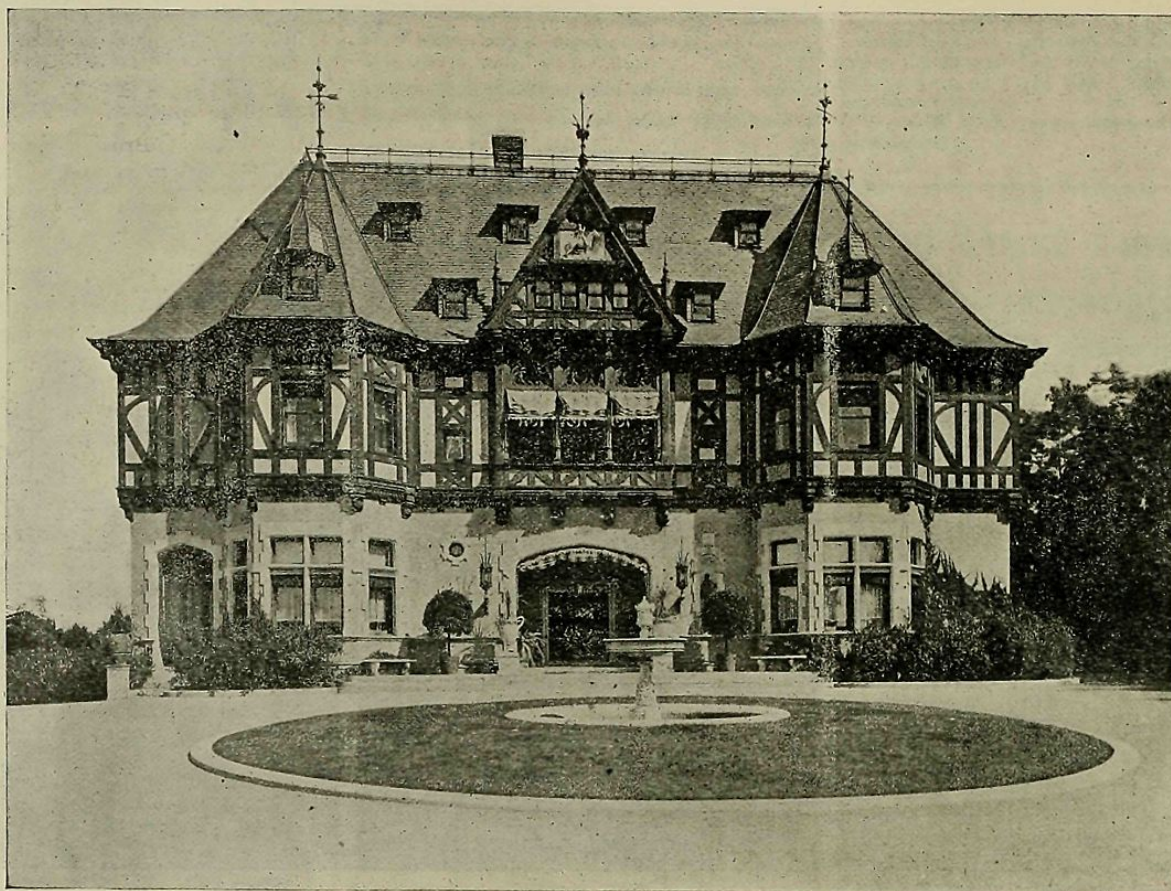
F. V. Pescia & Co. have leased for Julia Levy the 5-sty apartment house, No. 63 West 108th st, for a term of five years; also leased for a Mr. Jacobs the 5-sty tenement, No. 231 Thompson st, for a term of five years.

The Board of Aldermen passed a resolution concurring with the Board of Estimate and Apportionment for the issuance of \$1,000,000 bonds for the acquisition of lands required in the construction of the new Manhattan Bridge.

gate rental of about \$230,000. The lessee is the Childs Unique Dairy Co. and was represented by the Willard S. Burrow Co. in the negotiations. The lessee already occupies 1485 Broadway, adjoining the Victoria Theatre, and the acquisition of the additional parcel will give them a frontage of 40 ft.

Chas. E. Duross has leased the new building now being erected at the southeast corner of Gansevoort and West sts for the Cincinnati Cold Storage Co. to the Manhattan Refrigerating Co. for a term of sixty-three years. The Cincinnati Abattoir Co. are erecting a 6-sty fireproof building with a ground area of 92,000 sq. ft., the lower floor to be used as a beef salesroom and the upper floors to be used by the Manhattan Refrigerating Co. for cold storage purposes. The new tenants expect to take possession of the building on April 1, 1907; also has leased the 5-sty tenement, with store, 640 West 55th st, for Greenstein & Mayer to H. Howell for a term of years.

At a dinner to Herman A. Metz, Controller-elect, at the City Club, among the speakers were Controller Grout, Edgar J. Levey, former Deputy Controller and chairman to the Mayor's advisory commission on finance, and now president of the Title Insurance Co., President Austen G. Fox, and Dr. E. R. L. Gould. The prevailing sentiment in the speeches was "Repeal the Mortgage Tax Law." Mr. Levey said that the fact that the city was no longer able to sell its bonds at an advantage was due largely to the passage of the Mortgage Tax Law. The dis-



Tuxedo, N. Y.

HOUSE OF MR. RICHARD MORTIMER.

Hunt & Hunt, Architects.

Well-equipped, with large experience and excellent prospects, Mr. H. Taylor Sherman, formerly with the Greene & Taylor Co., has opened a real estate office and begun business under his own name at 542 5th av, southwest corner of 45th st.

J. Scott has leased for a term of fifteen years to Barney O'Toole for Percy Williams, president of the Alhambra Co., the southwest corner 126th st and 7th av, the corner and basement in the building of the Alhambra Theatre to be occupied as a cafe and rathskeller.

Giving their personal attention to all details of their business has been the success of Messrs. Schindler & Liebler, real estate brokers and agents, of 1361 3d av. They have for some years successfully managed several of the large estates, the properties covering many sections of the city.

The Association of Bronx Real Estate Brokers, which was organized Dec. 29, 1904, will hold their first anniversary dinner at the Schnorer Club, 163d st and Eagle av, Thursday evening, Dec. 28, at 7.30 o'clock. Men prominent in the affairs of the Bronx as well as Manhattan have been invited as speakers.

A new firm of real estate operators, Messrs. Manheim, Weinstein & Hoffberg, have taken a suite of offices in the Barclay Building, 299 Broadway. The gentlemen comprising this firm are well known in Manhattan realty circles, and will be pleased to exchange with other operators and brokers their lists of properties.

The McVickar, Gaillard Realty Co. has leased for the estate of Jane B. Mott 1485½ Broadway, the 4-sty building, on lot 20x100. The lease is for a term of twenty-one years at an aggre-

tinguished administration of Controller Grout was also referred to by all the speakers in the highest terms of appreciation.

Wm. S. Anderson has sold for the estate of Jennie V. Mathews the property on Lincoln av, Clinton pl and Archer av, 65x247x125x irregular, including the brick dwelling house 176 Archer av, opposite the Chester Hill school. Mr. James M. Reid, the builder, will erect a row of handsome dwellings on the property; also the 10 lots comprising the block bounded by Bedford, Grand View and Vernon avs, Vernon Park, to Abram Gross for improvement; the two-family house 149 and 151 Chester st, on plot 50x100 to F. C. Easton, and the plot 100x100 on Lincoln av, 200 ft. west of Westchester av, to James M. Reid for immediate improvement, and the new dwelling 123 Cray av for James M. Reid.

—Official reports from some fifty cities disclose that building operations during November of this year were on the whole in far greater volume than during the corresponding period of 1904. Among the places distinguished for increased building construction are: Baltimore, 24 per cent.; Buffalo, 38; Chattanooga, 383; Cincinnati, 66; Davenport, 104; Denver, 223; Detroit, 34; Duluth, 61; Harrisburg, 26; Indianapolis, 78; Jersey City, 110; Louisville, 82; Manchester, 152; Milwaukee, 41; Mobile, 84; Newark, 43; New York, 30; Philadelphia, 71; Pittsburg, 43; St. Louis, 76; St. Paul, 131; San Francisco, 33; Scranton, 105; Seattle, 27; Spokane, 113; South Bend, 142; Topeka, 50; Terre Haute, 56; Washington, 152; Worcester, 174; Wilkesbarre, 281.

Auction Announcements

Executors Sale

JULIUS H. HAAS, Auctioneer

will sell at Public Auction at the

Bronx R. E. Auction Rooms
149th STREET and THIRD AVE.**Wednesday, December 20th**

At 10 A. M. sharp, to close the Estate of

CATHARINE CLINTON, deceased**WASHINGTON AVE., WEST SIDE,**
113 feet north of 189th St., 25x110, with three-family frame building.**2544 and 2546 MARION AVE.,**
frame houses on lots 25x98 each.**TIEBOUT AVENUE, EAST SIDE,**
100 feet south of 187th st., 200x132, with frame mansion and stable.**MARION AVENUE, WEST SIDE,**
about 100 feet south of 187th St., 201x101; vacant.**JUNCTION 233d AND 234th STS.**

Woodlawn Heights, two gore lots, Nos. 1 and 7.

For maps and particulars apply to Thomas J. L. McManus, 140 Nassau St., New York, Executor, or

AUCTIONEER'S OFFICE**S. E. Cor. 149th St. and 3d Ave.**
Realty Building

also

EAST 133d St., Port Morris,South side, 500 feet East of Cypress Avenue,
100x100; vacant.

For particulars apply to Auctioneer's Office.

Private Sales Market Continued.

SOUTH OF 59TH STREET.

MURRAY ST.—Voorhees & Floyd have sold for the estate of Richard Brown the 5-sty building, 25x100, at 83 Murray st. Trinity Church leasehold.

OAK ST.—E. V. Pescia & Co., in conjunction with Folsom Bros., have sold for Keve & Garrone to Frank Pitelli the tenement property at 49 Oak st.

PEARL ST.—Horace S. Ely & Co. and Joseph P. Day have sold for Byram K. Stevens 134 Pearl st, running through to 100 Water st, a 5-sty building, on plot 34x105.

RIVINGTON ST.—Henry Gans has bought the 5-sty tenement at the north-west corner of Rivington and Goerck sts, on lot 25x50.

2D ST.—Gross & Eisler have bought the 5-sty tenement 241 2d st, on lot 25x80.

7TH ST.—Hillman & Golding have sold to Abraham Bernstein 78 and 80 7th st, 50x100. A 6-sty flat will be erected.

12TH ST.—Frederick Fox & Co. have sold for Mrs. W. H. Lane, of Flushing, N. Y., the premises 14 East 12th st. The buyer has resold the property through the same brokers to the Middleboro Realty Co., who own 16 and 18 adjoining.

13TH ST.—Mendel W. Greenberg has

sold 605 East 13th st, a 6-sty tenement, on lot 25x103.3.

16TH ST.—Arnold & Byrne have sold for the Equitable Realty Co., to Milton M. Dryfoos, 331-333 West 16th st, two 5-sty triple flats, on plot 50x100.

28TH ST.—The McVickar, Gaillard Realty Co. and Charles E. Duross have sold for Miss Laura Shannon to W. H. Spellman 130 West 28th st, a 2-sty stable, on lot 25x98.9.

36TH ST.—Potter & Brother and Daniel B. Freedman have sold 63 and 65 West 36th st, 4 and 5-sty buildings, on plot 50x98.9.

37TH ST.—George Nicholas has purchased from the Sterling Realty Co., through Douglas Robinson, Chas. S. Brown & Co., the private dwelling on lot 25x98.9, 22 West 37th st.

48TH ST.—Philip and Harry Bachrach have bought 602 West 48th st, a 5-sty tenement, on lot 26x100.5, adjoining the corner of 11th av.

54TH ST.—Edward Dressler has sold for Wendel Bieser 556 West 54th st to A. Wieland, a 5-sty double flat, 25x131.

56TH ST.—Mitchell A. C. Levy has sold 46 West 56th st, a 4-sty brownstone dwelling, on lot 22.6x100.5.

BROADWAY.—Frank B. McDonald has sold 1277 Broadway (6th av), 4-sty build-

(Continued on next page.)

Bath Beach and Bensonhurst Ask for Subway.

About 250 persons attended a meeting held last Friday evening at Supper's Hotel, Cropsey av and Bay 22d st, Bath Beach, under the auspices of the newly organized Bensonhurst and Bath Beach Subway Association. F. A. Hutson was in the chair, and T. E. Clark recorded.

The object of the association is the extension of the proposed 4th av subway from Fort Hamilton, through Dyker Heights, Bath Beach and Bensonhurst to Coney Island. Many took part in the discussion. It was decided to have a committee appointed to wait on the Rapid Transit Commissioners and ask for the subway on the New Utrecht av route.

Among the members of the organization are: W. G. Perfect, Charles McLaughlin, John H. Bade, Miles McNamara, Charles P. Strakosch, Charles E. Teale, A. V. B. Voorhees, Cornelius Furgueson, J. Lott Nostrand, Charles E. Conrady, Alderman Linde, Rev. Alfred H. Brush, Rev. William J. Gardiner, Rev. Charles E. Benedict, Rev. Alfred Hodgetts, Rev. Louis Happ, Rev. Joseph McInnes, Dr. James W. Malone, Dr. Robert F. Ives, Dr. Earl Mayne, Dr. J. A. Voorhees, Dr. J. E. De Mund, Dr. Frank A. Duffy, Cromwell G. Macy, William J. Brown, Walter L. Ryan, James P. Connell, J. V. Van Pelt, James E. Bale, Charles E. Popp, W. H. Woods, Herbert Reeves.

Will Develop Hollis Tracts.

Incorporated under the name of the Queens Borough Development Company, a number of well-known men have bought 470 acres of land along the line of the Long Island Railroad, between the Hollis station and Queens village. The property comprises all the land along the line of the railroad for a distance of three miles. It is the purpose of the company to develop the tract in a manner similar to that pursued at Prospect Park South, which is highly restricted.

Among those interested are former Governor Black, W. M. Griffith, Frank Squires, Otto Kelsey, Representative James S. Sherman, Judge John Woodward, Frederick D. Kilburn, Ralph Peters, Timothy S. Williams and H. C. Duval.

The Grenoble Realty Company, of Brooklyn, of which Dodd & Greene are the principals, are also planning extensive improvements at Hollis, where they own a large tract of vacant land.

Company Buys at Winfield, L. I.

The Hudson Realty Company has purchased from Lydia L. Rappelye eighteen acres at Winfield, L. I., fronting on Maurice and Fisk avs.

Whitehouse & Porter have sold for George Gould to John Cheney the Gould homestead at Huntington Bay, L. I., comprising thirty-two acres of high ground overlooking the bay.

Burrill Brothers have sold the following houses: 216 8th av, corner 2d st, for Harry Kennedy for \$20,000; 98 Windsor pl, for Andrew Peters for \$6,000; 180 Garfield pl, for E. Wilson for \$8,000; 499 13th st, for James Hurley for \$9,000.

Frederick Morgenthaler sold to George E. Payne thirty-six lots in Long Island City, with frontage in Fitting, Helser and Stone sts. The property is situated between Skillman and Mid-

dleburg avs, near Woodside. A lumber yard will be located on the ground.

HEMPSTEAD, L. I.—A new \$50,000 school building will be erected at Hempstead, L. I. The village authorities will receive bids for the erection on or before January 15, and work on the structure will be commenced as soon as possible after contracts are awarded.

WOODMERE, L. I.—At a meeting of the Union Free School District, it was decided to build a \$7,500 addition to the schoolhouse. A special election will be held on Friday evening, January 12, to decide the question.

Queens Asking for Parks.

President Andrews, of the Citizens' Public Improvement Association of Long Island City, in advocating the immediate laying out of public parks in Queens, contends that there should be a public park in the vicinity of every public school. "The grand public parks north of the Harlem River made the Borough of the Bronx," says Mr. Andrews. "Millions of visitors journeyed to those sections on Sundays and holidays, and soon became familiar with the Bronx. As a result a great percentage of these strangers became residents of that Borough, and they brought their friends and their friends' friends. Public parks are a necessity in a great city. The population of Queens is bound to advance in great jumps. In the building of a city parks are an absolute necessity. In Queens now there is to be found a beginning of a great building operation which means a housing of thousands of families and the development of a section that will within a short time outclass in population any other city in the State of New York."

At the last meeting of the East Flatbush Taxpayers' Association, Dr. George W. Brush, chairman of the Subway Committee, presented a very satisfactory report on the subway extension. "At the hearing before the commission," he said, "it was proposed by the Comptroller, with the approval of the Mayor, that the city acquire the strip of land on the east side of Ocean av, from Malbone st to Parkside av, extending back to the tracks of the Brighton Beach Railroad, so that the plans be altered so as to shift the tracks to this point instead of going under the park. This would save the trees, and give the strip, after the completion of the subway, for park purposes. The plan met with the favor of the committee, and the chief engineer was instructed to prepare the map as speedily as possible. As soon as this is done, the matter will be acted upon by the commission, and before January the whole matter will be settled." Dr. Brush said that the Comptroller had promised him that he would do all he could do to further the work. Mr. Bassett and Mr. Wilson made remarks favoring a change in street opening proceedings, and the hope was generally expressed that all civic organizations in the different boroughs would join in a reform movement in this respect.

Something New.

If you would see some of the very best and most modern designs in tiles for interior decoration send to Dept. C., Trent Tile Co., Trenton, for catalogue in colors.

ing, on lot 16x68, adjoining the northwest corner of 31st st, to the McAdoo terminal interests. He bought it in 1900 for \$41,600, and now sells for more than twice that amount.

NORTH OF 59TH STREET.

68TH ST.—Davis & Robinson have sold for Mrs. Emma Topf her residence 47 East 68th st, 4-sty brownstone dwelling, on lot 25x100.5 ft.

71ST ST.—Oscar P. Houegger has sold to a Mr. Pierson for occupancy 171 East 71st st, a 3-sty and basement brownstone front dwelling, on lot 15x100.5. Montgomery & Seitz were the brokers.

71ST ST.—Sittah Rosenbaum has sold 105 East 71st st, a 4-sty and basement brownstone dwelling, on lot 20x102.2.

92D ST.—Slawson & Hobbs have sold for David Cohen the plot 50x54.3x50x55.7, on the north side of 92d st, 150 ft west of West End av.

94TH ST.—Arthur G. Muhlker has sold for Benj. Praskin to Moses I. Falk the 5-sty double flat 326 East 94th st, on lot 25x100.

99TH ST.—Julius Schweitzer has bought from Morris Steinbach the plot, 296x100.11, on the north side of 99th st, 100 ft west of 1st av.

100TH ST.—M. H. Lewis has sold for Louis N. Adler to Philip A. Payton, Jr., 5-sty double flat, 105 East 100th st.

100TH ST.—Adolph Hollander has bought the six 6-sty flats in course of construction on the north side of 100th st, 100 ft east of 1st av, each on plot 37.1x100.11.

104TH ST.—Manheim, Weinstein & Hoffberg have bought from John Gaynor the plot running through from 104th to 105th sts, 100 ft east of 1st av, 163x201.10.

105TH ST.—Eugene Vallens has sold through the McVickar-Gaillard Realty Co. the 5-sty American basement dwelling 307 West 105th st, on lot 19x100.11.

110TH ST.—Max L. Harris has bought the 4-sty double flat 226 East 110th st, on lot 25x100.11, from Marie Mejstrik.

111TH ST.—Moses May has sold to Samson Rosenfield 177 East 111th st, a 4-sty flat, on lot 25x100.11.

114TH ST.—Adolph Cypress has sold to R. F. Eilenberg 42 West 114th st, a 5-sty single flat, on lot 25.5x100.11.

147TH ST.—The Fleischmann Realty & Construction Co. have sold the four 5-sty apartment houses at 209 to 215 West 147th st, recently completed by them. These houses have been sold to a client of Wm. A. Gans.

149TH ST.—Max Marx sold to a client of Millard Veit 202 and 204 West 149th st, adjoining 7th av, two 5-sty triple flats, on a lot 50x100.

AMSTERDAM AV.—Slawson & Hobbs have sold for Ida B. Stapler 972 Amsterdam av, a 5-sty double flat, size 25x100.

AMSTERDAM AV.—A. M. Baumann has sold for Rosa Stern 2089 and 2091 Amsterdam av, two 5-sty flats, on plot 80x111.

AMSTERDAM AV.—The Whitehall Realty Co. report the sale of 32 Amsterdam av, 5-sty brownstone flat, on lot 20x80, which he bought last week for \$16,750.

AMSTERDAM AV.—Slawson & Hobbs have sold for Henry James the southeast corner of Amsterdam av and 86th st, being 100 ft on Amsterdam av and 30 ft on 86th st, a 5-sty double apartment house with five stores.

BROADWAY.—Slawson & Hobbs have sold for James McClenahan the vacant plot, 50.11x100, at the southwest corner Broadway and 113th st.

CLAREMONT AV.—Paul Halpin has sold to Jessie J. Zimmerman, through Bernard Smyth & Sons, the plot, 75x37.8x77x57.4, on the east side of Claremont av, 25 ft south of 125th st.

COLUMBUS AV.—Leon S. Altmayer has sold for William R. Nelson to Max Tannenbaum 461 Columbus av, northeast cor-

ner of 82d st, a 5-sty flat with stores, on lot 27x100.

MADISON AV.—Abraham and Joseph R. Schemberg have bought from S. Cohen the southeast corner of Madison av and 113th st, a 5-sty triple flat, with stores, on lot 25.11x100.11, having the longer dimensions on the avenue.

ST. NICHOLAS AV.—Slawson & Hobbs have sold for William H. Bingham the northwest corner of St. Nicholas av and 182d st, two apartment houses, each 40x100, now in the course of construction.

WEST END AV.—N. A. Berwin & Co. have sold for John Schnoering the Riverside apartment, situated at the northeast corner of West End av and 94th st, on plot 42.4x100.

1ST AV.—Hiram Rinaldo & Brother have sold for Mandelbaum & Lewine to Louis Rinaldo the southwest corner of 1st av and 110th st, three 4-sty tenements, on plot 75x75.

3D AV.—H. D. Baker & Bro. have sold for Sol Simon to Kleinfeld & Rothfeld the plot 102.2x100, at the northeast corner of 3d av and 79th st.

7TH AV.—Levy & Friedman have sold the southwest corner of 7th av and 129th st, a plot 100x75. The buyer intends to erect an elevator apartment house.

8TH AV.—The Herrmann Realty Co. has bought 2899 and 2901 8th av, two 5-sty triple flats with stores, on lot 25x100, between 153d and 154th sts. Herman Knobloch and others hold title.

8TH AV.—The Fleischmann Realty and Construction Co. has resold to Samuel Wacht the block front on the east side of 8th av, between 145th and 146th sts, part of the two square blocks bought recently from the Manhattan Railway Co.

THE BRONX.

FOX ST.—Meyer Solomon has sold to Frank Meng 1065 Fox st, a 2-sty frame dwelling, on plot 50x100.

FREEMAN ST.—Leopold Yesky has sold the northeast corner of Freeman st and Stebbins av, a plot 125x108. The buyer will erect 5-sty flats, with stores.

HANCOCK ST.—William Peters & Co. have sold for Chas. Moewes to A. Anderson lot 157 map of Van Nest Park, on the west side of Hancock st, near Morris Park av.

JENNINGS ST.—Leath & Armstrong have sold for Max Glauber the southwest corner of Jennings st and Stebbins av, a plot 69x75x84x irregular.

139TH ST.—Lewis Dober has sold for John Boehmert to Louise Dober 728 East 139th st, near Willis av, a 5-sty flat, with stores, 25x100, and has resold it for Mrs. Dober to Martin Reh.

179TH ST.—William Peters & Co. have sold for B. Busch to Edward Miller 2-sty building, on a plot 52x108, on the north side of 179th st, west of Bryant st.

178TH ST.—Adolph Hollander has bought the northwest corner of 178th st, and Monterey av, a plot 75x105.

186TH ST.—L. Walter Lissberger has bought the plot, 50x100, on the north side of 186th st, 150 ft east of Park av.

BRONX PARK.—The same brokers have also sold a large plot of land facing upon the Botanical Gardens north of Bronx Park, with a frontage on the Bronx River. This property has been known for a great many years as "French Charlie's Island." The present buyer proposes to erect a factory and loft building for manufacturing purposes.

BROOK AV.—L. J. Phillips & Co. and R. I. Brown's Sons have sold for Countess de Montsaullin to B. Goodman the lot, 25x100, on the west side of Brook av, 25 ft north of 170th st.

BROOK AV.—Richard Dickson has sold for Henry E. Frankenberg to Nathan Lemlein 1242 to 1246 Brook av, lot 53x95, with three 3-family houses thereon.

ELTON AV.—M. L. & C. Ernst have

bought, through Kurz & Wren, from Zimmerman, Jr., the two 5-sty flats 828 and 830 Elton av, on plot 50x100.

MELROSE AV.—Geo. Price has sold for Henry C. Sheer to Victor Dietzel the 5-sty triple flat with stores, northwest corner Melrose av and 153d st.

MORRIS AV.—G. Tuoti & Co. have sold for Mrs. Brolles the northwest corner of 154th st and Morris av, size 33x95.

PARK AV.—Wm. P. Mangam has resold for a client the plot on the east side of Park av, commencing 202.6 north of 138th st, and running through to Canal place, size being 222x100 on each thoroughfare.

ST. ANN'S AV.—Annie Asch has bought 282 St. Ann's av, a 5-sty triple flat, on lot 30x100.

STEBBINS AV.—M. L. & C. Ernst have bought from Isaac H. Sonn the block front on the west side of Stebbins av, between 162d and 163d sts, with the exception of a 10-ft gore. The plot sold measures 130.3x98x123.6x57.6. The buyers have resold the property.

WHITE PLAINS RD.—The property known as the Crawford estate, situated east of White Plains av, between 239th and 241st sts, has been sold. It comprises about thirty acres of land, portions of which have been laid out and partly improved, while about 20 acres are still farm land. Several handsome dwellings have been built on the property. It has a frontage of only 330 ft on White Plains av, but is about 1,000 ft wide further east, and 1,200 ft in its east and west dimension. The Wakefield station of the Harlem Railway is at 241st st. The price paid for the Crawford property was close to \$200,000. The buyers are understood to be members of the same syndicate that this week disposed of its holdings of 160 acres on Eastchester road.

3D AV.—Jesse L. Livermore purchased 4171 3d av, through Robinson, Maguire & Co.

THE GOTHAM'S MACHINERY PLANT.

In the new Hotel Gotham, on Fifth avenue, opposite the St. Regis, five 200 h. p. boilers generate the steam supply. From the header which connects all the boilers, a 12-in. main runs to the engine-room, but from there continues as a six-inch main for feeding the auxiliary apparatus. Four generating sets, of which three are 160 k. w. capacity and one of 75 k. w., are driven by direct connected, non-condensing engines. Direct current is generated at 240 volts potential, and the light and power service is operated on a 2-wire 225 volt system.

The white marble switchboard (built by the Crouse-Hinds Co. of Syracuse), is set in a bronze frame and made up of five panels laid out as follows: panel No. 1, distributing switches; panel No. 2 and panel No. 3, generator panels; panel No. 4 and panel No. 5, service switches. The wiring system is divided into three divisions for "public," "service" and "bed-room," and there are somewhere near six thousand lamps. Motors run washing machines, meat choppers, freezers, silver buffing machine, dishwasher, various laundry machines, pumps, twenty ventilating fans and vacuum cleaning apparatus. There are five Plunger passenger elevators and four service lifts. Six elevator pressure tanks, are 18x4x6 ft., and the intermediate house-pressure tank is 10 ft. high, and 6 ft. in diameter.

The General Building and Construction Co., which is part owner of the hotel, is the general contractor.

The Ontario Clayworkers' Association held its yearly meeting at Hamilton, Ont., Dec. 13th and 14th. President, G. W. Moody, Highgate, Ont.; secretary, C. H. Bechtel, Waterloo, Ont.

ANNOUNCEMENT

The "Record and Guide" Bureau of Information

On the first day of January, 1906, the "Record and Guide" will commence to issue a special *Real Estate Information Service* to all Persons who may Subscribe for the same.

This Service has been established at the request of a Number of the Leading Real Estate Brokers and Financial Institutions in this City, who to-day are unable to obtain really Prompt, Accurate, and Special real estate information.

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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 Feb. 10 for repairing sidewalks and Feb. 5 for others, will be exempt from interest; after that date interest at the rate of 7 per cent. per annum will be charged from the dates of the respective entries of the several assessments in the Record of Titles and Assessments.

Repairing Sidewalks.

Canal st, s e cor Church st.
 17th st, 103 E.
 2d av, No 631.
 109th st, n s, 125 w Madison av, 75 West.
 125th st, 77 E.
 Broadway, 2833 to 2837.
 Lenox av, No 91.

Sewers.

Audubon av, between 175th st and Fort George av.
 Tiffany st, between Spoffard av and Burnett pl.
 Cottage pl, between 170th st and Croton Park S.
 121st st, between Pleasant and 1st avs.
 1st av, between 120th and 121st sts.

Receiving Basins.

170th st, n e and s e and s w cors 3d av.
 183d st, n e and n w cors Morris av.
 Robbins av, s w cor 141st st.

BILLS OF COSTS.

A street s of 173d st, between Clay av and Webster av.
 Riverside Drive, from 135th st to Boulevard Lafayette.
 Pier Old 18, East River.
 Bills of costs will be presented to the Supreme Court for taxation Dec. 28.

COMMISSIONERS APPOINTED.

178th st, from Broadway to Haven av; Arthur D Truax, Joseph T Ryan and James P O'Connor.
 208th st, from Reservoir Oval to Jerome av; Edward D Dowling, Roderick J Kennedy and Michael Rausch.
 Summit pl, from Heath av to Boston av; Francis V S Olliver, Roderick J Kennedy and John Rooney.
 Corlear's Hook Park; Patrick J. O'Beirne, Alexander Finelite and Eugene A Kennedy.
 179th st, from Broadway to Haven av; John B Russell, Thomas S Scott and James J McCormick.
 Unnamed st, running parallel to Broadway, 200 w therefrom, commencing at 180th st, ending on w s Broadway, opposite Nagle av; Frederick St John, Michael B Stanton and John W Ward.
 New st, north of Fairview av, from Broadway to 1st new av w Broadway; William A Sweeter, James J Nugent and Vita Contessa.
 Beck st, from Longwood av to Intervale av; Edward D Dowling, Sidney A Walker and John J O'Brien.
 Steuben av, from Mosholu Parkway to Gun Hill rd; Edward D Dowling, John J Mackin and George J Clarke.
 Kossuth pl, from Mosholu Parkway to De Kalb av; Francis X Kelly, John A Hawkins and Robert J Courtney.
 Approaches to bridge across Spuyten Duyvil & Port Morris R R on line of Depot pl, at Highbridge; Wallace S Fraser, Timothy E Cohalan and George M Walgrove.

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Vermilyea av, from Dyckman st to 211th st; Albert B Hardy, Frederick St John and Michael B Stanton.
 The above have been appointed Commissioners of Estimate and Assessment.

HEARINGS FOR THE COMING WEEK.

At 90-92 West Broadway.

Monday, Dec. 18.

Debevoise av, Jackson av to Ditmars av, Queens, at 3 p m.
 Bridge at 241st st, at 4 p m.
 Lafayette av, Hatfield av to Blackford av, at 2 p m.
 West 194th st, Bailey av to N Y & Putnam R R, at 10 a m.
 Graham av, Queens, Jackson av to Vernon av, at 11 a m.

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Boulevard, Queens, Vernon av and Broadway to Nott av, at 11.30 a m.
 Juniper av, Queens, west side Grand st to Metropolitan av, at 12 m.
 East 172d st, Boston rd to Southern Boulevard, at 12 m.
 Belmont st, Inwood av to Featherbed Lane, at 1 p m.
 De Kalb av, Queens, Brooklyn Borough line to Woodward av, at 2 p m.
 Fresh Pond rd, Queens, Flushing av to Myrtle av, at 2.30 p m.
 Linden st, Brooklyn Borough line to Fresh Pond rd, Queens, at 3 p m.
 Wyckoff av, Queens, Brooklyn Borough line to Moffat st, at 3 p m.
 Bathgate av, East 188th st to Pelham av, at 4 p m.
 Trautman st, Queens, Brooklyn Borough line to Metropolitan av, at 4 p m.
 Morris Park av, West Farms rd to Bear Swamp rd, at 1 p m.
 East 170th st, Jerome av west to Concourse, at 1 p m.
 Fox st, Prospect av to Leggett av, at 12 m.
 Storm Relief Sewer, at 2 p m.
 1st st, east of Bronx River, at 4 p m.
 East 176th st, Arthur av to Southern Boulevard, at 4 p m.
 East 197th st, Bainbridge av to Creston av, at 12 m.
 West 176th st, between Broadway and Haven av, at 12 m.
 White Plains rd, northern boundary of city to Morris Park av, at 3 p m.
 East 222d st, formerly 8th st, or av, from 7th av to Hutchinson River, at 3 p m.

Tuesday, Dec. 19.

17th av, Oakley st, from Wilson av to Flushing av, at 11 a m.
 Pearsall st, Long Island Railroad to Hunter's Point av, at 11 a m.
 Ford st, Tiebout av to Webster av, at 1 p m.
 Railroad av, between Unionport rd and Globe av, at 12 m.
 Highbridge Park, between 159th and 172d sts, at 2 p m.
 Longfellow st, East 176th st to Boston rd, at 12 m.

Wednesday, Dec. 20.

Lawrence av, from Lind av to West 167th st, at 11 a m.
 Indiana av, between Jewett av, westerly from Wooley av, at 2 p m.
 Spuyten Duyvil rd to Junction of Riverdale av, at 4 p m.
 Baker av, Baychester av to city line, at 3 p m.

Thursday, Dec. 21.

Towansend av, East 170th st to East 176th st, at 2 p m.
 Barretto st, Westchester av to Edgewater rd, at 4 p m.

At 258 Broadway.

Monday, Dec. 18.

48th st, school site, at 10 a m.
 Bridge No 4, at 11 a m.
 15th and 18th sts, North River docks, at 2 p m.
 Bloomfield and Little West 12th sts, docks, at 2 p m.
 Clinton and Water sts, school site, at 2 p m.
 157th st, school site, at 2 p m.
 57th st, school site, at 4 p m.
 St Nicholas Park, at 4 p m.

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ane. 1/2 part. All title. Dec 7. Dec 8, 1905. 2:594-83. A \$16,500-\$19,500. nom
 Same property. Mortimer V Lenane to Thomas Lenane. All of. Dec 7. Dec 8, 1905. 2:594-83. A \$16,500-\$19,500. 20,000
 Hudson st, No 285, w s, 75 s Spring st, 25x90.2, 4-sty stone front loft and store building. Mortimer V Lenane to Eleanor B Lenane. 1/2 part. All title. Dec 7. Dec 8, 1905. 2:594-82. A \$16,500-\$19,500. nom
 Hudson st, Nos 283 and 285, w s, 75 s Spring st, 50x90, two 4-sty stone front loft and store buildings. Thomas Lenane and ano TRUSTEES of Eleanor B Lenane and ano will Patrick Lenane to Mortimer V and Eleanor B Lenane. Dec 7. Dec 8, 1905. 2:594-82 and 83. A \$33,000-\$39,000. 40,000
 Hudson st, No 628, e s, 37 n Jane st, 19x53.11x17x55.6, 4-sty brk tenement and store. Michael Shea to Nathan Garber. Dec 1. Dec 11, 1905. 2:626-23. A \$7,000-\$8,500. nom
 Jackson st, No 34, e s, 100 n Cherry st, 25x100, 5-sty brk tenement and store and 4-sty brk tenement on rear.
 Jackson st, No 32, e s, 125 n Cherry st, 25x100, 5-sty brk tenement and store.
 Max Gold to Morris Agranoff, Harris Klansky, Mayer Hurwitz and Bere Klansky. Mort \$52,000. Dec 11. Dec 14, 1905. 1:263-50 and 51. A \$16,000-\$41,000. other consid and 100
 James st, No 96, e s, 100 n Cherry st, 25x100.5x24.10x100.5, 4-sty brk loft and store building. Michael F Burns to Charles McCorkell. Dec 5. Dec 13, 1905. 1:252-35. A \$15,000-\$22,000. other consid and 100
 Jane st, No 49, n s, 123.6 e Hudson st, runs e 27.6 x n 88 x w 26.6 x s 14.3 x w 1 x s 74 to beginning, 4-sty brk tenement. Max Goldblatt to Frieda Benjamin. Mort \$15,000. Dec 5. Dec 11, 1905. 2:626-53. A \$12,000-\$17,000. other consid and 100
 Madison st, No 329, n s, 25.7 w Scammel st, runs n 87 x e 1 x n 10.6 x w 21.4 x s 97.3 to st x e 20 to beginning, 6-sty brk tenement and store. Annie Berger and ano to Morris Weintraub. Mort \$25,850. Dec 1. Dec 9, 1905. 1:267-5. A \$10,000-\$26,000. other consid and 100
 Mott st, No 20 | e s, 202.5 s Pell st, runs e 96.2 x n 0.8 x Doyers st, Nos 11 and 13 | e 5.1 x n 8.6 x again n 20.10 x e 51.5 to w s Doyers st x s 39.11 to an angle x s w 44.10 x n 12.5 x w 101.2 to st x n 25.9 to beginning, 3 and 5-sty brk tenement on Mott st and 2-sty brk tenement and store and 1 and 2-sty frame store. Eva Van V Wright TRUSTEE Adelaide F V Wright to R Walter Bell, of Brooklyn, as TRUSTEE Adelaide F V Wright. 1/2 part. Mort \$21,000. Nov 22. Dec 8, 1905. 1:162-11 and 28 and 29. A \$30,200-\$38,500. nom
 Norfolk st, No 20, e s, 52 n Hester st, 23x25, 3-sty brk tenement and store. Irving Baum to Abraham Aronowitz. Mort \$12,000. Dec 11. Dec 12, 1905. 1:312-1. A \$9,000-\$11,000. other consid and 100
 Norfolk st, No 141, w s, 175 n Rivington st, 25x100, 5-sty brk tenement and store. Levy Sobol et al to Abraham Schwartz. Mort \$20,000. Nov 29. Dec 8, 1905. 2:354-26. A \$17,000-\$30,000. other consid and 100
 Oak st, No 40, n s, abt 80 e James st, 20x50, 3-sty frame tenement and store. Luigi Rega to Maria wife Luigi Rega. Mort \$4,000. Dec 9. Dec 11, 1905. 1:278-2. A \$6,000-\$7,000. nom
 Pearl st, No 134 | n s, abt 180 w Wall st, 32.8x105.11 to Water st, Water st, No 100 | x34.6x101.11 e s, 3 and 4-sty brk loft and store building. Bryan K Stevens to Henry J Hemmens. Dec 6. Dec 13, 1905. 1:31-13. A \$38,700-\$53,000. other consid and 100
 Pitt st, No 8, e s, 100 n Grand st, 25.6x100, 5-sty brk tenement and store. Moritz Ehrenreich et al to Moris Sterenberg. Mort \$30,200. Dec 1. Dec 8, 1905. 2:336-3. A \$15,000-\$25,000. other consid and 100
 Rivington st, No 330, n s, 59.7 w Mangin st, 19.9x81.3, 6-sty brk loft and store building. Saml Klein to Morris Goldstein. Dec 8, 1905. 2:324-35. A \$8,000-\$18,000. other consid and 100
 Rose st, Nos 17 to 23 | begins Rose st, s s, 176.9 e Frankfurt Vandewater st, Nos 9 to 15 | st, runs e 109.10 x s e 84.3 x e 26.11 x s e 22.3 and 21.5 x e 42.6 x s 79.9 to n s Vandewater st x w 122 x n w 62.6 thence along w s of No 17 Rose st — to beginning, except part for N Y & Brooklyn Bridge, five 5-sty brk loft and store buildings. Geo R Hamilton to The Equitable Life Assur Soc of the U S. Q C. Feb 11, 1892. Dec 11, 1905. 1:114-4 and 42 to 46. A \$111,300-\$229,500. nom
 Stanton st, No 196, n s, 49.10 w Ridge st, 25.1x75x25x75, 5-sty brk tenement and store.
 Stanton st, No 198, n s, 25.1 w Ridge st, 24.9x75x24.11x75, 4-sty brk tenement and store.
 Saml Klein to Henry Klein. Dec 6. Dec 8, 1905. 2:345-30 and 31. A \$30,000-\$33,000. other consid and 100
 Sullivan st, Nos 121 and 123, e s, 59.6 s Prince st, 41.10x75, 6-sty brk stable. James S Simpson et al EXRS, &c, Robert Simpson to Gabriel Ruttkay of Brooklyn. Mort \$35,000. Oct 24. Dec 12, 1905. 2:503-13. A \$21,000-\$40,000. 40,000
 Same property. Gabriel Ruttkay to Moses Zimmermann. Morts \$30,000. Dec 6. Dec 12, 1905. 2:503-13. A \$21,000-\$40,000. other consid and 500
 Warren st, No 32 | n e cor Church st, 24.8x175.10 to s s Chambers Church st | bers st x25x175.10, 5-sty stone front loft and store building. James H Aldrich et al — exrs Elizabeth W Aldrich to Church & Warren Co. Mort \$125,000. Dec 1, 1905. 1:135-14. A \$175,400-\$215,000. Corrects error in last issue, when property was described as Warren st, No 32, n e cor Warren st. 248,000
 Washington st, Nos 152 and 154, s w cor Liberty st, runs s 57.6 x w 37.11 x n — to Liberty st x e 20.4 to beginning, 7-sty brk loft and store building. Henry G Julian Jr to Annie J Kent. An undivided right, title, &c. Mort \$7,411. Nov 1. Dec 12, 1905. 1:56-28. A \$43,300-\$62,000. nom
 Water st, No 676, n s, 150 w from e s Jackson st, 25x100, 5-sty stone front tenement. Alfred L Brown to Adolph Schoneberger and Robt H Noble firm Schoneberger & Noble. Dec 12, 1905. 1:260-29. A \$6,000-\$21,000. other consid and 100
 Water st, No 344, n s, abt 155 w James slip, —, 4-sty brk tenement and store. Release dower. Lizzie Ponker to Jennie Benning. Dec 8, 1905. 1:110-35. A \$4,000-\$8,000. nom
 Water st, Nos 492 and 494, n s, 219.3 e Pike slip, 43.8x60x44x60, 6-sty brk tenement. Hyman Gordon to Lizzie Feldman, of Brooklyn. Correction deed. Dec 8. Dec 11, 1905. 1:248-59. A \$11,000-\$22,000. nom
 2d st, No 225, s w s, 239.1 s e Av B, 24.9x—x24.9x87, 5-sty brk tenement and store. Franz W Eckhardt et al HEIRS and remaindermen will Conrad F Eckhardt to Elizabeth Eckhardt widow. Dec 7. Dec 8, 1905. 2:384-17. A \$11,500-\$15,000. other consid and 100
 3d st, Nos 44 to 48, on map Nos 46 to 48 | s w cor Wooster Wooster st, Nos 223 to 227, on map Nos 223 to 229 | ter st, 71.4x75, 8-sty brk loft and store building. Cathleen Turney to Max Marx. All liens. Nov 3. Dec 13, 1905. 2:536-23. A \$90,000-\$190,000. other consid and 100
 Same property. Robert Connor to Cathleen Turney. B & S. All liens. Oct 25. Dec 13, 1905. 2:536. other consid and 100
 3d st, No 316, s s, 138 w Av D, 22.6x75, 3-sty brk dwelling. Saml Klein to M Prince. Dec 8, 1905. 2:372-31. A \$8,000-\$9,000. other consid and 100
 4th st, No 74, s s, 150 w 2d av, 25x93.1, 4-sty brk hall. Whitehall Realty Co to Isaac Mall. Mort \$27,000. Dec 6. Dec 8, 1905. 2:459-23. A \$14,500-\$27,000. other consid and 100
 5th st, No 817, n s, 191.4 e Av D, 26.8x97, 6-sty brk tenement. The Essex Realty Co to Henry C Finck. Morts \$23,000. Dec 9. Dec 11, 1905. 2:360-64. A \$11,000-\$30,000. nom
 6th st, No 237, n s, 100 w 2d av, 26.10x90.10, 5-sty brk tenement and store. Louis Rinaldo to Lillie Adolphi. Mort \$19,000. Dec 8, 1905. 2:462-31. A \$15,000-\$23,000. other consid and 100
 7th st, No 96, s s, 112.11 e 1st av, 25x90.10, 5-sty brk tenement. Hirsch Hommel to Margaret Hommel. Mort \$33,500. Dec 14. 1905. 2:434-12. A \$15,000-\$24,000. other consid and 100
 10th st, No 240, s s, 72 w 1st av, 28x92.3, 6-sty brk tenement and store. Ida Machiz to Benj M Gruenstein and Sophia Mayer. Mort \$25,000. Dec 11. Dec 12, 1905. 2:451-31. A \$17,000-\$22,000. other consid and 100
 10th st, No 240, s s, 72 w 1st av, 28x92.3, 6-sty brk tenement and store. Herman H Ries and ano to Ida Machiz. Prior mort \$10,000. Dec 11. Dec 12, 1905. 2:451-31. A \$17,000-\$22,000. other consid and 100
 10th st, No 325, n s, 395.6 e Av A, 25x94.8, 5-sty brk tenement and store and 4-sty brk tenement on rear. Kassel Simon to Louis Margolies and Edw A Koenig, Brooklyn, N Y. Mort \$20,000. Dec 11. Dec 13, 1905. 2:404-43. A \$15,000-\$22,000. other consid and 100
 11th st, No 507, n s, 95.6 e Av A, 25x103.3, 5-sty brk tenement and store. Release dower. Kate Mager to Jacob Mager, Katie Heidenrich, Lydia A Quinn, Geo M, Katie, Mamie, Thomas B, and Elwood Leonard. Nov 11, 1904. Dec 8, 1905. 2:405-58. A \$13,000-\$18,000. nom
 12th st, No 274, s s, 75.4 e 4th st, 16.7x91x16.6x92.5, 5-sty brk tenement. Henry Kupfer and ano EXRS James Anderson to Christine Siemers. Mort \$12,000. Dec 6. Dec 9, 1905. 2:615-11. A \$7,500-\$14,000. 22,500
 Same property. Caroline Kupfer et al HEIRS, &c, James Anderson to same. C a G. Confirmation deed. Dec 6. Dec 9, 1905. 2:615. nom
 12th st, No 716, s s, 233 e Av C, 25x103.3, 4-sty brk tenement and store. Joseph Klein to Edw A and Samuel Zipser undivided right, title and int. Mort \$10,000. Dec 12. Dec 13, 1905. 2:381-16. A \$6,000-\$12,000. other consid and 100
 12th st, No 522, s s, 320.6 e Av A, 25x103.3, 6-sty brk tenement and store. Clara Heyman to Louis Cushman. Mort \$4,200. Dec 14, 1905. 2:405-19. A \$12,000-\$36,000. other consid and 100
 12th st, No 136, s s, 425 e 7th av, 25x103.3, 5-sty brk tenement. Louis Ottmann to The A C and H M Hall Realty Co. Nov 29. Dec 14, 1905. 2:607-25. A \$17,000-\$36,000. other consid and 100
 13th st, No 630, s s, 283 w Av C, 16x103.3, 5-sty brk tenement and store. Matilda Fitzsimons to Jennie Goldstein. Mort \$6,000. Dec 13, 1905. 2:395-21. A \$6,000-\$8,000. other consid and 100
 14th st, No 517, n s, 241 e Av A, 25x103.3. }
 14th st, No 519, n s, 266 e Av A, 20x103.3. }
 two 6-sty brk tenements and stores.
 Louis and Esther Minsky to Max Wolper. Mort \$58,000. Dec 7. Dec 8, 1905. 3:972-13 and 14. A \$20,000-\$38,000. other consid and 100
 14th st, No 210, s s, 200 w 7th av, 25x131.6, 4-sty brk tenement. Adele Quackenbush to Chas J Van Buskirk, Hackensack, N J. Mort \$15,000. 1/2 part. Oct 10. Dec 8, 1905. 2:618-27. A \$22,000-\$25,000. nom
 15th st, No 617, n s, 413 w Av C, 25x103.3, 5-sty brk tenement. Meyer Chapkowsky to Bernat Springer, Aaron Segal and Ignatz Weisberger. Mort \$12,500. Dec 8, 1905. 3:983-12. A \$6,000-\$12,000. other consid and 100
 16th st, Nos 417 and 419, n s, abt 200 w 9th av, 50x100, two 5-sty brk tenements. Assignment of all title in contract below. Nathan Fastenberg to Giuseppe Molea. Nov 13. Dec 14, 1905. 3:714-24 and 25. A \$19,000-\$30,000. nom
 Same property. CONTRACT. Louis Aaron with Nathan Fastenberg. Mort \$29,100. June 5, 1905. Re-recorded from Aug 29, 1905. Dec 14, 1905. 3:714. 34,100
 16th st, Nos 417 and 419, n s, 200.3 w 9th av, 49.11x92, two 5-sty brk tenements. Giuseppe Molea to Mary Healy. Mort \$25,000. Dec 13, 1905. 3:714-24 and 25. A \$19,000-\$30,000. other consid and 1,000
 16th st, No 15, n s, 225 w Union pl, or Union sq West, 25x92, 5-sty brk building and store. Joseph W Sandford to William Rosenzweig Realty Operating Co of N Y. Mort \$30,000. Dec 2. Dec 8, 1905. 3:844-11. A \$45,000-\$55,000. other consid and 100
 17th st, Nos 227 to 239, n s, 280 w 7th av, 120x40x120.4x22.5, seven 2-sty brk tenements. Sanford Realty Co to Millie B Pakas. Mort \$28,000. Dec 7. Dec 8, 1905. 3:767-19 to 25. A \$28,000-\$35,000. other consid and 100
 17th st, No 450, s s, 150 e 10th av, 25x92, 5-sty brk tenement. Equitable Realty Co to Samuel J Weil. Mort \$15,000. Dec 9, 1905. 3:714-60. A \$9,500-\$18,000. nom
 17th st, No 110, s s, abt 175 w 6th av, 25x92, 3-sty brk tenement and 3-sty brk shop on rear. Hetty E W Norman to Julia L Fitch, L Anne Kellogg and Caroline A Gray, all of Peekskill, N Y, Mary R King and Sylvester P Kellogg, of Yonkers, N Y, and Julia E Bailey, of Brooklyn, N Y. 1-6 part. Dec 4. Dec 12, 1905. 3:792-44. A \$14,000-\$16,000. 1,500
 22d st, Nos 10 and 12, s s, 202.3 w 5th av, 54x98.9, two 5-sty brk loft buildings. Joseph Steiner to Henry Phipps, of Westbury, L I. Mort \$130,000. Dec 14, 1905. 3:823-50 and 51. A \$134,000-\$174,000. other consid and 100
 22d st, Nos 6 and 8, s s, 146.3 w 5th av, 56x98.9, two 5-sty brk loft buildings. Louis Sachs to Henry Phipps, of Westbury, L I. Mort \$150,000. Dec 14, 1905. 3:823-48. A \$153,000-\$200,000. other consid and 100
 22d st, No 442, s w s, 375 n w 9th av, 24.9x98.8, 3-sty and basement brk dwelling.
 35th st, No 113, n s, 212.6 w Lexington av, 12.6x98.9, 4-sty stone front dwelling.
 Charles Cristodoro to Alexander Cristodoro. Q C. 1-6 part. Mar 1. Dec 14, 1905. 3:719 and 891-66. A \$11,000-\$15,000
 Mar 1. Dec 14, 1905. 3:719-66. A \$11,000-\$15,000, and 891-10. A \$16,000-\$20,000. nom
 20th st, No 156, s s, 138.8 e 7th av, 17.8x93.10, 5-sty brk tenement. Wm S Patten to Lucie E Mirick. Mort \$15,000. Dec 5. Dec 8, 1905. 3:795-71. A \$14,000-\$21,000. other consid and 100

- 22d st, No 472, s s, 100 e 10th av, 25x98.9, 4-sty brk dwelling. Eliz H Jaques and ano EXRS. &c, David B Jaques to Maria S Simpson. Dec 11, 1905. 3:719-81. A \$11,000-\$14,500. 15,000
- 22d st, No 14, s s, 256.3 w 5th av, 27x98.9, 5-sty brk loft and store building. Francis P Harper et al to Henry Phipps, Westbury, Nassau County, N Y. C a G. Dec 5, 1905. 3:823-52. A \$67,000-\$82,000. other consid and 100
- 23d st, No 420, s s, 198.6 w 9th av, 26.6x98.9x26.6x98.9, 5-sty brk stone front tenement Florence E wife of S Victor Constant to Jessie T Bogle. Q C. Release dower, &c. Nov 10, Dec 14, 1905. 3:720-57. A \$16,000-\$22,000. nom
- Same property. Jessie T Bogle to Jacob P Stoltz. Mort \$20,000. Dec 13, Dec 14, 1905. 3:720. 100
- 27th st, No 33, n s, 375 e 6th av, 22x98.9, 5-sty brk building and store. Certificate that true consideration of deed is \$40,000. James H Falconer EXR Jane Falconer to Lillie L Toplitz. July 7, 1902. Dec 8, 1905. 3:829-18. A \$43,000-\$46,000.
- 28th st, No 413, n s, 162.6 w 9th av, 18.9x98.9, 3-sty brk tenement. Release restrictions. Nathalie E Baylies and ano HEIRS Robert Ray to Robert E and Frederic Bonner and Emma J Forbes INDIVID and EXRS Robert Bonner. Nov 10, Dec 11, 1905. 3:726-28. A \$7,000-\$8,500. nom
- 29th st, Nos 333 to 339, n s, 182.6 w 1st av, 78.11x98.9x92.11x99.9, 5-sty brk tenement and 4-sty brk tenement and store and 3-sty frame building. John R Ernst to James J Kennedy. Mort \$24,000. Dec 1, Dec 12, 1905. 3:935-23 and 25. A \$21,000-\$25,500. other consid and 100
- 30th st, No 141, n s, abt 250 e 7th av, 25x98.9, 3-sty brk tenement and store and 4-sty brk tenement on rear. Mary J Lynn to Geo W McAdam, Jr. Mort \$12,000. Dec 11, Dec 13, 1905. 3:806-13. A \$16,000-\$18,000. other consid and 100
- Same property. Geo W McAdam to Samson Mayer. Mt \$22,000. Dec 11, Dec 13, 1905. 3:806. other consid and 100
- 30th st, No 141, n s, abt 250 e 7th av, 25x98.9, 3-sty brk tenement and store and 4-sty brk tenement on rear. Samson Mayer to Louis G Friess. Mort \$28,000. Dec 12, Dec 13, 1905. 3:806-13. A \$16,000-\$18,000. nom
- 31st st, No 44, s s, 132.6 w 4th av, 17.6x98.9, 4-sty stone front dwelling. N Y Trust Co TRUSTEE, &c, to Emile J Wittnauer. Mort \$30,500. Dec 9, Dec 11, 1905. 3:860-50. A \$22,000-\$31,000. other consid and 100
- 38th st, No 315, n s, 225 e 2d av, 25x98.9, 4-sty frame tenement and store. Thos C Smith to Abram Bachrach. Mort \$6,000. Dec 6, Dec 8, 1905. 3:944-10. A \$8,000-\$8,500. other consid and 100
- 39th st, Nos 329 and 331, n s, 400 w 8th av, 50x98.9, 4 and 5-sty brk tenements and stores and two 4-sty brk tenements on rear. Bertram F Stern to Harry Kraft and Danl Levy. Mort \$15,000. Dec 1, Dec 8, 1905. 3:763-19 and 20. A \$21,000-\$33,000. nom
- 40th st, s s, 148 e Lexington av, 24x83.1x24.3x79.7, part 5-sty brk tenement. Catherine Smith to The U S Life Ins Co of N Y. All title. Q C. Nov 29, Dec 11, 1905. 3:895. nom
- 41st st, No 122, s s, 280 w 6th av, 20x98.9, 5-sty stone front dwelling. Gustave Schloss and ano EXRS Phillip Schloss to Alfred C Bachman. Mort \$15,000. Dec 8, 1905. 4:993-44. A \$35,000-\$39,000. 46,000
- 45th st, No 34, s s, 480 e 6th av, 20x100.5, 3-sty brk dwelling. Mary F P Wells to Wm G Park, of Pittsburg, Pa. Dec 1, Dec 14, 1905. 5:1260-55. A \$44,000-\$45,000. 100
- 44th st, No 132, s s, 83.8 e Lexington av, 16.4x83, 4-sty stone front dwelling. Chas S Faulkner to Nathan and Leon Hirsch. Mort \$12,000. Dec 11, Dec 12, 1905. 5:1298-49 1/2. A \$10,000-\$14,000. other consid and 100
- 48th st, No 48, on map No 40, s s, 514 w 5th av, 16x100.5, 4-sty stone front dwelling. The TRUSTEES of Columbia College in City N Y, to Mabel A Downing. Nov 24, Dec 13, 1905. 5:1263-58 1/2. A \$36,000-\$39,000. 56,350
- Same property. Declaration that lease is merged in fee. Mabel A Downing to whom it may concern. Dec 12, Dec 13, 1905. 5:1263.
- 48th st, No 328, s s, 350 e 2d av, 25x100.5, 5-sty brk tenement. Geo W Eccles to Bonifacio Colombo and Luigi Rapuzzi. Mort \$16,500. Dec 6, Dec 12, 1905. 5:1340-38. A \$7,500-\$16,000. other consid and 100
- 49th st, No 148, s s, 175 w 3d av, 25x100.5, 5-sty stone front loft and store building. Joseph C Levi to The Maze Realty Co. Mt \$15,000. Dec 5, Dec 12, 1905. 5:1303-44. A \$15,000-\$19,500. other consid and 100
- 51st st, Nos 408 and 410, s s, 73 e 1st av, 36x100.5, two 3-sty brk dwellings. Townsend Wandell to Aaron Goodman. Dec 1, Dec 9, 1905. 5:1362-46 and 46 1/2. A \$10,000-\$12,000. 19,000
- 51st st, No 412, s s, 109 e 1st av, 18x100.5, 3-sty brk dwelling. Chas E Wheat to Aaron Goodman. Dec 1, Dec 9, 1905. 5:1362-45 1/2. A \$5,000-\$6,000. other consid and 100
- 51st st, No 414, s s, 127 e 1st av, 18x100.5, 3-sty brk dwelling. Charles Leiber and ano to Aaron Goodman. Dec 1, Dec 9, 1905. 5:1362-45. A \$5,000-\$6,000. other consid and 100
- 52d st, No 548, s s, 250 e 11th av, 25x100.5, 4-sty brk tenement. Jacob F Dengler to Anna C H Undutsch. Dec 1, Dec 8, 1905. 4:1080-54. A \$6,500-\$12,000. other consid and 100
- 52d st, No 409, n s, 156.6 e 1st av, 18.9x96x-x99.6, 4-sty stone front tenement. Isaac Helfer to Irving Bachrach and Isaac Schmeidler. Mort \$10,000. Dec 6, Dec 9, 1905. 5:1364-7 1/2. A \$5,000-\$9,000. other consid and 100
- 52d st, No 513, n s, 175 w 10th av, 25x100.5, 5-sty brk tenement and store. Israel Blum et al to Frances Hessberg. Mort \$18,500. Nov 28, Dec 8, 1905. 4:1081-25. A \$6,500-\$15,000. nom
- 52d st, No 406, s s, 131.6 e 1st av, 18.9x100.5, 4-sty stone front dwelling. Harris Samilson to Lottie Bednowitz. Mort \$6,000. Dec 11, 1905. 5:1363-45. A \$5,000-\$7,500. other consid and 100
- 53d st, No 131, n s, 375 w 6th av, 25x100.5, 5-sty brk tenement. Abraham Harnash et al to Rebecca Siegel. Mort \$19,000. Dec 7, Dec 12, 1905. 4:1006-17. A \$14,000-\$23,000. other consid and 100
- 53d st, No 151, on map No 131, n s, 375 w 6th av, 25x100.5, 5-sty brk tenement. Rebecca Siegel to Saml Liebovitz and Sarah Barr. Mort \$23,000. Dec 11, Dec 12, 1905. 4:1006-17. A \$14,000-\$23,000. other consid and 100
- 54th st, No 342, s s, 175 w 1st av, 25x100.5, 5-sty brk tenement. Bernhard Mendel et al to Philip Weinberg, Israel Bloch and Samuel Rubenstein. Mort \$13,500. Dec 14, 1905. 5:1346-34. A \$7,500-\$14,000. other consid and 100
- 55th st, No 536, s s, 275 e 11th av, 25x100, 5-sty brk tenement. David Kraemer to Emanuel Hochheimer. Mort \$14,000. Dec 11, Dec 12, 1905. 4:1083-53. A \$6,000-\$12,000. other consid and 100
- 56th st, Nos 314 and 316, s s, 190 e 2d av, 40x100.5, 6-sty brk tenement and store. Annie Rosenthal to Annie and Hyman Levy and Gussie Rawitzer. Mort \$52,000. Dec 12, Dec 13, 1905. 5:1348-44 and 44 1/2. A \$12,000-\$18,000. other consid and 100
- 60th st, No 309, n s, 150 e 2d av, 25x100.5, 4-sty brk tenement. PARTITION. Henry W Bookstaver (ref) to Albert Erdman. Dec 14, 1905. 5:1435-7. A \$6,500-\$12,000. 14,650
- 61st st, No 21, n s, 51.8 w Madison av, 21.8x25, 4-sty stone front dwelling. Wesley Thorn to The Georgia Development Co. Mort \$20,000. Dec 5, Dec 14, 1905. 5:1376-14 1/2. A \$18,000-\$21,000. other consid and 100
- 61st st, No 247, n s, 125 e West End av, 25x100.5, 5-sty brk tenement and store.
- 60th st, No 243, n s, 200 e West End av, 24.11x100.5, 4-sty brk tenement and store.
- 60th st, No 245, n s, 175.1 e West End av, 24.11x100.5, 4-sty brk tenement.
- 60th st, No 247, n s, 150 e West End av, 25.1x100.5, 4-sty brk tenement and store.
- Rebecca Gomberg to Henry Kuntz, of Iselin, N J. 1/2 part. Mt \$46,500. Dec 7, Dec 14, 1905. 4:1152-6. A \$5,000-\$11,500, and 1153-7 to 9. A \$14,000-\$25,000. other consid and 100
- 61st st, No 413, n s, 200 e 1st av, 20x92x20.2x96.7, 5-sty brk tenement and store. Morris Haber et al to Harry Abramowitz. Mort \$12,750. Dec 7, Dec 9, 1905. 5:1456-9. A \$3,500-\$12,000. other consid and 100
- 61st st, No 218, s s, 205 e 3d av, 20x100.5, 3-sty stone front dwelling. Jane Hiscox widow to Edwin W Hiscox. Mort \$6,000. Mar '9, 1895. Dec 8, 1905. 5:1415-40. A \$10,000-\$13,000. nom
- 61st st, No 413, n s, 200 e 1st av, 20x92x20.2x96.7, 5-sty brk tenement. Harry Abramowitz to Moritz L and Carl Ernst. Mort \$12,750. Dec 9, Dec 11, 1905. 5:1456-9. A \$3,500-\$12,000. other consid and 100
- 62d st, No 146, s s, 525 w Columbus av, 25x100.5, 5-sty brk tenement. Matilda May to Dora M Weil. Mort \$25,000. Dec 11, 1905. 4:1133-54. A \$12,000-\$22,000. nom
- 62d st, No 150, s s, 200 e Amsterdam av, 25x100.4, 5-sty brk tenement. Matilda May to Dora M Weil. Mort \$15,000. Dec 11, 1905. 4:1133-56-A \$12,000-\$18,000. nom
- 62d st, No 146, s s, 525 w Columbus av, 25x100.5, 5-sty brk tenement. David Lippmann et al to Matilda May. Mort \$20,000. Dec 11, 1905. 4:1133-54. A \$12,000-\$22,000. other consid and 100
- 62d st, No 150, s s, 200 e Amsterdam av, 25x100.4, 5-sty brk tenement. Michael Corcoran et al to Matilda May. Mort \$9,000. Dec 9, Dec 11, 1905. 4:1133-56. A \$12,000-\$18,000. nom
- 63d st, Nos 236 and 238, s s, 80 w 2d av, 50x100.5, two 5-sty brk tenements and stores. Harris Kaufman et al to Emil and Barnet Reibstein. Mort \$60,750. Dec 1, Dec 9, 1905. 5:1417-28 1/2 and 29. A \$18,000-\$60,000. other consid and 100
- 63d st, No 116, s s, 250 w Columbus av, 25x100.5, 5-sty stone front tenement. Henry Wittenberg to Caroline Schumacher. Mort \$22,000. Dec 14, 1905. 4:1134-43. A \$12,000-\$22,000. other consid and 100
- 64th st, No 134, s s, 90 w Lexington av, 15x100.5, 3-sty stone front dwelling. Rosetta Schiff to Edward Zellenka. Dec 14, 1905. 5:1398-60 1/2. A \$14,000-\$17,000. nom
- 64th st, No 108, s s, 80 e Park av, 17.6x80, 4-sty stone front dwelling. Edward Zellenka to Rosetta Schiff. 1/2 part. Dec 14, 1905. 5:1398-69. A \$14,000-\$18,000. nom
- 69th st, s s, 150 w Av A, 125x100.5, vacant. David Levin to Gustave Wacht. 3-5 parts. Mort \$103,750. Dec 12, Dec 13, 1905. 5:1463-31 to 35. A \$25,000-\$25,000. other consid and 100
- 69th st, No 32, s s, 354 w Central Park West, 21x100.5, 4-sty stone front dwelling. Clara S Barclay to Sara wife of Fredk W Rothschild, of West End, N J. Dec 14, 1905. 4:1121-47. A \$19,000-\$35,000. other consid and 100
- 70th st, n s, 65.5 w Exterior st, 150x100.4, vacant. Emma Lowe to Carrie J Weil. Dec 7, Dec 12, 1905. 5:1482-10 to 21. A \$18,000-\$18,000. other consid and 100
- 72d st, No 435, n s, 100 w Av A, 25x102.2, 2-sty frame tenement and store. Margaret M Daly to Pincus Lowenfeld and Wm Prager. Dec 4, Dec 13, 1905. 5:1467-20. A \$6,000-\$6,000. other consid and 100
- 72d st, No 135, n s, 344 w Columbus av, 22x102.2, 4-sty and basement stone front dwelling. Phineas C Kingsland to Rudolph Oelsner. Mort \$40,000. Dec 11, Dec 12, 1905. 4:1144-13. A \$33,000-\$48,000. nom
- 73d st, No 310, s s, 175 w West End av, 25x102.2, 5-sty brk dwelling. Richard C Veit to Conrad Kleinhans. Mort \$34,000. Dec 14, 1905. 4:1184-24. A \$25,000-\$52,000. other consid and 100
- 74th st, No 162, s s, 168.9 e Lexington av, 18.9x102.2, 3-sty stone front dwelling. Nannie J Faulkner to Austin W Lord. Mort \$12,000. Dec 9, Dec 11, 1905. 5:1408-46 1/2. A \$11,000-\$12,500. other consid and 100
- 75th st, n s, 198 e Av A, 25x100, vacant. Ellen Gray widow to Gerald F Shepard, Borough of Richmond. Mort \$1,500. Dec 5, Dec 8, 1905. 5:1487-9. A \$3,000-\$3,000. 5,300
- 76th st, Nos 364 and 366, s s, 118.9 w 1st av, 37.6x102x38x108.2, 6-sty brk tenement with store. Glantz Realty & Construction Co to Louis Druskin, Samuel Pollock and Aaron Radin. Mort \$43,250. Dec 12, Dec 14, 1905. 5:1450-32 and 32 1/2. A \$9,000-\$9,000. 100
- 77th st, s s, 350 w Central Park West, 59.2x102.3x61.1x102.2, vacant. John E Parsons to Lydia C Maxwell. Dec 7, Dec 8, 1905. 4:1129-47 to 49. A \$82,000-\$82,000. other consid and 100
- 77th st, No 340, old No 348, s s, 225 w 1st av, 25x102.2, 5-sty stone front tenement and 4-sty brk tenement on rear. Release judgment. Bernhard Fink to Samuel Goldman. Dec 4, Dec 13, 1905. 5:1451. nom
- Same property. Samuel Goldman to Julia Mendel. Mort \$17,750. Dec 12, Dec 13, 1905. 5:1451-36. A \$6,000-\$13,000. nom
- 81st st, No 320, s s, 205 e 2d av, 26.3x102.2, 6-sty brk tenement and store. Solomon Drummer to Solomon Frankel. Mort \$31,000. Dec 8, 1905. 5:1543-44. A \$7,500-\$32,500. other consid and 100
- Same property. Release mort. Morris Kahn to Solomon Drummer. Q C. Mar 21, Dec 8, 1905. 6:1543-44. A \$7,500-\$32,500. nom
- 81st st, No 517, n s, 248 e Av A, 25x102.2, 5-sty brk tenement. Wm P Zwing to Jadwiga Grunert. Dec 14, 1905. 5:1578-11. A \$5,000-\$16,000. other consid and 100
- 81st st, No 311, n s, 200 e 2d av, 25x102.2, 5-sty stone front tenement. David Gordon to Abraham and Jacob H Morris. Mort

- \$17,000. Dec 8. Dec 9, 1905. 5:1544—9. A \$7,000—\$19,000. other consid and 100
 83d st, No 527, n s, 398 e Av A, 25x102.2, 5-sty brk tenement. Ignatz Weisberg to John C Mayfourth. Mort \$19,500. Dec 14, 1905. 5:1580—17. A \$5,000—\$19,000. other consid and 100
 84th st, Nos 234 and 236, s s, 177.11 w 2d av, 25.5x102.2, 3-sty brk tenement and store and 2-sty brk tenement on rear. S Morgan Barber to Pietro Rotella. Mort \$10,000. Dec 12. Dec 13, 1905. 5:1529—32. A \$8,500—\$11,000. nom
 85th st, No 167, n s, 86.3 e Amsterdam av, 18.9x102.2, 4-sty and basement brk dwelling. Sabbati E Ullman to Lizzie Garber. All liens. Mar 16. Dec 12, 1905. 4:1216—4½. A \$10,000—\$20,000. nom
 86th st, No 111, n s, 110 w Columbus av, 20x100.8, 4-sty and basement brk dwelling. Zachariah Zacharias to Hamilton Heights Syndicate. Mort \$30,000. Nov 28. Dec 12, 1905. 4:1217—30. A \$16,500—\$30,000. nom
 88th st, Nos 64 and 66, s s, 85 e Columbus av, 40x100.8, two 5-sty brk tenements. Louis Ottmann to The A C and H M Hall Realty Co. Mort \$30,000. Nov 29. Dec 14, 1905. 4:1201—60 and 60½. A \$27,000—\$58,000. other consid and 100
 89th st, Nos 314 and 316, s s, 250 e 2d av, 50x100.8, two 5-sty brk tenements. Jacob Strauss to William Holbein. Morts \$36,000. Dec 12. Dec 14, 1905. 5:1551—42 and 43. A \$10,000—\$38,000. other consid and 100
 89th st, No 75, n s, 37 e Columbus av, 21x75, 5-sty brk tenement. Wm E McReynolds et al to Louis Vogel and Nathan Lemlein. Mort \$20,000. Dec 7. Dec 8, 1905. 4:1203—2. A \$11,500—\$22,000. nom
 91st st, Nos 407 to 413, n s, 169 e 1st av, 100x100.8, 5-sty brk loft and store building. PARTITION. Leo C Dessar to Fredk Lesser. Mort \$30,000. Dec 8, 1905. 5:1571—A \$16,000—\$45,000. 71,600
 92d st, No 338, s s, 200 w 1st av, 25x100.8, vacant.
 92d st, No 336, s s, 225 w 1st av, 25x100.8, 1-sty frame shed. Jacob Weinstein to Aaron Forman and Geo Aronson. Morts \$25,000. Dec 8. Dec 11, 1905. 5:1554—35 and 36. A \$9,000—\$9,000. other consid and 100
 93d st, No 340, s s, 75 w 1st av, 25x75, 5-sty brk tenement. Isidore M Prerau et al to Israel Gottlieb. Mort \$13,000. Dec 1. Dec 8, 1905. 5:1555—30½. A \$4,000—\$11,000. other consid and 100
 95th st, No 40, s s, 355 e Columbus av, 20x100, 3-sty and basement brk dwelling. CONTRACT. Estate of John W Hobart, late of Medford, Mass, with William Hayes. Sept 26. Dec 8, 1905. 4:1208—50. A \$10,500—\$16,500 and contract. 18,000
 95th st, s s, 125 w 1st av, 125x100.8, vacant. Joseph Isaacs to David G Ludins. Morts \$108,500. Dec 5. Dec 12, 1905. 5:1557—32 to 36. A \$20,000—\$20,000. 100
 96th st, Nos 222 and 224, s s, 305 e 3d av, 64x100.8, two 5-sty brk tenements. Mary A Franklin to Abram Bachrach. Mort \$6,500. Dec 7. Dec 8, 1905. 5:1541—34 and 36. A \$21,000—\$56,000. other consid and 100
 96th st, Nos 222 and 224, s s, 305 e 3d av, 64x100.8, two 5-sty brk tenements. Harris Cohen et al to Mary A Franklin. Mort \$54,000. Dec 1. Dec 8, 1905. 5:1541—34 and 36. A \$21,000—\$56,000. other consid and 100
 97th st, No 331, n s, 170 w 1st av, 30x100.11, 5-sty brk tenement. Pincus Schrank to Hyman Manheim and Abraham I Weinstein. Mort \$15,600. Dec 14, 1905. 6:1669—19. A \$5,500—\$17,000. other consid and 100
 99th st, No 57, n s, 200 w Park av, 25x100.11, 5-sty brk tenement. Isaac Smith to Albert Schafraan. Mort \$20,000. Dec 14, 1905. 6:1605—28. A \$8,500—\$23,500. other consid and 100
 100th st, No 219, n s, 300 e 3d av, 25x100.11, 5-sty brk tenement. David Pasternack et al to Saml Rosenberg. Mort \$12,450. Nov 29. Dec 9, 1905. 6:1650—13. A \$4,500—\$10,500. nom
 101st st, No 71, n s, 175 e Columbus av, 25x100.11, 5-sty stone front tenement. Geo B Radford et al to Theodore W E de Lemos. Mort \$20,000. Dec 14, 1905. 7:1837—8. A \$10,000—\$24,000. other consid and 100
 101st st, Nos 103 to 111, n s, 16.6 e Park av, 77.6x75, five 3-sty brk dwellings. Max Rosh to Gussie Englander, Louise Schindler and Geo H Rosenthal. Mort \$30,000. Dec 9. Dec 11, 1905. 6:1629—1½ to 3½. A \$14,400—\$32,500. 100
 102d st, No 320, s s, 300 w 1st av, 25x100.11, 5-sty brk tenement. Moritz Goldstein et al to Benjamin Levy, N Y, and Herman Frankfort, Borough of Queens. Mort \$15,750. Nov 28. Dec 11, 1905. 6:1673—39. A \$5,000—\$17,000. other consid and 100
 102d st, No 208, s s, 160 e 3d av, 25x100.11.
 102d st, No 210, s s, 185 e 3d av, 25x100.11.
 102d st, No 212, s s, 210 e 3d av, 25x100.11.
 three 5-sty brk tenements, store in No 212.
 Julius M Cohen to Solomon Frankel and Saml Werner. Mort \$57,000. Dec 1. Dec 13, 1905. 6:1651—40 to 42. A \$15,000—\$52,000. other consid and 100
 102d st, No 122, s s, 280 e Park av, 25x100.11, 5-sty brk tenement. Harry Williams to Adolph Lazarus. Mort \$16,500. Dec 13, 1905. 6:1629—61. A \$5,500—\$15,000. other consid and 100
 103d st, Nos 208 to 212, s s, 138 w Amsterdam av, 60x73 to e 1 Clendenning lane, closed, x e 60.1x76 to beginning, three 5-sty brk tenements. Arthur W Saunders to Alex Finelite. Mort \$46,500. Dec 11, 1905. 7:1874—38 to 40. A \$22,500—\$48,000. other consid and 100
 103d st, No 77, n s, 27 w Park av, 26x75.
 103d st, No 75, n s, 53 w Park av, 27x75.
 two 5-sty brk tenements.
 Albert Brandt to Barney Cohen and Jacob Auerbach. Mort \$26,000. Dec 14, 1905. 6:1609—34 and 35. A \$12,000—\$19,500. other consid and 100
 103d st, No 63, n s, 195 e Madison av, 25x100.11, 5-sty stone front tenement. Morris Kempe to Irving Bachrach and Isaac Schmeidler. Mort \$17,000. Dec 7. Dec 8, 1905. 6:1609—29. A \$7,000—\$17,500. other consid and 100
 103d st, No 208, s s, 138 w Amsterdam av, 20x75 to e 1 Clendenning lane x20x76, 5-sty brk tenement. Robt C Watson et al EXRS, &c, William Watson to Arthur W Saunders, of Brooklyn. Mort \$15,500. Nov 29. Dec 11, 1905. 7:1874—38. A \$7,500—\$16,000. 19,333.34
 103d st, No 212, s s, 178 w Amsterdam av, 20x73 to e 1 Clendenning lane x20x74, 5-sty brk tenement. Robt C Watson et al EXRS, &c, Wm Watson to Arthur W Saunders, of Brooklyn. Mort \$15,500. Nov 29. Dec 11, 1905. 7:1874—40. A \$7,500—\$16,000. 19,333.33
 103d st, No 210, s s, 158 w Amsterdam av, 20x74 to e 1 Clendenning lane x20x75, 5-sty brk tenement. Robt C Watson et al EXRS, &c, William Watson to Arthur W Saunders. Mort \$15,500. Nov 29. Dec 11, 1905. 7:1874—39. A \$7,500—\$16,000. 19,333.33
 103d st, No 156, s s, 101.6 e Lexington av, 27x100.11, 5-sty stone front tenement. Meyer Sinsheimer to Adolf Press. Mort \$17,000. Dec 13, 1905. 6:1630—48. A \$6,000—\$19,000. other consid and 100
 103d st, Nos 67 to 71, n s, 105 w Park av, 50x100.11, 6-sty brk tenement and store. Mort \$67,250, valued at \$84,250. 6:1609 31. A \$15,000—\$P \$45,000. Contract to exchange for
 3d st, No 312, s s, abt 180 w Av D, 4-sty brk tenement and store and 6-sty brk tenement on rear. Mort \$24,000. (Valued at \$35,000.) 2:372—29. A \$9,500—\$20,000.
 Jonas Weishaus with Louis Kovner. Nov 23. Dec 13, 1905. nom
 104th st, Nos 212 and 214, s s, 149.6 w Amsterdam av, 37.4x100.11, two 5-sty stone front tenements. Herman Kratzenstein to Solomon J Jacobs. Mort \$30,000 and sub to underground easement. Dec 10. Dec 14, 1905. 7:1875—39 and 39½. A \$15,000—\$34,000. other consid and 100
 106th st, Nos 404 to 410, s s, 113 e 1st av, 100x100.11, 4-sty brk shop. Jacob W Mack to Nathan Mfg Co. Dec 2. Dec 8, 1905. 6:1699—41. A \$24,000— other consid and 100
 106th st, No 23, n s, 25 e Manhattan av, 50x100.11, 5-sty stone front tenement. John C Lakenau to Emma L Kuhne. Mort \$35,000. Nov 25. Dec 8, 1905. 7:1842—19. A \$15,000—\$34,000. other consid and 100
 106th st, Nos 208 and 210, s s, 110 e 3d av, runs s 100.11 x e 50 x n 13.4 x e 0.6 x n 24 x w 0.6 x n 40.2 x e 0.6 x n 23.5 to s s 103th st, x w 50.6 to beginning, two 6-sty brk tenements and stores. Meyer Barber to Minnie Gottlieb. Mort \$52,300. Dec 12, 1905. 6:1655—42 and 43. A \$15,000—\$54,000. other consid and 100
 106th st, No 314, s s, 167 e Riverside Drive, 22x100.11, 5-sty brk dwelling. Harriet Whitehead to Emily B Whitehead. May 29. Dec 14, 1905. 7:1891—63. A \$14,000—\$36,000. other consid and 100
 108th st, Nos 323 to 349, n s, 100 w 1st av, 300x100.11, several 1-sty frame buildings. Isidore Jackson et al to Raphael Kurzrok. Mort \$115,000. Dec 1. Dec 13, 1905. 6:1680—11 to 22. A \$48,000—\$50,000. other consid and 100
 112th st, Nos 50 to 54, s s, 201.6 w Park av, 48x100.11, 3-sty stone front dwelling and vacant. Jacob Weinstein to Adolph Danziger. Mort \$25,000. Nov 28. Dec 9, 1905. 6:1617—46 to 47. A \$13,500—\$22,500. other consid and 100
 113th st, No 13, n s, 183 w 5th av, 15.6x100.11, 3-sty and basement brk dwelling. Gabriel Endlich to Magdalena wife Gabriel Endlich. Nov 28. Dec 11, 1905. 6:1597—30. A \$5,800—\$8,000. nom
 114th st, No 120 East.
 114th st, adj above on west.
 Consent as to party wall agreement, &c. Emilie Davis et al with Meier and Mina Schulitz and Osher Gordon. May 22, 1905. Dec 8, 1905.
 114th st, n s, 175 w Broadway, 50x100.11, vacant. Thomas Hooker to Joseph M Lichtenauer. Mort \$10,000. Dec 11. Dec 13, 1905. 7:1896—14 and 15. A \$24,000—\$24,000. other consid and 100
 114th st, No 94 East.
 114th st, No 96 East.
 Release of all damages, &c, in front of above. Patk Kierns EXR John Kierns et al with N Y & Harlem R R Co and N Y C & H R R R Co. Nov 8. Dec 12, 1905. 6:1641. nom
 Same property. Consent to above. American Mortgage Co to Patrick Kierns. Nov 30. Dec 12, 1905. 6:1641.
 Same property. Consent to above. Marcus L Osk and ano to same. Nov 13. Dec 12, 1905. 6:1641.
 Same property. Consent to above. The State Bank to same. Nov 15. Dec 12, 1905. 6:1641.
 115th st, No 219, n s, 305 w 7th av, 20x100.11, 5-sty stone front tenement. Mayer Zalka to David Eichler. Mort \$15,500. Dec 11. Dec 12, 1905. 7:1831—19. A \$7,500—\$16,000. other consid and 100
 115th st, No 121, n s, 132.6 e 4th av, 18.9x100.11, 3-sty brk dwelling. Emily A Van Cleef to Aaron Goodman. Dec 14, 1905. 6:1643—9½. A \$4,500—\$8,000. 12,000
 115th st, No 79, n s, 125 e Lenox av, 16.8x100.11, 3-sty and basement stone front dwelling. Aaron Hailparn to Meyer Feuchtwanger. Mort \$8,000. Dec 14, 1905. 6:1599—7. A \$6,500—\$10,000. other consid and 100
 115th st, No 117, n s, 155 e 4th av, 18.9x100.11, 3-sty brk dwelling. Wilhelmina Cahn to Aaron Goodman. Mort \$7,000. Dec 14, 1905. 6:1643—8. A \$4,500—\$7,500. other consid and 100
 115th st, No 125, n s, 230 e 4th av, 18.9x100.10, 3-sty brk dwelling. Morris Gintzler to Aaron Goodman. Mort \$5,000. Dec 14, 1905. 6:1643—11. A \$4,500—\$7,500. other consid and 100
 115th st, No 119, n s, 173.9 e 4th av, 18.9x100.11, 3-sty brk dwelling. Emilie Loos to Aaron Goodman. Dec 14, 1905. 6:1643—9. A \$4,500—\$8,000. other consid and 100
 115th st, No 127, n s, 248.9 e Park av, 18.9x100.10, 3-sty brk dwelling. Pincus Lowenfeld et al to Aaron Goodman. Mort \$7,000. Dec 14, 1905. 6:1643—12. A \$4,500—\$7,500. other consid and 100
 115th st, No 123, n s, 211.3 e 4th av, 18.9x100.11, 3-sty brk dwelling. Eliza J Cooley to Aaron Goodman. Dec 14, 1905. 6:1643—10. A \$4,500—\$8,000. other consid and 100
 117th st, No 542, s s, 423 e Pleasant av, 16.7x100.10, 3-sty brk dwelling. Pauline A Eckerson EXTRX Peter Q Eckerson to John Scharmann. Dec 8, 1905. 6:1715—34. A \$2,300—\$5,000. 6,950
 117th st, Nos 15 to 21, on map Nos 15 and 17, n s, 265.7 w 5th av, 69.4x100.11, two 6-sty brk tenements. Lawrence Cohen to Saml Cohen. Mort \$47,000. Dec 7. Dec 8, 1905. 6:1601—24 and 25. A \$25,000— other consid and 100
 117th st, No 17, n s, 300.3 w 5th av, 34.8x100.11, 6-sty brk tenement. Samuel Cohen to Dora Harlam. Mort \$52,000. Dec 11. Dec 12, 1905. 6:1601. other consid and 100
 118th st, No 403, n s, 66 e 1st av, 28x50, 4-sty brk tenement and store. Jane E Belau to Wm G Green. Mort \$8,000. Dec 8. Dec 12, 1905. 6:1806—1½. A \$4,000—\$8,500. other consid and 100
 118th st, No 157, n s, 260 w 3d av, 25x100.11, 5-sty stone front tenement. Louis Daum to Rosa Gold. Mort \$18,000. Nov 29. Dec 8, 1905. 6:1767—26. A \$6,500—\$16,500. other consid and 100
 118th st, No 224, s s, 285.11 w 2d av, 24.1x100.11, 3-sty brk dwelling. Morris Levy to Leonard Weill. Mort \$10,000. Dec 4. Dec 11, 1905. 6:1667—36. A \$5,700—\$11,000. other consid and 100
 118th st, Nos 5 and 7, n s, 110 e 5th av, 50x100.10, 6-sty brk tenement and store. Ida Machiz to Abraham Levy and David Gordon. Mort \$55,000. Dec 6. Dec 11, 1905. 6:1745—5 and 6. A \$19,000—P \$20,000. 100
 119th st, Nos 105 to 109, n s, 36 e Park av, runs n 75.7 x e 36 x s 0.2½ x e 18 x s 75.5 to st x w 54 to beginning, 6-sty brk tenement and store. Herman Segal to Abraham A Kotzen. Mort \$42,000. Dec 8, 1905. 6:1768—2to 3. A \$12,000— other consid and 100

- 119th st, No 530, s s, 390.10 e Pleasant av, 17.10x100.11, 3-sty stone front dwelling. Hugo Strauss to Wm and Julius Bachrach. Mort \$4,000. Dec 7. Dec 8, 1905. 6:1815-36. A \$2,700-\$4,500. other consid and 100
- 119th st, No 522, s s, 298 e Pleasant av, 25x100.10.
- 119th st, No 520, s s, 273 e Pleasant av, 25x100.10.
- 3-sty frame dwelling and 1 and 2-sty brk building on rear. Samuel Klossk et al to Annie M Keenan. Dec 7. Dec 8, 1905. 6:1815-40 and 41. A \$8,000-\$9,500. other consid and 100
- 119th st, No 365, n s, 193 w Manhattan av, 19x100.10, 3-sty and basement brk dwelling. Minnie E Pitschke to Rosa Haft. Mort \$10,000. Dec 14, 1905. 7:1946-6½. A \$7,600-\$11,500. other consid and 100
- 120th st, No 352, s s, 82 w Manhattan av, 18x100.11, 4-sty stone front dwelling. Amelia Harder to Morris Schinasi. Mort \$12,000. Dec 5. Dec 8, 1905. 7:1946-54. A \$7,200-\$12,000. nom
- 121st st, No 242, s s, 130.6 w 2d av, 27x100.11, 4-sty brk tenement. Sarah Rabinowitz to Salvatore Amoreno. Mort \$14,900. Dec 1. Dec 8, 1905. 6:1785-31. A \$6,500-\$13,000. other consid and 100
- 121st st, No 72, s s, 100 w Park av, 25x100.11, 5-sty stone front tenement. Louis Milgrim to Moses Dannenberg. Mort \$23,500. Dec 14, 1905. 6:1747-23. A \$10,000-\$20,000. nom
- 122d st, s s, 100 w Amsterdam av, runs s 95.1- x w 75 x n 5 x w 25 x n 90.11 to st x e 100 to beginning, vacant. Isaac Huppert to A Fred Silverstone. ½ part. Mort \$58,000. Dec 7. Dec 8, 1905. 7:1976. other consid and 100
- 122d st, Nos 212 to 216, on map Nos 212 and 214, s s, 155 e 3d av, 50x100.11, 6-sty brk tenement and store. Raphael Kurzkrok to Samuel and Harris Hepner. Mort \$48,000. Nov 16. Dec 12, 1905. 6:1786. nom
- 122d st, No 164, s s, 141 e Lexington av, 16.8x67, 2-sty brk dwelling. Wm D Guthrie, of Locust Valley, L I, to Pincus Lowenfeld and Wm Prager. Dec 4. Dec 8, 1905. 6:1770-47½. A \$4,000-\$5,500. nom
- 123d st, No 421, n s, 237.6 e 1st av, 18.9x100.10, 3-sty brk dwelling. Delia Murphy et al HEIRS Michl R Murphy to Louis Lese. Dec 14, 1905. 6:1811-10. A \$3,500-\$5,200. other consid and 100
- 124th st, No 409, n s, 125 e 1st av, 25x100.11, 5-sty brk tenement and store. Jennie Levine et al to Harry Abrams. Mort \$13,500. Dec 7. Dec 8, 1905. 6:1812-7. A \$4,000-\$11,000. other consid and 100
- 124th st, No 355, n s, 94 n w 1st av, 18.8x100.11x18.9x100.11.
- 124th st, No 357, n s, 75 n w 1st av, 19x100.11x18.9x100.11, two 3-sty stone front dwellings. Emil Reibstein et al to Marcus L Osk and Isidore Edelstein. Mort \$11,500. Dec 1. Dec 8, 1905. 6:1801-22 and 22½. A \$8,000-\$15,000. other consid and 100
- 124th st, No 112, s s, 129.6 w Lenox av, 20.6x100, 5-sty stone front tenement. Martin Dienst and ano EXRS Philipp Diehl to Jacob W, Bertha and Fannie Theise. Mort \$12,000. Dec 14, 1905. 7:1908-39. A \$9,000-\$17,000. 19,500
- 125th st, No 520, s s, 254 w Amsterdam av, 27x100.11, 5-sty and basement brk tenement and store. Saul Bernstein to Louis Levin. Mort \$27,500. Dec 1. Dec 11, 1905. 7:1979-43. A \$8,500-\$25,000. other consid and 100
- 128th st, Nos 39 to 43, n s, 403.9 w 5th av, 56.3x99.11, three 3-sty and basement frame dwellings. Saml Wacht to Abram and Isaac R Horowitz. Mort \$5,000. Dec 1. Dec 8, 1905. 6:1726-19 to 20. A \$21,000-\$22,500. other consid and 100
- 128th st, No 247, n s, 319 e 8th av, 16x99.11, 3-sty and basement stone front dwelling. Julia Emanuel to Hattie wife or Marcus Rosenthal. Mort \$10,500. Nov 29. Dec 8, 1905. 7:1934-14. A \$5,700-\$8,500. 100
- 132d st, n s, 100 w Amsterdam av, —x—. Agreement as to encroachment, &c. Callman Rouse to Francis Frey Jr. Dec 5. Dec 8, 1905. 7:1985. 200
- 132d st, No 552, s s, 300 w Amsterdam av, 25x99.11, 5-sty brk tenement. Leah Fischer and ano to John E Simons to Jacob C Harris. Mort \$21,000. Dec 13, 1905. 7:1986-45. A \$5,500-\$20,000. nom
- 133d st, Nos 109 to 117, n s, 116.8 w Lenox av, 83.4x99.11, five 3-sty stone front dwellings. Clarence D Baldwin to Abraham Halprin, Mendel Diamondston and Jacob Levin. Mort \$36,000. Nov 27. Dec 13, 1905. 7:1917-24 to 26½. A \$30,000-\$52,000. 100
- 133d st, No 27, n s, 287 e 5th av, 18.9x99.11, 2-sty brk dwelling. Robt I Brown to Louis Nieberg. Dec 13. Dec 14, 1905. 6:1758-12. A \$3,700-\$5,500. other consid and 100
- 133d st, No 29, n s, 306 e 5th av, 18.9x99.11, 2-sty brk dwelling. Matilda Neggersmith to Louis Nieberg. Mort \$3,500. Dec 14, 1905. 6:1758-13. A \$3,700-\$5,500. other consid and 100
- 134th st, s s, 393 w Amsterdam av, 175x99.11, vacant. Abraham I Spero to Louis M and Thos W Jones. Mort \$41,250. Dec 4. Dec 11, 1905. 7:1987. other consid and 100
- 134th st, Nos 11 to 17, n s, 200 e 5th av, 100x99.11, four 4-sty brk tenements and stores. Abraham Kassel et al to Benjamin Rosenfeld. Mort \$44,000. Nov 24. Dec 14, 1905. 6:1759-9 to 12. A \$24,000-\$40,500. other consid and 100
- 136th st, Nos 38 to 44, s s, 100 e Lenox av, 155x99.11, four 5-sty brk tenements. Interborough Building Co to Leopold Ehrmann. Mort \$160,000. Dec 4. Dec 9, 1905. 7:1988. other consid and 100
- 136th st, No 38, s s, 216.3 e Lenox av, 38.9x99.11, 5-sty brk tenement. Leopold Ehrmann to Fannie Khodoff. Mort \$40,000. Dec 9. Dec 11, 1905. 6:1733. other consid and 100
- 137th st, No 55, n s, 300 e Lenox av, old line, 25x99.11, 5-sty brk tenement. Louis Cohen to Samuel Cohen and Emanuel Casner. Mort \$21,000. Dec 4. Dec 13, 1905. 6:1735-13. A \$5,500-\$20,000. other consid and 100
- 138th st, n s, 100 w 5th av, 120x99.11, vacant. Release mort. Julius Lieberman to David Levy and Robt Friedmann. Dec 6. Dec 8, 1905. 6:1736-29 to 32½. A \$24,000-\$24,000. nom
- 139th st, Nos 59 to 65, n s, 100 e Lenox av, 100x99.11, two 6-sty brk tenements. Isidor Kranshaar to Louis Hyman. Mort \$95,000. Dec 5. Dec 8, 1905. 6:1737-6 and 8. A \$16,000-\$110,000. other consid and 100
- 139th st, s s, 275 e Lenox av, 150x99.11, vacant. Fredk H Nadler to Theo C Wood. Mort \$66,500. Dec 5. Dec 8, 1905. 6:1736-55 to 60. A \$24,000-\$24,000. other consid and 100
- 139th st, s s, 125 e Lenox av, 300x99.11, vacant. Hyman Horwitz et al to Fredk H Nadler. Mort \$119,000. Dec 5. Dec 8, 1905. 6:1736-55 to 66. A \$48,000-\$48,000. other consid and 100
- 140th st, No 233, n s, 519.2 w 7th av, 27.10x99.11, 5-sty brk tenement. Ephraim Drucker to Bertha Levy. Mort \$30,000. Dec 12, 1905. 7:2026-16. A \$11,000-\$28,000. other consid and 100
- 141st st, No 309, n s, 150 w 8th av, 25x99.11, 5-sty brk tenement. Max Marx to Lina Strauss. Mort \$20,500. Dec 5. Dec 11, 1905. 7:2043-8. A \$5,000-\$19,000. other consid and 100
- 141st st, No 201, n s, 75 w 7th av, 20x99.11.
- 141st st, No 203, n s, 90 w 7th av, 20x99.11.
- 141st st, No 205, n s, 115 w 7th av, 20x99.11.
- 141st st, No 207, n s, 135 w 7th av, 20x99.11.
- 141st st, No 209, n s, 155 w 7th av, 20x99.11. five 5-sty brk tenements. Louis Rosenberg to Harris Beaver. Mort \$77,500. Dec 14, 1905. 7:2027-25 to 28. A \$36,000-\$65,000. other consid and 100
- 143d st, n s, abt 135 w Hamilton pl, 75x99.11, deed reads plot begins at c 1 blk bet 143d and 144th sts. 175 w Hamilton pl, runs s 99.11 to n s 143d st x w 75 x n 99.11 x e 75 to beginning, vacant. Charles Lave to Herman Fichter and Solomon Simon. Mort \$28,000. Dec 1. Dec 8, 1905. 7:2075. other consid and 100
- 144th st, Nos 529 and 531, n s, 300 w Amsterdam av, 33.4x99.11, 5-sty brk tenement. Eliz F Fay to Frederick Sellar, of Mt Vernon, N Y, Herbert S Stoddard, N Y, and Wm R Hughes, N Y. Mort \$29,500. Dec 1. Dec 13, 1905. 7:2076-20 and 20½. A \$6,600-\$8,500. other consid and 100
- 148th st, Nos 606 and 608, s s, 75 w Broadway, 33x99.11, 2-sty frame dwelling. Chas A Fluri to The Cosmopolitan Realty Co. ½ part. Mort \$24,000. Dec 7. Dec 8, 1905. 7:2094-37. A \$2,400-\$8,500. nom
- 148th st, No 606, s s, 75 w Broadway, 16.6x99.11, part 2-sty frame dwelling. Frank Storrs to The Cosmopolitan Realty Co. ½ part. All title. B & S and C a G. Mort \$12,000. Dec 7. Dec 8, 1905. 7:2091-37. A \$2,400-\$8,500. other consid and 100
- 148th st, No 608, s s, 91.6 w Broadway, 16.6x99.11, part 2-sty frame dwelling. The Cosmopolitan Realty Co to Frank Storrs. ½ part. Mort \$12,000. Dec 7. Dec 8, 1905. 7:2094-37½. A \$2,400-\$8,500. other consid and 100
- 148th st, No 608, s s, 91.6 w Broadway, 16.6x99.11, part 2-sty frame dwelling. David C Bogart to Frank Storrs and Chas A Fluri. Mort \$14,500. June 28. Dec 8, 1905. 7:2094-37½. A \$2,400-\$8,500. other consid and 100
- 148th st, No 606, s s, 75 w Broadway, 16.6x99.11, part 2-sty frame dwelling. David C Bogart to Frank Storrs and Chas A Fluri. Mort \$14,500. June 28. Dec 8, 1905. 7:2094-37. A \$2,400-\$8,500. other consid and 100
- 148th st, No 310, on map No 308 | s e cor Bradhurst av, 75x25, 5-sty Bradhurst av, No 116 | brk tenement and store. Isidor D Brokaw to Sol Freidus, ¼ part, Morris Steinberg, ½ part, and Edward Wolf, ¼ part. All liens. Dec 6. Dec 9, 1905. 7:2045-60. A \$6,000-\$19,000. nom
- 152d st, No 616 | s s, 225 w Broadway, 100x199.10 to n s 151st st, 151st st | 3-sty frame dwelling and vacant. Max Kessler et al to Simon Uhfelder and Abraham Weinberg. Mort \$62,400. Nov 29. Dec 8, 1905. 7:2098-43 and 46 and 19 to 21. A \$18,000-\$20,500. other consid and 100
- 155th st, No 450 | s s, 361.6 e Amsterdam av, 60.6 to St Nicholas av, No 8 | Nicholas av, x102x82.6x99.11, 3-sty frame dwelling and vacant. Ellen A Slaven to Max Marx. Dec 12. Dec 13, 1905. 7:2068-67. A \$18,000-\$20,000. other consid and 100
- 156th st, proposed, n s, 225 e 8th av, 50x99.11, vacant. Emily A Long et al to James Pilkington. All liens. Nov 27. Dec 12, 1905. 8:2105-57. A \$5,000-\$5,000. nom
- 169th st, s s, 150 w Broadway, 276.1 to w s land formerly N Y Infant Asylum x180 to n s 168th st, prolonged, x278x180, 3-sty frame dwelling and vacant. Adamant Real Estate Co to Chas M Rosenthal and Clementine M Silverman. Mort \$75,000. Nov 15. Dec 11, 1905. 8:2138. other consid and 100
- 173d st, s s, 100 w Audubon av, 75x100, two 5-sty brk tenements. Isaac Helfer to Isaac Schlesinger. Mort \$80,000. Nov 29. Dec 11, 1905. 8:2129-12 and 14. A \$12,000-P \$13,000. other consid and 100
- 182d st, s s, 100 w St Nicholas av, 50x70, vacant; at \$48,000. CONTRACT to exchange for 155th st, Nos 686 and 688, s s, 100 w Elton av, 45x100, 2 and 3-sty frame dwellings; at \$18,500. Frank Duroe (conveys 1st parcel) with Prescott Realty Co (conveys 2d parcel). Dec 7. Dec 11, 1905. 8:2165-9. A \$6,000-\$6,000. nom
- Av A, No 1418, e s, 51.7 n 75th st, 25x98, 3-sty frame tenement and store. Abraham Nevins et al to Mishkind-Feinberg Realty Co. Mort \$8,000. Dec 12, 1905. 5:1487-3. A \$5,000-\$6,000. other consid and 100
- Av A, No 1418, e s, 51.7 n 75th st, 25x98, 3-sty frame tenement and store. Teresia Zika to Abraham Nevins and Harry W Perelman. Dec 11. Dec 12, 1905. 5:1487-3. A \$5,000-\$6,000. other consid and 100
- Av B, Nos 176 and 178 | n w cor 11th st, 43.3x90.6, 6-sty brk 11th st, Nos 549 and 551 | tenement and store. Samuel Brasch to Joseph D Goldstein. Mort \$87,000. Dec 8. Dec 12, 1905. 2:405-37. A \$35,000-\$80,000. other consid and 100
- Same property. Certificate as to authorization to convey above. Louis Farber to Samuel Brasch. Dec 9. Dec 12, 1905. 2:405-37. A \$35,000-\$80,000.
- Av B, Nos 176 and 178 | n w cor 11th st, 43.3x90.6, 6-sty brk tenement and store. Louis Farber to Saml Brasch. Q C. Dec 7. Dec 12, 1905. 2:405-37. A \$35,000-\$80,000. other consid and 100
- Av C, No 166, e s, 119.9 s 11th st, runs s 25 x e 52 x again e 31 x n 25 x w 31 and 52 to beginning, 7-sty brk tenement and store. Harriet Baer to David Rosenberg. Mort \$10,000. Dec 12, 1905. 2:380-3. A \$13,000-\$17,000. other consid and 100
- Av C, No 150, e s, 68.2 n 9th st, 23.11x83, 5-sty brk tenement and store. Morris Eschwege to Morris Schoenfeld. Mort \$18,000. Dec 1. Dec 8, 1905. 2:379-4. A \$13,000-\$16,000. other consid and 100
- Av C, Nos 121 and 123, w s, 20 w 8th st, 38.8x83, 7-sty brk tenement and store. Chas I Weinstein to Jacob Weinstein. Dec 11. Dec 13, 1905. 2:350-30. A \$22,000-\$55,000. other consid and 100
- Amsterdam av | n w cor 84th st, 204.4 to n s 85th st x100, vacant. 84th st | Max Freund to Pincus Lowenfeld and William 85th st | Prager. Oct 28. Dec 12, 1905. 4:1232-29. A \$168,000-\$168,000. other consid and 100
- Amsterdam av, Nos 325 to 331 | n e cor 75th st, 127.2x100, three on map Nos 321 to 331 | 6-sty brk tenements. James H 75th st, No 181 | Aldrich et al EXRS Eliz W Aldrich to Whitehall Realty Co. Mort \$200,000. Dec 1. Dec 8, 1905. 4:1147-1, 3 and 4. A \$131,000-\$225,000. 267,000
- Amsterdam av | s w cor 135th st, 199.10 to n s 134th st x100, vacant. Leopold Ehrmann to Interborough Building 135th st | Co, a corp. Mort \$120,200. Dec 1. Dec 9, 1905. 7:1988-29. A \$300,000-\$300,000. other consid and 100
- Amsterdam av, No 574 | s w cor 88th st, 28x100, 5-sty brk tenement and store. Aaron Buchsbaum to

- John D Strahmann. Mort \$40,000. Dec 8. Dec 13, 1905. 4:1235—36. A \$31,000—\$55,000. nom
- Amsterdam av n w cor 134th st, 199.10 to 135th st, x100, vacant. CONTRACT. Interborough Building Co with Fleischmann Realty and Construction Co. Mort \$250,000. Nov 14. Dec 13, 1905. 7:1988. 377,500
- Amsterdam av n w cor 84th st, 204.4 to s s 85th st, x100, vacant. 84th st Pincus Lowenfeld et al to Gottlieb M Karpas. 85th st Mort \$215,000. Dec 12. Dec 14, 1905. 4:1232—29 to 36. A \$168,000—\$168,000. other consid and 100
- Amsterdam av, Nos 1945 and 1947, e s, 49.11 n 156th st, 50x100, 1-sty frame store. Israel J Roe to Carrie C Moritz, of Mt Vernon, N Y. Mort \$29,500. Dec 12. Dec 14, 1905. 8:2107—61 and 62. A \$22,000—\$26,000. other consid and 100
- Bowery, No 101, s e s, 75.4 n Hester st, 25x119.2x25x119.5, 5-sty stone front loft and store building. Caroline Morange widow to Samuel Goldberg. Q C, Dower, & Co. Dec 9. Dec 13, 1905. 1:304—4. A \$32,000—\$45,000. nom
- Bowery, No 101, s e s, 75.4 n Hester st, 25x119.5, 5-sty stone front loft and store building. Caroline Morange et al EXTRX, & Co, Hymen Morange to Saml Goldberg. Dec 9. Dec 13, 1905. 1:304—4. A \$32,000—\$45,000. 51,000
- Bradhurst av, No 116 s e cor 148th st, 25x75, 5-sty brk tenement 148th st, No 310 and store. Harry Shwitzer to Isidor D Bronson map No 308 kaw. Mort \$14,500. Dec 7. Dec 8, 1905. 7:2045—60. A \$6,000—\$19,000. other consid and 100
- Broadway n e cor 123d st, 201.10 to s s 124th st x175, vacant. 123d st Release mort. Gibson Putzel to The Realty Co of America. Dec 11. Dec 12, 1905. 7:1978—1 to 4 and 5 to 8, 61 to 64 and 57 to 60. A \$147,000—\$147,000. nom
- Broadway n e cor 123d st, 201.10 to s s 124th st x175, vacant. 123d st The Realty Co of America to Chas M Rosenthal. Mort 124th st \$670,000. Dec 11. Dec 12, 1905. 7:1978—1 to 4 and 5 to 8, 61 to 64 and 57 to 60. A \$147,000—\$147,000. other consid and 100
- Broadway s e cor 145th st, 199.10 to n s 144th st x100, Chelsea 144th st Realty Co to Adolph Lewisohn. Mort \$87,000. Dec 145th st 12, 1905. 7:2076—1 to 4 and 61 to 64. A \$76,000—\$76,000. other consid and 100
- Broadway, n w cor 136th st, 24.11x100, vacant. Release mort. Knickerbocker Trust Co to Chelsea Realty Co. Dec 8. Dec 11, 1905. 7:2002. 10,000
- Same property. Chelsea Realty Co to Atlantic Realty Co. Dec 7 Dec 11, 1905. 7:2002. other consid and 100
- Broadway, e s, 49.7 n 150th st, runs e 23 x s 0.8 x e 77 x n 51.6 x w 100 to av x s 50.10 to beginning, vacant. Cathleen Turney to Max Marx. Mort \$50,000. Dec 1. Dec 11, 1905. 4:1079—3 and 4. A \$16,000—\$35,000. other consid and 100
- Broadway, s e cor 100th st, 25x100, vacant. Thos J O'Donohue to John J Dillon. Dec 8. Dec 13, 1905. 7:1871—42. A \$38,000—\$38,000. 100
- Broadway, s e cor 100th st, 25x100, vacant. PARTITION. Albon P Man (ref) to Thos J O'Donohue. May 1, 1873. Dec 13, 1905. 7:1871—42. A \$38,000—\$38,000. 17,550
- Central Park West, No 390 s w cor 99th st, 25.2x100, 5-sty brk 99th st, No 2 tenement and store. Carl Levis to Hamilton Heights Syndicate. Mort \$62,500. Nov 28. Dec 12, 1905. 7:1834—36. A \$32,000—\$65,000. nom
- Claremont av, e s, 625 n 122d st, 75x37.8 to c l old Bloomingdale road, closed, x77.6x57.4, vacant. Paul Halpin to Jessie J Zimmermann. B & S. Dec 7. Dec 11, 1905. 7:1993—44 to 46. A \$4,000—\$4,000. other consid and 100
- Convent av, No 181, e s, 65.11 s 150th st, 16x50, 4-sty brk tenement. Isabella S Lambley to Caroline J Wells. Dec 7. Dec 8, 1905. 7:2064—49. A \$2,900—\$9,500. nom
- Convent av, w s, 56.2 s 128th st, 28x55.11x31x61.6, vacant. Lydia H Hexamer INDIVID and as EXTRX Peter Fuchs to Chas A Cowen & Co. Dec 11. Dec 13, 1905. 7:1967—77. A \$4,000—\$4,000. 3,750
- Edgcombe av, No 88, e s, 108.11 n 138th st, 18x85, 3-sty brk dwelling. Lucille S Martin to John Rankin. Mort \$8,300. Dec 11, 1905. 7:2041—72. A \$5,000—\$12,500. other consid and 100
- Greenwich av, Nos 17 and 19, w s, 26.2 s 10th st, 50x90.6x50.6x 81.8, two 5-sty brk tenements. Henrietta Zoeller to Nathan A Eisler and Leopold Oppenheimer. Mort \$62,000. Dec 12. Dec 14, 1905. 2:610—54 and 55. A \$27,500—\$45,500. other consid and 100
- Greenwich av, Nos 17 and 19, w s, 26.2 s 10th st, 50x90.6x50.6x 81.8, two 5-sty brk tenements and stores. Adam Happel to Henrietta Zoeller. Mort \$44,000. Dec 1. Dec 9, 1905. 2:610—54 and 55. A \$27,500—\$45,500. other consid and 100
- Jansen av n w s, 339.9 n e from n cor Terrace View av, runs Terrace View av n w 200 to Terrace View av x n e 42.2 x s e 100 x n e 36.2 x s e 101.2 to Jansen av x s w 63 to beginning, 2-sty frame dwelling and vacant. Katie Hoehn to Kate Smith. Mort \$6,000. Oct 26, 1900. Rerecorded from Oct 30, 1900. Dec 11, 1905. 13:3402. R S \$9.50. 9,300
- Lenox av, Nos 133 and 135 s w cor 117th st, 50.11x100, 6-sty brk 117th st, No 100 tenement with store. Irving Judis to Abraham and Louis Reubenstone. Mort \$110,000. Nov 29. Dec 14, 1905. 7:1901. other consid and 100
- Lenox av, No 471, w s, 91.2 s 134th st, 33.8x100, 5-sty brk tenement and store. Carrie C Moritz to Israel J Roe. Mort \$30,000. Dec 12. Dec 14, 1905. 7:1918—32. A \$21,000—\$34,000. other consid and 100
- Lexington av, No 2004 s w cor 122d st, 17.7x81.8, 4-sty brk tenement and store. Robert Arnstein to Leo Oppenheim and Harry N Eliassof. Mort \$16,000. Nov 29. Dec 9, 1905. 6:1770—58½. A \$9,000—\$16,000. other consid and 100
- Madison av, No 1519, e s, 84.3 s 104th st, 16.8x70, 3-sty brk dwelling. Fredk H Allen to Sophia Michael. Mort \$6,500. Oct 27. Dec 8, 1905. 6:1609—55. A \$6,500—\$9,000. other consid and 100
- Madison av, Nos 1735 and 1737, e s, 25.11 n 114th st, 54x91, two 5-sty brk tenements and stores. Louis Cohen to Martin D Levy, Joseph J Weishaupt and Henry Estricher. Mort \$58,900. Dec 7. Dec 8, 1905. 6:1620—21 and 22. A \$22,000—\$52,000. other consid and 100
- Madison av, Nos 1735 and 1737, e s, 25.11 n 114th st, 54x91, two 5-sty brk tenements and stores. The Roxbury Realty Co to Louis Cohen. Mort \$58,900. June 30, 1905. Rerecorded from June 30, 1905. Dec 8, 1905. 6:1620—21 and 22. A \$22,000—\$52,000. other consid and 100
- Madison av, No 1181, e s, 84 s 87th st, 16.8x62.2, 3-sty stone front dwelling. Julia S Wright to Miriam Waters. Dec 12, 1905. 5:1498—53½. A \$16,000—\$19,000. nom
- Madison av, No 1439, e s, 54.10 n 99th st, 27x100, 5-sty brk tenement and store. Maier Berliner to Louis Geiger. Mort \$22,500. Dec 11. Dec 12, 1905. 6:1605—22. A \$18,000—\$30,000. other consid and 100
- Madison av, No 1439, e s, 54.10 n 99th st, 27x100, 5-sty brk tenement and store. Louis Geiger to Frank Bokor. ½ part. Mort \$27,000. Dec 11. Dec 12, 1905. 6:1605—22. A \$18,000—\$30,000. other consid and 100
- Manhattan av, No 461, w s, 34.3 n 119th st, 16.8x82, 3-sty and basement brk dwelling. Amelia Harder to Morris Schinasi. Mort \$8,000. Dec 5. Dec 8, 1905. 7:1946—14. A \$8,000—\$11,000. nom
- Park av s w cor 104th st, 100.11x32, two 3-sty 104th st, Nos 76 and 78 stone front dwellings. Mishkind-Feinberg Realty Co to Saml Barkin and Solomon Geilich. Mort \$20,500. Nov 27. Dec 13, 1905. 6:1609—38 and 39. A \$11,500—\$14,500. other consid and 100
- Park av, Nos 1321 and 1323 n e cor 100th st, 65x26, 5-sty brk tenement and store. Gertrude Jacobs to Karl M Wallach and Milton M Dryfoos. Mort \$28,000. Dec 12. Dec 14, 1905. 6:1628—1. A \$8,500—\$28,000. other consid and 100
- Park av, Nos 1834 to 1838 s w cor 126th st, 74.11x90, three 1-sty on map Nos 1832 to 1838 brk stores. Augusta A Ketcham to 126th st, No 68 New York State Realty & Terminal Co. Dec 8. Dec 9, 1905. 6:1750—38 to 40. A \$27,000—\$31,500. other consid and 1,000
- Park av, No 1824, w s, 49.11 n 125th st, 25x90, 1-sty brk store. Marietta Mabbett to New York State Realty & Terminal Co. Dec 8. Dec 9, 1905. 6:1750—35. A \$18,000—\$19,000. other consid and 1,000
- Park av, Nos 1826 and 1828, on map Nos 1826 to 1830, w s, 74.11 s 126th st, 50x90, two 2-sty brk buildings and stores. Wm D Leonard EXR John J Sperry to N Y State Realty and Terminal Co. Dec 13, 1905. 6:1750—36 and 37. A \$24,000—\$34,000. 82,500
- Park av, Nos 1826 and 1828, on map Nos 1826 to 1830, w s, 74.11 s 126th st, 50x90, two 2-sty brk buildings and stores. Release by doweress. Aletha Sperry and ano to Wm D Leonard EXR John J Sperry. Q C. Nov 27. Dec 13, 1905. 6:1750—36 and 37. A \$24,000—\$34,000. nom
- Park av, s w cor 134th st, 99x140x99.11x140, vacant. Bertha C Gottlieb to Saml Arenson. Mort \$54,500. Dec 12. Dec 14, 1905. 6:1758—37 to 42. A \$37,500—\$37,500. other consid and 100
- Same property. Saml Arenson to Abraham Goodman. Mort \$54,500. Dec 12. Dec 14, 1905. 6:1758. other consid and 100
- Park row, Nos 143 and 145, s s, 280 e Duane st, runs s 64.6 x e 30 x n 64.6 x w 30 to beginning, two 2-sty brk tenements and stores. Robert F Weir et al to Henry Leerburger. Dec 11. Dec 12, 1905. 1:119—62 and 63. A \$23,000—\$25,000. nom
- Park av, No 70, w s, 24.11 n 38th st, 24.6x80, 4-sty stone front dwelling. James A Farley to Caroline F Morgan, Washington, D C. Mort \$40,000. Dec 1. Dec 11, 1905. 3:868—37. A \$60,000—\$75,000. other consid and 100
- Park av, No 561 n e cor 62d st, 60x40x62.2x40, 3 and 4-sty 62d st, Nos 101 and 103 stone front dwellings. Rosalie de N Moran to Abby S Marshall, Millbrook, N Y. Mort \$50,000. Dec 6. Dec 12, 1905. 5:1397—1 and 2. A \$43,000—\$56,000. other consid and 100
- Prescott av e cor Bolton road, runs n e along av 114.2 x s e 82.3 Seaman av x s e 81.9 to Seaman av x s w 138.8 to road x n on curve 128.6 to beginning, vacant. Katherine G Hayes to John L Walsh. Correction deed. Dec 2. Dec 12, 1905. 8:2248—1 and 46. A \$9,000—\$9,000. nom
- St Nicholas av, No 173, w s, 32.3 s 119th st, 22.9x107x19.5x95.1, 5-sty brk tenement and store. Prescott Realty Co to Kate L Nagelsmith. Mort \$15,500. Dec 6. Dec 8, 1905. 7:1924—53. A \$9,500—\$17,000. other consid and 100
- St Nicholas av, Nos 281 to 287 n w cor 124th st, runs n 100.11 x 124th st, No 351 w 118 x s 71.10 to n s Hancock pl, Hancock pl, Nos 1 to 5 x e 63 to 124th st, x e 62 to beginning, 6-sty brk tenement and store. The A C and H M Hall Realty Co to Louis Ottmann. Mort \$80,000. Dec 4. Dec 14, 1905. 7:1951. other consid and 100
- West End av, No 775, w s, 25.2 s 98th st, 17.2x100, 3-sty and basement brk dwelling. Iola W wife Munroe Crane to Munroe Crane. B & S. Dec 8. Dec 9, 1905. 7:1387—57. A \$10,000—\$16,000. nom
- West End av, No 255, w s, 87.4 s 72d st, runs w 100 x n 78.10 x e 7 and 93 to av x s 25.3 to beginning, 5-sty brk dwelling. Paterno Bros to Josephine Bonne. Mort \$40,000. Dec 11, 1905. 4:1183—34. A \$20,000—\$43,000. nom
- West End av, No 528, e s, 83.2 s 86th st, 19x80, 4-sty and basement stone front dwelling. Florence H Jones to Adrianna O'Connor. Mort \$23,400. Dec 11, 1905. 4:1233—64. A \$14,500—\$26,000. other consid and 100
- 1st av, No 1120, e s, 75 n 61st st, 25x95, 5-sty brk tenement and store. Irving Bachrach et al to William Weinstock, of Brooklyn. All liens. Dec 7. Dec 9, 1905. 5:1456—4. A \$7,500—\$13,000. other consid and 100
- 1st av, No 1658, e s, 75.10 n 86th st, 25x74, 4-sty stone front tenement and store. Emanuel Jacobs to Pauline Jacobs. 1-3 part. All title. Mort \$11,000. Dec 8, 1905. 5:1566—4. A \$8,000—\$17,000. nom
- 1st av, No 1109, w s, 25.5 s 61st st, 25x91, 5-sty brk tenement and store. Rachel Moses to Isaac Goldberg. Mort \$18,000. Sept 1. Dec 12, 1905. 5:1435—29. A \$9,500—\$15,500. other consid and 100
- 1st av, No 1120, e s, 75 n 61st st, 25x95, 5-sty brk tenement and store. William Weinstock to Irving Bachrach and Isaac Schmeidler. All liens. Dec 8. Dec 12, 1905. 5:1456—4. A \$7,500—\$13,000. other consid and 100
- 1st av, No 1118, e s, 50 n 61st st, 25x95. 1st av, No 1120, e s, 75 n 61st st, 25x95. two 5-sty brk tenements and stores. Irving Bachrach et al to Jacob Hymes. Mort \$33,000. Dec 11. Dec 12, 1905. 5:1456—3 and 4. A \$15,000—\$26,000. other consid and 100
- 1st av, Nos 1941 to 1947 n w cor 100th st, 100.11x100, three 6-100th st, No 339 sty brk tenements with stores. Barnett W Rod et al to Samuel Kadin. Mort \$105,000. Dec 13. Dec 14, 1905. 6:1672—23 to 26. A \$30,000—\$. other consid and 100
- 1st av, Nos 1941 to 1947 n w cor 100th st, 100.11x100, three 6-sty 100th st, No 339 brk tenements with stores. Samuel Kadin to Charlotte and Fanny Klein. Mort \$145,000. Dec 13. Dec 14, 1905. 6:1672—23 to 26. A \$30,000—\$. other consid and 100
- 1st av, No 159, w s, 23.1 s 10th st, 23.1x72, 5-sty brk tenement and store. Philipp Ohl to Max Lipman and Max Gold. Dec 11, 1905. 2:451—33. A \$10,000—\$15,000. other consid and 100
- 1st av, No 161 s w cor 10th st, 23.1x72, 5-sty brk tenement and store. Herman H and John F Ries to Max Lip-

man and Max Gold. Mort \$12,000. Dec 11, 1905. 2:451—32. A \$15,000—\$22,000. other consid and 100
 1st av, No 1497 n w cor 78th st, 25.6x100, 5-sty brk tene-
 78th st, Nos 355 to 359 ment and store. Max Tannenbaum et al
 to Tannenbaum & Lowenstein, a corpn. Mort \$38,000. Nov 23.
 Dec 11, 1905. 5:1453—23. A \$15,000—\$32,000. nom
 2d av, No 1869, w s, 50.6 n 96th st, 25x100, 5-sty brk tenement
 and store. Mina Pincus to Mayer Dince. 1/2 part. All liens.
 Dec 1. Dec 8, 1905. 6:1646—23. A \$8,500—\$17,500.
 other consid and 100
 2d av, No 2065, w s, 25.11 n 106th st, 25x75, 4-sty brk tenement
 and store. Harris Weisberg to Martin D Levy & Co composed
 of Martin D Levy, Joseph G Weishaupt and Henry Estricher.
 Mort \$15,500. Dec 7. Dec 8, 1905. 6:1656—22. A \$6,500—
 \$14,000. other consid and 100
 2d av, No 2214, e s, 40.11 s 114th st, 20x80, 4-sty stone front
 tenement and store. Catharine Honloser to Abraham Kassel and
 Isaac Goldberg. Mort \$9,000. Dec 1. Dec 11, 1905. 6:1685—
 53. A \$6,000—\$10,000. other consid and 100
 2d av, No 1919, w s, 26 n 99th st, 25x79, 5-sty brk tenement and
 store. Morris Stone to Joseph Fuchs. Mort \$13,000. Dec 1.
 Dec 9, 1905. 6:1649—22. A \$7,000—\$15,000.
 other consid and 100
 Same property. Joseph Fuchs to Peter Lennon. Mort \$16,000.
 Dec 8. Dec 9, 1905. 6:1649—22. A \$7,000—\$15,000.
 other consid and 100
 2d av, n w cor 126th st, 99.11x100, vacant. Albert London to
 Abraham Small. Mort \$55,000. Dec 7. Dec 9, 1905. 6:1791
 —21 to 24. A \$34,500—\$34,500. other consid and 100
 2d av, No 1921, w s, 51 n 99th st, 25x79, 5-sty brk tenement and
 store. Selig Carlip et al to Joseph Fuchs. Mort \$15,000. Nov
 28. Dec 12, 1905. 6:1649—23. A \$7,000—\$15,000.
 other consid and 100
 2d av, No 1921, w s, 51 n 99th st, 25x79, 5-sty brk tenement and
 store. Joseph Fuchs to Peter Lennon. Mort \$14,800. Dec 11.
 Dec 12, 1905. 6:1649—23. A \$7,000—\$15,000.
 other consid and 100
 2d av, No 739, w s, 123.5 n 39th st, runs w 105 x s 23.11 x e 22
 x n 0.6 x e 85 to av x n 23.5 to beginning, 5-sty brk tenement
 and store. Wm A Kane to Peter F Kane. Nov 11. Dec 12,
 1905. 3:920—33. A \$13,000—\$21,000. other consid and 100
 2d av, No 732, e s, 49.4 n 39th st, 16x75, 3-sty frame tenement
 and store, also all right, title to strip as follows:
 2d av, e s, 49 n 39th st, 0.4 1/2 x 52.
 Edmund C Smith and ano EXR Josephine A Smith to Alexan-
 der Rosenberg. Dec 12. Dec 13, 1905. 3:945—3. A \$6,500
 —\$7,500. other consid and 8,000
 2d av, No 2035, w s, 48.11 s 105th st, 26x100, 5-sty brk tenement
 and store. Joseph Fuchs to Isidor Gottlieb and Nathan Schwartz.
 Mort \$16,550. Dec 12. Dec 13, 1905. 6:1654—26. A \$8,000—
 \$21,000. other consid and 100
 2d av, No 2017 s w cor 104th st, 22x75, 4-sty brk tene-
 104th st, Nos 250 and 252 ment and store. Mark L Abrahams to
 Solomon H Abrahams. 1/2 part and all liens. Dec 9. Dec 13,
 1905. 6:1653—28. A \$11,500—\$20,000. 100
 3d av, No 1807, e s, 75.9 n 100th st, 25.2x100, 5-sty stone front
 tenement and store. Selma Byk to Maggie E Hassen. Mort
 \$24,150. Dec 6. Dec 12, 1905. 6:1650—4. A \$9,500—\$21,000.
 other consid and 100
 3d av, Nos 2144 and 2146 n w cor 117th st, 50.5x73.6, two 3-sty
 117th st, Nos 189 and 191 frame tenements and stores.
 Lexington av, No 841, n e cor 64th st, 17.11x80, 3-sty stone front
 dwelling.
 Caroline P Sugden to Israel E Pike, Edwin L Kalish and Isaac
 Peiser as TRUSTEES. Trust deed. Party 1st part reserves life
 estate. Nov 13. Dec 11, 1905. 6:1645—33 and 34. A \$40,000
 \$44,000; 5:1399—23. A \$21,000—\$24,000. gift
 5th av, No 844, e s, 50.5 s 66th st, 25x100, 4-sty brk dwelling.
 Wm H Raynor TRUSTEE Wm H Raynor to Minnie P C Blossom,
 of Pasadena, Cal. 1-8 part. All title. B & S. Mort 1-8 of
 \$48,000. Dec 4. Dec 9, 1905. 5:1380—71. A \$175,000—\$225,-
 000. 2,750
 Same property. Minnie P C Blossom to The City Real Estate Co.
 Dec 8. Dec 9, 1905. 5:1380—71. A \$175,000—\$225,000. 100
 5th av, No 2199 s e cor 134th st, 25x75, 5-sty brk tenement and
 134th st, No 2 store. Sundel Hyman et al to Martin Seidner.
 Mort \$26,000. Nov 14. Nov 15, 1905. 6:1758—69. A \$17,-
 500—\$30,000. Corrects error in issue of Nov 18, when av No
 was 2155. other consid and 100
 5th av, e s, 49.11 s 128th st, 25x110, vacant. James V S Woolley
 to Marcus L Osk and Isidore Edelstein. Dec 5. Dec 11, 1905.
 6:1752—71. A \$17,000—\$17,000. nom
 5th av, n w cor 37th st.
 5th av, w s, adjoining.
 Agreement as to construction of extension. The Corporation of
 The Brick Presbyterian Church to Stuart Duncan and Thos S
 Ormiston TRUSTEES John P Duncan. Nov 21. Dec 12, 1905.
 3:839. nom
 5th av, e s, 24.11 s 128th st, 25x110, vacant. Edw F Emmet and
 ano EXRS Mary Harvey to Rebecca Harvey. All title. Dec
 11. Dec 12, 1905. 6:1752—70. A \$17,000—\$17,000. nom
 5th av, e s, 24.11 s 128th st, 25x110, vacant. Rebecca Harvey et
 al to Marcus L Osk and Isidore Edelstein. Oct 31. Dec 12,
 1905. 6:1752—70. A \$17,000—\$17,000. 18,750
 5th av, Nos 217 to 231 s w cor (?) should be s e cor 27th st, runs
 27th st, No 2 E s along e s 5th av, 197.6 to n e cor 26th
 26th st, Nos 1 to 7 E st, x e 130.6 x n 197.6 to s s 27th st, x w
 130.6 to beginning (error), vacant.
 26th st, No 9 n s, 130.6 e 5th av, 27x197.6 to s s 27th st, vacant.
 27th st, No 4
 FORECLOS. John N Lewis (ref) to The Brunswick Site Co. Dec
 14, 1905. 3:856—1 to 8 and 67 to 72. A \$1,802,000—\$1,803,-
 000. 905,000
 5th av, No 570, w s, 79.9 n 46th st, 20.8x100, 5-sty stone front
 building and store. Frederick Winant to Byram K Stevens.
 Mort \$85,000. Nov 23. Dec 14, 1905. 5:1262—37. A \$150,-
 000—\$170,000. other consid and 100
 5th av, No 1070 n e cor 88th st, 25.8x102.8, vacant. Alfred Du-
 88th st, No 1 lane Pell to Louise M Pollock. Mort \$60,000.
 Dec 14, 1905. 5:1500—1. A \$175,000—\$175,000.
 other consid and 100
 6th av, n e cor 38th st, —x—
 Greenwich st, n e cor Clarkson st, —x—
 Agreement releasing EXRS of Marie M Barrett from any liabil-
 ity under will Mary D Nesmith. Chas Barrett with Mabel Nes-
 mith. Oct 18. Dec 5, 1905. Miscel. nom
 7th av, No 2522 n w cor 146th st, 26.6x100, 5-sty brk tenement
 146th st, No 201 and store. Chas H Yorks to Patrick F Dickin-
 son. Mort \$42,000. Nov 14. Nov 15, 1905. 7:2032—29. A
 \$8,000—\$29,000. Corrects error in issue of Nov 18, when av No
 was 25. nom

8th av, No 2434, e s, 50 n 130th st, 25x100, station. Consent, &c.
 Franz Heuer owner of fee to Interborough Rapid Transit Co and
 The Manhattan Railway Co. Dec 5. Dec 11, 1905. 7:1936. nom
 Same property. Consent of mortgage to above. Excelsior Sav-
 ings Bank to same. Dec 6. Dec 11, 1905. 7:1936. nom
 Sth av, No 2434, station consent, &c. Benjamin Katz lessee to
 Interborough Rapid Transit Co and The Manhattan Railway Co.
 Dec 8. Dec 11, 1905. 7:1936. nom
 Same property. Station consent, &c. Albert Rosenbaum lessee
 to same. Dec 8. Dec 11, 1905. 7:1936. nom
 Sth av, Nos 741 and 743, w s, abt 75 s 47th st, —x—, 5-sty stone
 front tenement and store. Assigns all title to money realized
 from sale of said premises and all title to rents. George Ger-
 shel HEIR, &c, Henrietta Gershel to Esther Gershel. 1-7 part.
 Nov 24. Recorded from Dec 4, 1905; also recorded in Mort.
 Dec 11, 1905. 4:1037—33. A \$48,000—\$65,000. nom
 Sth av, No 2077, w s, 100.11 s 113th st, 25x100, 5-sty stone front
 tenement and store. Ellen Regan to Chas M Jeroloman. Mort
 \$31,000. Dec 12, 1905. 7:1847—22. A \$17,000—\$30,000.
 other consid and 100
 Sth av, Nos 2692 and 2694, n e cor 143d st, 49.11x100, 6-sty brk
 tenement and store. Israel Hoffman to Jacob and Anselm Fran-
 kenthaler and Anne Oppenheimer. Q C. Dec 5. Dec 13, 1905.
 7:2029—1. A \$20,000—P \$50,500. nom
 9th av, No 356, e s, 43.3 n 30th st, 18.6x60.10, 4-sty brk tene-
 ment with store. Frieda wife of Max Hart to Caroline W Sommer
 widow. Mort \$13,000. Dec 13. Dec 14, 1905. 3:754—3. A
 \$9,000—\$12,500. other consid and 100
 9th av, No 804, e s, 48.4 n 53d st, runs e 75 x n 4.9 x n w 44 and
 32.4 to av x s 16.8 to beginning, 4-sty brk tenement and store.
 Daniel J Tompkins to Lillie K Lippmann. Dec 8. Dec 12, 1905.
 4:1044—2 1/2. A \$5,000—\$6,500. 100
 10th av, No 246, e s, 49.4 n 24th st, 24.8x100, 4-sty brk tenement
 and store. Sarah A Pinner to Andrew J Connell. Mort \$4,500.
 Dec 11. Dec 12, 1905. 3:722—3. A \$11,000—\$13,000.
 other consid and 100
 10th av, No 657, w s, 50.2 n 46th st, 25.1x100, 6-sty brk tene-
 ment with store. Rachel Levy to Morris Freundlich. Mort \$31,-
 000. Dec 8. Dec 14, 1905. 4:1075—31. A \$13,000—\$30,000.
 other consid and 100
 10th av, No 657, w s, 50.2 n 46th st, 25.1x100, 6-sty brk tene-
 ment with store. Morris Freundlich to Joseph Oppenheimer. Mt
 \$34,000. Dec 13. Dec 14, 1905. 4:1075—31. A \$13,000—\$30,-
 000. other consid and 100
 All right, title and interest to property conveyed to party 1st part
 and recorded in L 4 page 166 miscellaneous instruments. Christo
 Cosmides to Wm J Lippmann. Dec 7. Dec 11, 1905. nom
 Appointment of new trustees. Joseph H Ladew and ano HERS,
 &c, Harvey S Ladew to Joseph H Ladew and Richard T Greene.
 Dec 13, 1905.
 General release and discharge of all claims, &c, in will of Mary D
 Nesmith. Marie M Martin with Grace H de Montjoye and Mabel
 Nesmith. Sept 3, 1892. Dec 5, 1905. Miscel. nom

BOROUGH OF THE BRONX.

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

*Concord st, n w s, lot 25 map 93 lots at South Mt Vernon, 25x
 100.
 Concord st, n w s, lots 23 and 24 same map, 50x100.
 Catharine st, s e s, s w 1/2 of lot 240 map Washingtonville, 25
 x100.
 Samuel F Baker to James M Hait. June 24. Dec 11, 1905. nom
 *Fulton st, e s, lots 24 and 25 map South Washingtonville, 80x125.
 Thomas Donohue to Henry Helmke. Dec 11, 1905. nom
 Freeman st, n s, 125 e Stebbins av, runs e 122 x n 121.2 x w 3.6
 x n 225 x w 92.2 x s 82.4 x s w 126 x n w 1.4 x s 116.5 to be-
 ginning, vacant. Nathan Marx et al to The Begrisch-Schorn
 Realty and Construction Co. Mort \$13,000. Dec 12. Dec 13,
 1905. 11:2965. nom
 *Green lane, s s, 429.9 e Castle Hill av, 50x103.9. Mary Marcon
 to Raffaele Nappa. Aug 22. Dec 13, 1905. nom
 *Hobart st, w s, 250 s 236th st, 50x102.6. Eva Hackel to Wm and
 Lizzie Cullam, tenants by the entirety. Dec 4. Dec 13, 1905.
 nom
 Jennings st, n s, 106.3 w Wilkins pl, 75x100.1x70.1x100, vacant;
 valued at \$76,000. CONTRACT to exch for
 Bryant st, e s, 92.8 n 167th st, 100x200 to w s Longfellow st,
 Longfellow st, vacant; valued at \$20,000.
 Benjamin Berger with Bertha Axelrod and Pauline Daniere. Dec
 7. Dec 9, 1905. 11:2965 and contracts. nom
 *Jerome st, n s, being lot 66 map New Village Jerome, 25x125.
 Domenico Bergonzi to Chas M Preston recvr N Y Bldg Loan
 Banking Co. Q C. Oct 25. Dec 13, 1905. nom
 Kelly st, No 41, w s, 250 n 156th st, 25x100, 2-sty brk dwelling.
 Louis F Sailer to Henrietta H Sailer. Mort \$7,000. Dec 9.
 Dec 11, 1905. 10:2701. other consid and 100
 *Lee st, s s, 115 e Pelham road, 25x100, Throggs Neck. The
 Duchess Land Co to Wm J Fawcett. Dec 7. Dec 8, 1905. 400
 Mott st, No 724, s s, 91 w Washington av, 47x108, 5-sty brk tene-
 ment. Sommer Construction Co to Vincent Donagur. All liens.
 Dec 11. Dec 12, 1905. 11:2908. nom
 *Sheil st, s w cor 5th av, 75x100, Laconia Park. Leon Peller to
 John B Schlesinger. Q C. Dec 8. Dec 13, 1905. nom
 *Van Buren st, e s, 125 s Columbus av, 25x100, Van Nest Park.
 James R Tisdale to The Colored Co-operative Co of Yonkers.
 All liens. Dec 4. Dec 11, 1905. nom
 *2d st, w s, gore, lot 117 map Wakefield. John O'Brien et al to
 1st, st, e s | The Wadick Realty Co. Q C. Dec 9, 1905. nom
 136th st, No 548, s s, 275 w Alexander av, 25x100, 4-sty brk tene-
 ment. Lizzie Cahn to Adeline Cahn. 1/2 part. Correction deed.
 Dec 7. Dec 9, 1905. 9:2311. 100
 *10th st, n s, 200 e Av C, 100x103, Unionport. Release mort.
 Catherine McIntyre TRUSTEE for Annie M Hughes et al to
 Christian Vorndran and Blanche B Terrill. Dec 6. Dec 12,
 1905. 2,600
 *Same property. Christian Vondran et al to Jacob Nicklas. Dec
 11. Dec 12, 1905. 100
 *11th st, s w cor 5th av, 105x105.9x105x62.3, Wakefield. Alex-
 ander Suskind to Wm Rosin. Mort \$1,500. Dec 11. Dec 12,
 1905. other consid and 100
 *18th st, n s, 105 e 2d st, 100x114, Wakefield. Anna A Owen
 and ano HEIRS and DEVISEES Danl Owen to Wm S Jutten.
 Q C. All title to tax lease. Oct 31. Dec 8, 1905. nom
 136th st, No 862, s s, 350 e St Anns av, 34x100, 4-sty brk tene-
 ment. Henry Pundt to Hermina Pundt. Dec 11. Dec 12, 1905.
 10:2548. nom
 136th st n s, 850 w Home av, or 501.11 w Cypress av, 50x200 to
 137th st, s s 137th st, vacant. Mary C Down et al to Gustav L

- Beyer, of Hackensack, N J. Q C and correction deed. April 27. Dec 8, 1905. 10:2549. nom
- Same property. Aline H Tilley widow to same. Q C and correction deed. April 27. Dec 8, 1905. 10:2549. nom
- 136th st n s, 850 w Home av., and 501.11 w Cypress av, 5x— to 137th st n s 137th st x50x200. Wm H and Norma Down by Augustus S Houghton GUARDIAN to Gustave E Beyer, of Hackensack, N J. All title. Dec 7. Dec 8, 1905. 10:2549. 106.66
- 136th st, n s, 850 w Home av, also 501.11 from n w Cypress av, runs w 50 x n 100 x e 50 x s 100 to beginning, vacant. Gustave E Beyer to Jacob Kauffman. Mort \$6,000. Dec 7. Dec 8, 1905. 10:2549. other consid and 100
- 136th st n s, 501.11 w Cypress av, 50x200 to s s 137th st, vacant. 137th st Emma Down INDIVID and ano EXRS Charlotte J McGourkey to Gustave E Beyer, of Hackensack, N J. B & S. Dec 8, 1905. 10:2549. 16,000
- 138th st, No 889, n s, 425 e St Anns av, 37.6x100, 6-sty brk tenement and store. Jennie Jacobs et al to Henry Rosenstein. Mort \$43,500. Dec 7. Dec 8, 1905. 10:2552. nom
- 138th st, No 736, s s, 71.10 w Brown pl, runs s 85 x w 10.8 x s 15 x w 8.10 x n 100 to st x e 19.7 to beginning, 4-sty brk tenement. Caroline T wife Francis P Fremont to Geo W Plum. 1-12 part. All title. Dec 9. Dec 11, 1905. 9:2282. 1,000
- 139th st, n s, 220 e Cypress av, 75x100.9, vacant. Chelsea Realty Co to Emil Christensen. Mort \$6,900. Dec 12. Dec 14, 1905. 10:2567-2568. other consid and 100
- 140th st, s e cor Cypress av, 95x201.6 to 139th st, x95x201.6.
- 140th st, s w cor Robbins av, 92x201.6 to 139th st, x92x201.6.
- 140th st, s s, 167 w Robbins av, 200x100.8.
- 139th st, s e cor Robbins av, runs e 205.2 to Southern Boulevard, x s w 231 to n s 138th st x w 64 to Robbins av x n 201.6 to beginning.
- 141st st, s e cor Robbins av, 100x236 to 140th st, x100.8x223.7.
- 141st st, s s, 175 e Robbins av, runs e 225 x s 148.5 x w 225.4 x n 118 to beginning.
- 141st st, s w cor Southern Boulevard, 111.9x43.8x117.9x28.8.
- 140th st, n w cor Southern Boulevard, 78x57.7x113.4x50.5.
- 140th st, n s, 78 w Southern Boulevard, 251x118.3x250.6x134.
- 141st st, s e cor Southern Boulevard, 76.3x92.4x135.3x119.5.
- 140th st, n e cor Southern Boulevard, 136.5x50x107.5x57.7, vacant.
- 140th st, n s, 161.5 e Southern Boulevard, runs e 125 x n 125 x w 75 x s 25 x w 50 to beginning.
- 141st st, s s, 150.6 e Southern Boulevard, runs e 65 x s 148 x w 32 x n 25 x w 25 x n 131.3.
- 140th st, s s, 236.3 e Southern Boulevard, 125x100.
- 140th st, s s, 86.3 e Southern Boulevard, 75x100.
- 139th st, n e cor Southern Boulevard, runs e 119.3 x n 75 x e 25 x n 25 x w 86.6 x s w 115.5 to beginning.
- 139th st, n s, 219.4 e Southern Boulevard, 75x100, vacant. Broadway Reliance Realty Co to Chelsea Realty Co. 25-100 parts. All title. Mort \$352,100. Dec 11. Dec 14, 1905. 10:2568, 2569, 2570, 2591, 2567, and 2592. other consid and 100
- Same property. Cohn, Baer, Myers, Aronson Co to same. 33 1-3-100 parts. All title. Mort \$352,100. Dec 12. Dec 14, 1905. 10:2568, 2569, 2570, 2591, 2567 and 2592. other consid and 100
- Same property. Samuel Green to same. 41 2-3-100 parts. All title. Mort \$352,100. Dec 13. Dec 14, 1905. 10:2568, 2569, 2570, 2591, 2567 and 2592. other consid and 100
- 140th st, n s, 211.6 e Southern Boulevard, 75x125, vacant. Chelsea Realty Co to William Burger, 1/2 part, and Henry Doll, 1/2 part. Mort \$4,500. Dec —, 1905. Dec 14, 1905. 10:2592. other consid and 100
- 140th st, n s, 103.3 w Southern Boulevard, 75x127.7x75x132.5. Same to Harris Ratner. Mort \$7,000. Dec 13. Dec 14, 1905. 10:2570 and 2569. other consid and 100
- 140th st, n s, 100.10 e Robbins av, 75.6x118.2x75.6x122.11, vacant. Same to Louis Rosenberg. Mort \$6,500. Dec 13. Dec 14, 1905. 10:2570 and 2569. other consid and 100
- 141st st, s s, 150 e Robbins av, 75x127.9x75x122.11, vacant. Chelsea Realty Co to Sol Blumenthal. Mort \$7,500. Dec 13. Dec 14, 1905. 10:2570 and 2569. other consid and 100
- 149th st, No 760, s s, 125 e Brook av, 25x84.11, 5-sty brk tenement. Max Baron to George Gallagher and Geo W McDermott. Mort \$38,000. Dec 12. Dec 13, 1905. 9:2275. other consid and 100
- 151st st, late Gouverneur st, No 478, s s, 100 w Morris av, 25x118.5, 2-sety frame dwelling. Thos A Melody et al to David Levy and Robert Friedman. Mort \$3,000. Dec 11. Dec 14, 1905. 9:2440. 100
- 152d st, Nos 466 and 468, s s, 200 w Morris av, 50x118.2, 3-sty frame tenement and store and 2-sty frame dwelling. William Pape, Jr, to David Levy and Robert Friedman. Mort \$4,000. Dec 12. Dec 13, 1905. 9:2441. other consid and 100
- 155th st, late Mary st, n s, bet Morris av and Courtlandt av, and being w 1/2 lot 634 map Melrose South, 25x100, vacant. Jacob Fuhr to Wilhelmina Lanzer. Oct 9. Dec 8, 1905. 9:2401. nom
- 156th st, No 983, n s, 100 w Union av, 18.9x86.11x18.8x94.7, 3-sty frame tenement. Frank J Donnelly to Mary A Donnelly. Mort \$5,250. Jan 30, 1903. Dec 8, 1905. 10:2676. nom
- 165th st, No 877, n s, 358.11 n w Forest av, 16x71, 3-sty brk dwelling. Karl Mildenerger to Carl Schranck. Mort \$2,000. Dec 7. Dec 8, 1905. 10:2640. 7,500
- 168th st, No 978, s s, 677.8 e Boston av, 25x100.
- 168th st, s s, adj above on west. Agreement establishing boundary line. Bartholomew Singleton with Albert J Lohr. Dec 11. Dec 12, 1905. 10:2672.
- 168th st, s s, 702.8 e Boston av, old line, runs s 100 x e — to point 100 e from w s Union av x n 100 to st x w — to beginning, vacant. Henry B Hall to Bartholomew Singleton. C a G. Nov 22. Dec 12, 1905. 10:2672. nom
- 182d st, s s, 44.5 e Mohegan av, 29.11x64.10x30.9x65.3, vacant. Release mort. Harlem Savings Bank to Wm H Stack. Dec 9. Dec 12, 1905. 11:3124. nom
- 185th st, No 699, n s, 134.4 w Washington av, 16.8x100, 2-sty frame dwelling. Josephine Dalton to Edw F Maloney. Mort \$2,500. Sept 14. Dec 13, 1905. 11:3039. nom
- 200th st, s w cor Grand Boulevard and Concourse, 23x92.6x32.4x93, vacant. John Miles to John Muller. Nov 20. Dec 13, 1905. 12:3320. other consid and 100
- 202d st, n s, 489.3 w Briggs av late Williamsbridge road, 50x100, except part for Valentine av, vacant. Wm C Bergen to Annie Davis. Mort \$10,000. Dec 14, 1905. 12:3308. other consid and 100
- 212th st, s e cor De Kalb av, 75x100, vacant. Century Realty Co to Francis J McCoy. Dec 6. Dec 8, 1905. 12:3328. other consid and 100
- 212th st, s w cor Rochambeau av, 33.7x103.6x60.7x100, vacant. Century Realty Co to Henry Gaurieder. Dec 5. Dec 9, 1905. 12:3328. other consid and 100
- *220th st (6th av), s s, e 1/2 lot 214 map Wakefield, 25x9x114.5. Richard H Jamison to Wolf Drabinsky. Mort \$2,500. Dec 6. Dec 11, 1905. nom
- *233d st (19th av), s w cor 2d st or Carpenter av, runs to e s 1st st now Bronx Boulevard and bounded s by gore lot 117 map Wakefield. John O'Brien et al to The Wadick Realty Co. Mort \$30,000. Dec 9, 1905. nom
- 234th st, late Clinton av | n s, 125 w Katonah av late 2d st, 25x 235th st | 200 to s s 235th st late Willard av, vacant. Louise Spengler to John W Cornish. Dec 13. Dec 14, 1905. 12:3375. other consid and 100
- 237th st, s s, 140 e Keppler av, 35x100, vacant. John W Farrington to Benj H Irving. Nov 27. Dec 13, 1905. 12:3377. 100
- 237th st, n s, 275 w Martha av, 25x100, 2-sty frame dwelling. Sarah L Conklin to Louis J Curtis, of Stamford, Conn. Mort \$1,750. Dec 7. Dec 8, 1905. 12:3386. nom
- 238th st, n s, 150 w Keppler av, 25x100, vacant. Charles Le B Goeller and ano HEIRS, &c, Christian F Goeller to Rebecca Graham. Dec 8. Dec 9, 1905. 12:3373. other consid and 100
- Same property. Rebecca Graham to Jeannette F Denholm. Dec 8. Dec 9, 1905. 12:3373. other consid and 100
- 240th st, s s, 285 w Katonah av, 40x100, vacant. Vernon Bargar to Sigmund Klein. Dec 11. Dec 12, 1905. 12:3380. nom
- 240th st late 4th av, n s, bet Martha av and McLean av and being lots 184 and 185 partition map Hyatt farm, near Woodlawn. Samuel S Lincoln to Michael E Dillon. Dec 1. Dec 14, 1905. 12:3394. nom
- *Av A, n s, lot 66 map New Village of Jerome. Adelaide Burlando to Vincenzo and Guisepina Romano, joint tenants. Mort \$3,000. Dec 12. Dec 13, 1905. nom
- *Av A, n s, being lot 66 map New Village Jerome, 25x125. Charles M Preston as recr n Y Building Loan Banking Co to Adelaide Burlando. Mort \$2,000. Dec 12. Dec 13, 1905. 3,800
- *Av D n w cor 12th st, runs to 13th st, lot 322 map Unionport, 13th st | 1 acre, except part for Tremont av, 3-sty frame factory. John Lanzer to Geo F Darrell as TRUSTEE in bankruptcy of John Lanzer. Q C. Oct 31. Dec 12, 1905. nom
- *Av D | n w cor 12th st, runs to 13th st, lot 322 map Unionport, 12th st | 1 acre, 3-sty frame factory. Geo F Darrell as TRUSTEE in bankruptcy of John Lanzer to Henry M Susswein. All title. B & S. Dec 12, 1905. 21,500
- *Arnov av, n s, 188.9 e Pelham road, 25x100, Westchester. Christian Hostetter to The Warranty Realty Co. Dec 5. Dec 8, 1905. nom
- Briggs av, No 2672, e s, 305.2 n 194th st, 22.2x78.6x22.1x77.8, 3-sty frame dwelling. Wm H Wright to John Ott. Mort \$5,000. Dec 4. Dec 8, 1905. 12:3294. other consid and 100
- Beekman av, e s, 120 s St Marys st, 174.9x101.3x171.8x95.2, four 5-sty brk tenements. Abraham I Spiro to Harry Matz. Q C. Mort \$— Nov 29. Dec 8, 1905. 10:2554. nom
- *Beech av, s s, 76.2 e Elm st, 150x100, Laconia Park. Solomon Monoson to Joseph Cohen. Q C. Feb 14. Dec 8, 1905. 100
- Briggs av, e s, 303.8 n 198th st, 25x125, vacant. Daniel Houlihan to Regina Friedman. Dec 1. Dec 9, 1905. 12:3296. other consid and 100
- Boston roads e s, at n s 164th st, 107x117.10x99.7x156.10, vacant. 164th st | Walter J Dean to Wm S Patten. Mort \$30,000. Dec 9, 1905. 10:2622. nom
- Bathgate av, e s, 94.10 n 187th st, 120x89.11, vacant. Henry P Ansonge to Louis Geiger. Mort \$11,000. Dec 8. Dec 11, 1905. 11:3056. other consid and 100
- Same property. Bertha Ansonge to Henry P Ansonge. Mort \$11,000. Given in place of deed recorded July 12, 1905. Sept 12. Dec 11, 1905. 11:3056. nom
- Bathgate av, n w cor 182d st, 25x97, vacant. Louis Meyer to Jacob Marx. Mort \$5,250. Dec 11, 1905. 11:3050. other consid and 100
- *Baychester av, w s, 121.10 s Boston Post road, 25x100. The Crawford Real Estate & Bldg Co to Mary F Nealand. Nov 21. Dec 11, 1905. 500
- Boston road, No 1426 | s e s, 317.8 e from angle opposite Jefferson Prospect av | st, runs s 100 x e 7.8 to w s Prospect av, x n 55.2 x n again 58.7 to road, x s 43.10 to beginning, 6-sty brk tenement and store. The Bergisch-Schorn Realty and Construction Co to Nathan and Edward Marx. Mort \$50,000. Dec 9. Dec 13, 1905. 11:2962. other consid and 100
- Same property. Certificate and consent to above deed. Same to same. Dec 12. Dec 13, 1905. 11:2962.
- Brook av, w s, at w s Mill Brook, also 169 n 170th st, runs n 6.2 x e 1.7 to w s Brook av, x s 6 to beginning, gore. Anna M Z de Montsaulnin to Katie Zorn. Q C. Nov 29. Dec 13, 1905. 11:2896. nom
- Bathgate av, No 2155, w s old line, 25 n 181st st, old line, 18.9x100, 2-sty frame dwelling. Anna C Stephens to Catharine Honloser. Dec 1. Dec 12, 1905. 11:3049. other consid and 100
- Bathgate av, No 2245, w s, 151.9 n 182d st, 18.3x86, 3-sty brk tenement. Francis J Coghlan to Michael J Larkin. Dec 11. Dec 12, 1905. 11:3050. 100
- Brook av, No 1458 | n e cor St Pauls pl, 34.2x100.6x28.4x100, 4-sty St Pauls pl No 671 | brk tenement and store. Simon Clug to Simon J Altschuler, Julius Berkowitz and Harry Greef. Mort \$26,500. Dec 4. Dec 12, 1905. 11:2895. 100
- *Barker av | e cor Bridge st, runs s e 349 to Elliott av x s 285 to Elliott av | Union st x w 287 to Barker av x n abt 284 to beginning, Westchester. Elias Rosenthal to Rachel and Bessie Schweitzer. Mort \$7,000. Dec 12, 1905. nom
- Crotona Park East, late Penfold av, e s, bet 173d st and 174th st, and being lots 112 and 113 map 125 estate George Faile, 40.5x130.1x67.11x139.4. Cath C Magonigle to George Brown. Mort \$5,000. Nov 20. Dec 13, 1905. 11:2940. other consid and 100
- Courtlandt av, No 578, e s, 49.5 n 150th st, 17x100, 5-sty brk tenement and store. Eliz Ralette INDIVID and as EXTRX Anton Ralette et al to Adam Zimmer. Mort \$13,000. Nov 14. Dec 14, 1905. 9:2377. 18,000
- Courtlandt av, Nos 821 and 823, s w cor 159th st, 48.6x98, 2-sty frame tenement and store. Saml Williams et al to Max Kessler and Peyser Bookstaver. Mort \$46,000. Dec 1. Dec 14, 1905. 9:2418. nom
- *Corsa av, cor Cedar av, lots 217 and 218 map Laconia Park. CONTRACT. A Shatzkin & Sons with Lucio Rugulo. Mort \$1,200. Dec 4. Dec 12, 1905. 1,600
- *Columbus av, s s, 50 e Garfield st, 25x100. Max Schwartz to The Solidary Realty Association. Dec 1. Dec 12, 1905. nom
- Courtlandt av, No 623, w s, 75 n 151st st, 25x100, 2-sty frame tenement and store. Joseph Frey to Charles and David Galewski. Dec 12. Dec 13, 1905. 9:2411. other consid and 100
- Crotona Park N, n e cor Clinton av, 24.3x101.5, vacant. Wm H Penfold TRUSTEE George Faile to Chas V Halley. Confirmation and Confirmation Deed. All liens. Nov 10. Dec 14, 1905. 11:2948. other consid and 100
- *Country Club av, lot 116 map No 1061 Westchester, 25x100. Nettie J Jones to Fredk J Jaeckel. Dec 12. Dec 14, 1905. nom

- De Kalb av, e s, 100 s 212th st, 50x158x51.4x135.5, vacant. Century Realty Co to Gertrude E McCafferty. Dec 5. Dec 9, 1905. 12:3328. other consid and 100
- De Kalb av, w s, 50 s 212th st, 50x100.
- De Kalb av, e s, 150 s 212th st, 75x84.9x76.4x74.6.
- Rochambeau av, e s, 125 s 212th st, 50x103.6. vacant.
- Century Realty Co to Assad G Khouri. Dec 5. Dec 9, 1905. 12:3328. other consid and 100
- De Kalb av, w s, 250 s 212th st, 25x100, vacant. Century Realty Co to Franklin D Seward. Dec 5. Dec 9, 1905. 12:3328. other consid and 100
- De Kalb av, w s, 195.9 n Gun Hill road, 50x100, vacant. Century Realty Co to Julianna Eifler. Dec 5. Dec 8, 1905. 12:3328. other consid and 100
- De Kalb av, w s, 200 s 212th st, 50x100, vacant. Century Realty Co to John B Arnold. Dec 5. Dec 8, 1905. 12:3328. other consid and 100
- De Kalb av, w s, 275 s 212th st, 50x100.
- De Kalb av, w s, 120.9 n Gun Hill road, 50x100, vacant. Century Realty Co to Francis T McNally. Dec 5. Dec 8, 1905. 12:3328. other consid and 100
- DeKalb av, s w cor 212th st, 25x100, vacant. Century Realty Co to Martin H Ray. Dec 9. Dec 12, 1905. 12:3328. other consid and 100
- DeKalb av, w s, 25 s 212th st, 25x100, vacant. Same to same. Dec 9. Dec 12, 1905. 12:3328. other consid and 100
- De Kalb av, e s, 282.3 n Gun Hill road, 50x101.6x50.6x108.4, vacant. Century Realty Co to Patrick J Marron. Dec 6. Dec 11, 1905. 12:3328. other consid and 100
- De Kalb av, w s, 145.9 n Gun Hill road, 50x100, vacant. Century Realty Co to John J Dalton. Dec 5. Dec 11, 1905. 12:3328. other consid and 100
- De Kalb av, e s, 275 s 212th st, 25x94.9x25.3x91.5, vacant. Century Realty Co to Ana M M Wittig. Dec 5. Dec 11, 1905. 12:3328. other consid and 100
- De Kalb av, e s, 225 s 212th st, 25x88x25.3x84.9, vacant. Century Realty Co to Thomas E Hill. Dec 5. Dec 11, 1905. 12:3328. other consid and 100
- De Kalb av, e s, 300 s 212th st, 50x101.7x50.6x94.10, vacant. Century Realty Co to Ernest K Speiden. Dec 5. Dec 11, 1905. 12:3328. other consid and 100
- De Kalb av, e s, 107.3 n Gun Hill road, 50x125.3x50.6x132, vacant. Century Realty Co to Wm R Moore. Dec 5. Dec 11, 1905. 12:3328. other consid and 100
- De Kalb av, e s, 82.3 n Gun Hill road, 25x132x25.3x135.4, vacant. Century Realty Co to Daniel L Ryan. Dec 6. Dec 11, 1905. 12:3328. other consid and 100
- De Kalb av, w s, 100 s 212th st, 100x100, vacant. Century Realty Co to Mary wife Fredk Haas. Dec 5. Dec 11, 1905. 12:3328. other consid and 100
- De Kalb av, e s, 157.3 n Gun Hill road, 75x115.2x75.9x125.3, vacant. Century Realty Co to Lottie E D Welch. Dec 5. Dec 11, 1905. 12:3328. other consid and 100
- De Kalb av, w s, 295.9 n Gun Hill road, 50x100. Century Realty Co to Antonio Pfeiffer. Dec 5. Dec 11, 1905. 12:3328. other consid and 100
- Decatur av, No 2764, e s, 192.2 s 198th st, 26.4x100.7, 2-sty frame dwelling. Wm J Daly to Wm P Petty. Dec 14, 1905. 12:3278. other consid and 100
- Eagle av, No 675, w s, 514.3 s 156th st, 19.5x99.5, 3-sty frame tenement. Maria Larkin to Katie Ott. Mort \$5,500. Dec 11, 1905. 10:2617. other consid and 100
- Elton av, No 818 | s e cor 159th st, 48x100, five 3-sty frame 159th st, Nos 702 to 710 | tenements, store on cor.
- Elton av, No 816, e s, 48 s 159th st, 25x100, 2-sty frame dwelling. Jeremiah Milman to Fredk Lese. Dec 11. Dec 12, 1905. 9:2380. other consid and 100
- Elton av, No 763, on map No 765, w s, 25 s 157th st, 39.6x100, 6-sty brk tenement. Thomas D Malcolm to Hermann G Unger. Mort \$35,000. Dec 12. Dec 13, 1905. 9:2378. other consid and 100
- Elton av, No 810, s s (?) should be e s, 52 n from n e cor 158th st, runs n e 50 x s e 100 x s w 50 x n w 100 to beginning, 2-sty frame dwelling and vacant. Sommer Construction Co to Vincent Donagur. All liens. Dec 11. Dec 12, 1905. 9:2380. other consid and 100
- Elton av, Nos 828 and 830, e s, 51 n 159th st, late Waverly st, 50x100, 5-sty brk tenement. Richd H Mitchell to Chas Zimmermann, Jr. 1/2 part. Mort \$38,000. Dec 12, 1905. 9:2381. other consid and 100
- Elton av, No 810, e s, 52 n 158th st, runs n e 50 x s e 100 x s w 50 x n w 100 to beginning, 2-sty frame dwelling and vacant. Enoch H Levy to Emma Frankel. All liens. B & S and C a G. Dec 11. Dec 14, 1905. 9:2380. other consid and 100
- Same property. Emma Frankel to Vincent Donagur. B & S and C a G. All liens. Dec 11. Dec 14, 1905. 9:2380. other consid and 100
- Forest av, No 981, w s, 289.2 s 165th st, 59.2x175, 5-sty brk tenement. The Northwestern Realty Co to David Robinson. B & S and correction deed. Dec 8. Dec 11, 1905. 10:2649. nom
- Fulton av or Crotona Park W, w s, 32.8 s Wendover av, 50x110.2x50.4x103.11, vacant. Rosa Altieri to Jerry Altieri Company, a corporation. Correction deed. Mort \$11,200. Dec 7. Dec 13, 1905. 11:2928. other consid and 100
- Franklin av, old line, s w cor 166th st, old line, 110x89x100x136, 2-sty frame building and vacant. Jacob B Theiss to Samuel Campbell. 1/4 part. B & S and C a G. Dec 11. Dec 12, 1905. 10:2608. nom
- Franklin av, old line, s w cor 166th st, 110x89x100x136, 2-sty frame building and vacant. Saml Campbell to Jacob B Theiss, all of. B & S and C a G. Dec 11. Dec 12, 1905. 10:2608. nom
- Forest av | n w cor 163d st, 67.5x27.6, 4-sty brk tenement and 163d st, No 937 | store. Chas B Mayer to Jacob F Zinzer. Mort \$20,000. Nov 28. Dec 8, 1905. 10:2649. other consid and 100
- Forest av, No 883, w s, 112 n 161st st, 21x90, 2-sty brk dwelling. Charlotte Wolff to Henry Wundrack. Mort \$46,000. Dec 12. Dec 13, 1905. 10:2648. other consid and 100
- *Grant av, s s, 50 e Garfield st, 25x100. Thos F McGarry et al by Wm L Allen GUARDIAN to Basilius Busch. Dec 8, 1905. 675
- *Gleason av, n w cor 175th st, 50x100. John Miller to Henry F Muller. Dec 9. Dec 11, 1905. other consid and 100
- *Grant av, s s, 158.7 w Unionport road, 25x100. Timothy P Fogarty to Saml Geller. Aug 16. Rerecorded from Aug 17, 1905. Dec 11, 1905. other consid and 100
- *Grace av, w s, abt 129 s St Raymond av, 32.8x106.11x25x127.11 s s. Walter F Fairbrother to Albert E Stanley Jr. Mort \$3,000. Dec 7. Dec 9, 1905. other consid and 100
- Gun Hill road, n s, 102 e De Kalb av, 76.6x115.6x75x101.3, vacant. Century Realty Co to Arthur W Saunders. Dec 6. Dec 9, 1905. 12:3328. other consid and 100
- Gun Hill road, n e cor Rochambeau av, 105x115x104x109.6, vacant. Century Realty Co to Theobald J Dengler. Dec 7. Dec 9, 1905. 12:3328. other consid and 100
- Gun Hill road, n s, 85 w Rochambeau av, 51x90.6x50x100.2, vacant. Century Realty Co to Christopher I Hobson. Dec 5. Dec 8, 1905. 12:3328. other consid and 100
- Gun Hill road, n w cor De Kalb av, 25.6x116x25x120.9, vacant. Century Realty Co to John Mara. Dec 5. Dec 8, 1905. 12:3328. other consid and 100
- Gun Hill road, n s, 26.3 w Woodlawn road, 26.3x117.9x25.10x119, vacant. Century Realty Co to Victor A Loraing. Dec 5. Dec 8, 1905. 12:3328. other consid and 100
- Gun Hill road, n s, 101.10 e Jerome av, 50.6x111.3x50x101.7.
- Gun Hill road, n e cor De Kalb av, 51x91.9x50x82.3, vacant. Century Realty Co to Michl J Dowd and Richd R Maslen. Dec 5. Dec 11, 1905. 12:3328. other consid and 100
- Gun Hill road, n w cor Rochambeau av, 85x100.2x52x120.3, vacant. Century Realty Co to Herbert B Dodge. Dec 6. Dec 11, 1905. 12:3328. other consid and 100
- Gun Hill road, n w cor Woodlawn road, 26.3x119x25.11x120.6, vacant. John R Dillon to John D Crimmins. Mort \$3,800. Dec 11, 1905. 12:3328. other consid and 100
- Gun Hill road, n w cor Woodlawn road, 26.3x119x25.11x120.6, vacant. Century Realty Co to J Rhineland Dillon. Dec 5. Dec 11, 1905. 12:3328. other consid and 100
- Gun Hill road, n s, 25.6 w De Kalb av, 25.6x111.3x25x116, vacant. Century Realty Co to August Rickel. Dec 5. Dec 11, 1905. 12:3328. other consid and 100
- Hughes av, late Frederick st, w s, 100 s William st, 25x87.6, 1-sty frame building. Elizabeth Cassidy to Giuseppe Carozza. Mort \$250. Dec 9. Dec 11, 1905. 11:3075. other consid and 100
- Hull av, e s, 225 n 209th st, late Ozark st, 52.6x100.11x66.5x100, vacant. Henry Gerken to Eugene J Weir. Dec 5. Dec 13, 1905. 12:3352. nom
- *Highway from Westchester to Eastchester, being plot begins at s w cor lot 5 and parcel hereby described, runs s 14 chains and 44 links to a wall x — 4 chains and 65 links to highway leading from Westchester to Eastchester x n 158 ft x w — to w s lot 5 x s e 60 links to beginning, being south part of lot 5 map property Jemima Watson. Wm C Oesting to Parkmount Realty Co. Dec 8, 1905. other consid and 100
- Jerome av, e s, 182.7 n Gun Hill road, 50x100, vacant. Century Realty Co to Emily Howes and Louise B Gettell. Dec 5. Dec 8, 1905. 12:3328. other consid and 100
- Jerome av, e s, 125 s 212th st, 75x100, vacant. Century Realty Co to Speranza Realty Co. Dec 5. Dec 8, 1905. 12:3328. other consid and 100
- Jerome av, e s, 307.6 n Gun Hill road, 100x100. Century Realty Co to William Rosenzweig Realty Operating Co. Dec 5. Dec 8, 1905. 12:3328. other consid and 100
- Jerome av, n e cor Gun Hill road, 57.7x100x76.6x101.9, vacant. Century Realty Co to Michael J and Dominick J Giluly. Dec 5. Dec 8, 1905. 12:3328. other consid and 100
- Jerome av, e s, 100 s 212th st, 25x100, vacant. Century Realty Co to Henry De Bellis. Dec 5. Dec 9, 1905. 12:3328. other consid and 100
- Jerome av, e s, 50 s 212th st, 50x100, vacant. Century Realty Co to Assad G Khouri. Dec 5. Dec 9, 1905. 12:3328. other consid and 100
- Jerome av, No 3030, n e cor Southern Boulevard, 50x100x104.11x114.1, 3-sty frame hotel. Wm F Byrne EXR and TRUSTEE Geo W O'Connor to Patrick J Slogan. Dec 4. Dec 9, 1905. 12:3321. 22,500
- Jerome av, s e cor 212th st, 50x100, vacant. Century Realty Co to Patrick H Comerford. Dec 6. Dec 11, 1905. 12:3328. other consid and 100
- Jerome av, e s, 132.6 n Gun Hill road, 50x100, vacant. Century Realty Co to Anna C Meisel. Dec 9. Dec 11, 1905. 12:3328. other consid and 100
- Jerome av, e s, 232.7 n Gun Hill road, 50x100, vacant. Century Realty Co to Johan G Pfeiffer. Dec 5. Dec 11, 1905. 12:3328. other consid and 100
- Jerome av, e s, 57.6 n Gun Hill road, 75x100, vacant. Century Realty Co to Arthur J Slade. Dec 5. Dec 11, 1905. 12:3328. other consid and 100
- *Kinsella av, n s, 198 e Rose st, 50x100. Annie H wife of Geo J Gaskin to Sarah F wife of Edw J Cahill. Mort \$500. Dec 11. Dec 12, 1905. nom
- *Lafayette av, n s, and being lots 602, 603 and 616 map Van Nest Park. Release mort. Milton A Fowler to Jeanette F McCarthy. May 17. Dec 11, 1905. 2,400
- *Lafayette av, n s, and being lots 602, 603 and 616 map Van Nest Park, reserves house and foundations on lots 602 and 603. Jeannette F wife of and John McCarthy to N Y, N H & H R R Co. May 29. Dec 11, 1905. nom
- Longwood av | s w cor Hewitt pl, 51x104, 5-sty brk tenement Hewitt pl, No 1131 | and store. Maurice J Kraus to John F Hasse and Louis Sasse. Mort \$40,000. Nov 4. Dec 12, 1905. 10:2695. other consid and 100
- *Mapes av, e s, 50 s Zulette av, 50x100, Westchester. Rebecca F Chapman to James Elgar 2d. Mort \$500. Dec 7. Dec 8, 1905. nom
- *Morris Park av, n s, 20 w White Plains road, 75x95. Morris Harris et al to John Masser. Mort \$3,800. Dec 6. Dec 8, 1905. other consid and 100
- Morris av, e s, 210 n 165th st, 20x92.6, 3-sty brk tenement. The Middleboro Realty Co to Abraham E Harrison. Mort \$7,500. Dec 12. Dec 13, 1905. 9:2457. nom
- Morris av, e s, 230 n 165th st, 20x92.6, 3-sty brk tenement. Middleboro Realty Co to Lazarus Blaine. Mort \$7,500. Dec 12. Dec 13, 1905. 9:2447. nom
- Mohegan av, late Grant av junction Crotona Parkway, runs n — x n w — x s — to Parkway to beginning, vacant. Wm H Drake to Annie A McCort. Aug 3. Dec 13, 1905. 11:3118. nom
- Mosholu Parkway North, n e cor Steuben av, 89.11x69.6 to Steuben av x153.9, vacant. Hugh Henle to Emil S Levi. Mort \$2,400. Nov 22. Dec 11, 1905. 12:3326. other consid and 100
- Morris av, Nos 688 and 690 n e cor 154th st, 32.6x95.3, 4-sty brk 154th st, No 511 | tenement and store. Jennie E Brolles to Vito A Pittaro and Floriano Stolfi. Mort \$16,500. Dec 6. Dec 11, 1905. 9:2414. 100
- *Middletown road, n w cor Edison av, 51x104.5x50x94.4. Bankers Realty & Security Co to Jacob Stumpf and Jennie his wife tenants by entirety. Dec 8. Dec 11, 1905. other consid and 100
- *Mayflower av, w s, — n Pelham road and being lots 33 and 34 map 473 lots Haight estate. Nathalie Meyer and ano HEIRS Anna T E Sentz to Carl Sentz. All liens. Nov 5, 1904. Rerecorded from June 19, 1905. Dec 11, 1905. nom
- Morris av, Nos 688 and 690 n e cor 154th st, 32.6x95.3, 4-sty brk 154th st, No 511 | tenement and store. Release dower. Josephine wife Otto Volkenning to Jennie E Brolles. Dec 6. Dec 9, 1905. 9:2414. nom

- *Morris Park av, n s, 25.3 w Graham st, 45.3x91.7x44.8x97.3. Catherine Flood to Addie A Sullivan. Mort \$1,200. Dec 13, Dec 14, 1905. 100
- Morris av, s e cor 153d st, 50x70.3, except part for av, vacant. Augusta Reis to David Levy and Robert Friedman. Mort \$10,000. Dec 8, Dec 14, 1905. 9:2412. other consid and 100
- Morris av, No 375, w s, 83.9 n w 142d st, 29.9x31.4x26.5x45, 2-sty frame dwelling. Maggie Crance to Margt C Blakesley. Mort \$2,000. Dec 13, Dec 14, 1905. 9:2334. gift
- *Monticello av, w s, 475 Jefferson av, 50x100, Edenwald. C Browne Gwathmey to Maud P Gwathmey. Mort \$500. Dec 13, Dec 14, 1905. nom
- Park av, No 4418, e s, 50 n 181st st, 25x141, 2-sty brk dwelling. Kate Spoot to Michael Pecore. Mort \$6,300. Dec 7, Dec 8, 1905. 11:3037. other consid and 100
- *Pelham road, e s, 150 s Lee st, 25x183.7, Throggs Neck. Daniel F McCort to Annie A wife of Danl F McCort. Mort \$420. Aug 3, Dec 13, 1905. other consid and 100
- *Parker av, w s, 100 s St Raymond av, 25x100. Giuseppe Botta to Martin H and Helena M Waldeck. Mort \$2,400. Dec 11, Dec 12, 1905. 100
- Prospect av, No 1421, w s, 100 s Boston road and 54.11 s from an angle in av, runs s 98.7 to point 219.8 n Jennings st x w 151.10 x n 46.1 x e 75.9 x n e 107.5 to beginning, 5-sty brk tenement and store. Mort \$15,000.
- Westchester av, n s, at e line land Isaac Braithwaite, runs n 160 to s line land Susan A Snedeker x e 26 x s 160 to av x n 26 to beginning. Mort \$3,200. Jacob Burckel to George Keller. 1/2 part. All title. Dec 12, Dec 14, 1905. 11:2962. other consid and 100
- *Road from Westchester to Eastchester, s e s, lot 5 map S L Haight at Westchester, 28x68.2 to railroad x 25x55.5. Fredk F Rowcroft et al to Charlotte A Rowcroft widow, of Borough of Queens. Mort \$—, Feb 28, 1905. Dec 8, 1905. nom
- Same property. Wm E Rowcroft et al HEIRS, &c, Wm Rowcroft to same. Q C. Feb 13, 1901. Dec 8, 1905. nom
- *Randall av, s w cor Amundson av, 75x100, Edenwald. Susan M Sanger to Augusta Nelson. Dec 1, Dec 8, 1905. nom
- *Randall av, s s, 50 w Amundson av, 25x100, Edenwald. Augusta Nelson to Victor Olsen. Dec 7, Dec 12, 1905. nom
- *Randall av, n s, 100 e Amundson av, 25x101.5x25x100.10, Edenwald. Land Co "C" of Edenwald to Andrew Anderson, Borough of Queens. Dec 8, Dec 11, 1905. nom
- *Road from N Y to Boston, n s, at land of A Arnow, runs n e 195 to late Peter Bertine x n w 475 x n w 178 x s w 234.6 x s 150 to road x n e 450.6 to beginning, 3 600-1,000 acres, Eastchester. Fanny C Lyon EXTRX Samuel E Lyon to Philip A Smyth. May 24, Dec 11, 1905. 15
- Rochambeau av, e s, 175 s 212th st, 50x103.6, vacant. Century Realty Co to William Gaul. Dec 6, Dec 9, 1905. 12:3328. other consid and 100
- Rochambeau av, e s, 384.6 n Gun Hill road, 100x103.6x100x103.6, vacant. Century Realty Co to Arthur W Saunders. Dec 6, Dec 9, 1905. 12:3328. other consid and 100
- Rochambeau av, e s, 179.6 n Gun Hill road, 50x103.6, vacant. Century Realty Co to Edw A Schill. Dec 5, Dec 9, 1905. 12:3328. other consid and 100
- Rochambeau av, w s, abt 246 n Gun Hill road, 76.9x111.9x75.9x121.10, vacant. Century Realty Co to William Gaul. Dec 6, Dec 9, 1905. 12:3328. other consid and 100
- Rochambeau av, e s, 225 s 212th st, 25x103.6, vacant. Century Realty Co to John W Triner. Dec 5, Dec 9, 1905. 12:3328. other consid and 100
- Rochambeau av, s e cor 212th st, 25x103.6, vacant. Century Realty Co to Jennie Konti. Dec 5, Dec 9, 1905. 12:3328. other consid and 100
- Rochambeau av, w s, 120.3 n Gun Hill road, 25.10x95.9x25x102.6, vacant. Century Realty Co to Charles Hobson. Dec 5, Dec 9, 1905. 12:3328. other consid and 100
- Rochambeau av, e s, 25 s 212th st, 25x103.6, vacant. Century Realty Co to Burghard Hauk. Dec 5, Dec 9, 1905. 12:3328. other consid and 100
- Rochambeau av, e s, 109.6 n Gun Hill road, 75x103.6, vacant. Century Realty Co to Theobald J Dengler. Dec 7, Dec 9, 1905. 12:3328. other consid and 100
- Rochambeau av, e s, 50 s 212th st, 50x103.6, vacant. Century Realty Co to Philip Adler. Dec 6, Dec 9, 1905. 12:3328. other consid and 100
- Rochambeau av, e s, 234.6 n Gun Hill road, 50x103.6, vacant. Century Realty Co to Thomas F Clark. Dec 6, Dec 8, 1905. 12:3328. other consid and 100
- Rochambeau av, w s, abt 327 n Gun Hill road, 52x105x50.6x111.9, vacant. Century Realty Co to Philip J Herrlich. Dec 5, Dec 8, 1905. 12:3328. other consid and 100
- Rochambeau av, e s, 284.6 n Gun Hill road, 50x103.6, vacant. Century Realty Co to Andrew J Frederikson. Dec 5, Dec 8, 1905. 12:3328. other consid and 100
- Rochambeau av, e s, 100 s 212th st, 25x103.6, vacant. Century Realty Co to Mary Malone. Dec 6, Dec 8, 1905. 12:3328. other consid and 100
- Rochambeau av, e s, 250 s 212th st, 25x103.6, vacant. Century Realty Co to John J Dillon. Dec 5, Dec 11, 1905. 12:3328. other consid and 100
- Rochambeau av, w s, 199 n Gun Hill road, 52x121.10x50.6x125.3, vacant. Century Realty Co to Gottfried Schaille. Dec 5, Dec 11, 1905. 12:3328. other consid and 100
- Rochambeau av, e s, 400 s 212th st, 25x103.6, vacant. Century Realty Co to Gustavus A Johnson. Dec 9, Dec 11, 1905. 12:3328. other consid and 100
- Rochambeau av, e s, 334.6 n Gun Hill road, 25x103.6, vacant. Century Realty Co to Ohannes Kishibegian. Dec 5, Dec 11, 1905. 12:3328. other consid and 100
- *St Lawrence av, e s, 75 s Beacon st, 25x100. Herman J Gies to Samuel Geller and Jacob Pinkofsky. Dec 9, Dec 11, 1905. other consid and 100
- Steuben av, e s, 350 s 208th st, runs s 64 to Mosholu Parkway N x s e along Parkway 38.9 x e 141.6 x n 8.6 x w 132.9 to beginning, vacant. Hugh Henle to Emil S Levi. Mort \$4,100. Nov 22, Dec 11, 1905. 12:3336. other consid and 100
- Southern Boulevard, n w cor Elsmere pl, 109.9x345.7x100x390.8, vacant. Louis Kopple to Samuel Garry. Mort \$47,000. Nov 25, Dec 9, 1905. 11:2960. 100
- St Anns av, w s, 505 n 156th st, 88.2x100, vacant. FORECLOS. William Bernard (ref) to Ella M Pelletreau. Dec 13, 1905. 9:2360. 13,750
- Shakespeare av, e s, 179.9 s 170th st, 20x114, 2-sty brk dwelling. The Geisler Haas Realty Co to Catherine F Harknett. Mort \$4,000. Dec 11, Dec 13, 1905. 9:2506. other consid and 100
- *St Lawrence av, e s, 25 s Merrill st, 25x100. Elizabetha H Zeig to Joseph Schallhart. Aug 23, Dec 14, 1905. nom
- Union av, No 1148, e s, 76.5 s Home st, 18.9x100, except part for av, 3-sty frame tenement. Joseph Fettretch et al to Richard W Hollweg. Mort \$6,000. Dec 12, Dec 13, 1905. 10:2680. other consid and 100
- Union av, No 1171, w s, 223 s 168th st, 19.3x141.4x17.6x141.5, except part for av, 2-sty frame dwelling. Anna M C wife of and Jesse Barton to Margt Crozier. Mort \$5,000. Dec 12, 1905. 10:2672. other consid and 100
- Wales av, No 554, e s, 25 n 149th st, 50x105, except part for av, 1-sty frame building and vacant. Kate F Considine to Mary Timble. Mort \$7,000. Dec 8, Dec 11, 1905. 10:2653. 100
- Wendover av, No 754, s s, 126.3 e Washington av, 25.3x123.2x25x126.3, 4-sty brk tenement. Jacob Marx to Chas Singer. Mort \$20,000. Dec 6, Dec 9, 1905. 11:2912. other consid and 100
- West Farms road, s e s, at n s 167th st, 118.11x63x100x135.1, vacant. Lawyers Realty Co to Arthur J McEntee, Brooklyn, N Y. B & S. Dec 11, Dec 12, 1905. 10:2754. other consid and 100
- Wendover av, No 754, s s, 126.3 e Washington av, 25.3x123.2x25x126.10, 4-sty brk tenement. Charles Singer to Louis Meyer. Mt \$25,000. Dec 11, 1905. 11:2912. other consid and 100
- *White Plains road, w s, being lots A and 11 and 12 map South Washingtonville, except part for road. Jacob Stahl Jr to Saml Erdreich and Wm Fischman. Dec 6, Dec 8, 1905. nom
- Westchester av, No 966, e s, 260 n Dawson st, 25x90.8x26.1x98.3, 4-sty brk tenement and store. Esther Weinberger to Marcus Nathan. Mort \$12,000. Dec 7, Dec 8, 1905. 10:2654. other consid and 100
- Woodlawn road, w s, abt 178 s 212th st, 75x103.6x75x103.4, vacant. Century Realty Co to William Gaul. Dec 6, Dec 9, 1905. 12:3328. other consid and 100
- Woodlawn road, w s, 51 s 212th st, 50.6x101.3x50x98.9, vacant. Century Realty Co to Walter Timmis. Dec 5, Dec 9, 1905. 12:3328. other consid and 100
- Woodlawn road, w s, 295.5 n Gun Hill road, 75x103.6, vacant. Century Realty Co to Wm B Deyo. Dec 6, Dec 8, 1905. 12:3328. other consid and 100
- Woodlawn road, w s, 220.4 n Gun Hill road, 75x103.6, vacant. Century Realty Co to Theobald J Dengler. Dec 7, Dec 8, 1905. 12:3328. other consid and 100
- Woodlawn road, w s, abt 129 s 212th st, 50.4x103.4x50x102.3, vacant. Century Realty Co to Eliz T Dooley. Dec 5, Dec 8, 1905. 12:3328. other consid and 100
- Woodlawn road, w s, 25.6 s 212th st, 25x98.9x25x97, vacant. Century Realty Co to Edgar J Levey. Dec 9, Dec 11, 1905. 12:3328. other consid and 100
- Woodlawn road, w s, 370.6 n Gun Hill road, 75x103.6, vacant. Century Realty Co to Edgar J Levey. Dec 9, Dec 11, 1905. 12:3328. other consid and 100
- Woodlawn road, w s, abt 280 s 212th st, 75x103.6, vacant. Century Realty Co to Edgar J Levey. Dec 9, Dec 11, 1905. 12:3328. other consid and 100
- Woodlawn road, w s, 105 s 212th st, 25x102.3x25x101.4, vacant. Century Realty Co to Augusta and Ivai Peterson. Dec 5, Dec 11, 1905. 12:3328. other consid and 100
- Woodlawn road, s w cor 212th st, 25.6x97x25x95.2, vacant. Century Realty Co to J Frederick Scheer. Dec 6, Dec 11, 1905. 12:3328. other consid and 100
- Woodlawn road, w s, abt 255 s 212th st, 25x103.6, vacant. Century Realty Co to Wm J Chestnut. Dec 5, Dec 11, 1905. 12:3328. other consid and 100
- Woodlawn road, w s, 120.6 n Gun Hill road, 100x103.6, vacant. Century Realty Co to Bernard Bradley. Dec 6, Dec 11, 1905. 12:3328. other consid and 100
- Washington av, e s, 193.6 n 165th st, 25x200, vacant. Joseph Brill to Mary Hefelee. Aug 22, 1894. Re-recorded from Aug 22, 1894. Dec 13, 1905. 9:2370. 3,700
- *Wilder av, w s, 150 n Jefferson av, 50x100. Bracken av, w s, 175 s Jefferson av, 75x100, Edenwald. Land Co A, of Edenwald, to Saml Mann. Nov 15, Dec 13, 1905. nom
- Walton av | n w s, 325 s w 183d st, 25x196.1 to Jerome av, 1-sty Jerome av | frame dwelling and 2-sty frame dwelling and store on Jerome av. Lizzie Rudolph to Chas W Lindsley, of Pompton Lakes, N J. Mort \$6,000. Dec 12, Dec 14, 1905. 11:3186. other consid and 100
- *1st av, e s, lot 41 map No 1, of Olinville, 100x100. Sarah I Hurr to Giuseppi Cirillo and Angelo Besesto. Dec 11, Dec 12, 1905. nom
- 3d av | e s, 77.11 s 136th st, runs e 172.3 to Lincoln av, Nos 175 and 177 | w s Lincoln av x s 50 x w 186.4 to av x n 51.11 to beginning, except part for 3d av and strip on s s on Lincoln av 1.7x95, being now 51.3x128.10 to Lincoln av x 50x117.3, vacant. Gussie wife Philip Englander to Louis Seidman, Louis N Adler and Max Rosh. Mort \$20,000. Dec 11, 1905. 9:2318. other consid and 100
- 3d av, No 4171, w s, 30 n 176th st, 26.2x97.10x26x98.10, 4-sty brk tenement and store. Robt H Gray to Jesse L Livermore. Mort \$14,000. Dec 11, Dec 12, 1905. 11:2924. 20,000
- 3d av, No 2750, late Old Boston road, e s, 112 n 145th st, 28x109.11x25x122.6, 2-sty frame store. Saml Grossman to Newman Grossman and John Bamby. Mort \$14,000. Dec 12, Dec 13, 1905. 9:2307. other consid and 100
- 3d av, No 2750, e s, 112 n 145th st, 28x109.11x25x122.6, 2-sty frame store. Jennie A O'Ryan to Saml Grossman. 1/4 part. Mt \$6,000. Dec 4, Dec 13, 1905. 9:2307. other consid and 100
- Same property. Helen McCartney EXTRX James McCartney to same. 1/4 part. Mort \$6,000. Dec 4, Dec 13, 1905. 9:2307. 4,325
- Same property. Helen McCartney to same. Q C. Dec 4, Dec 13, 1905. 9:2307. other consid and 100
- 3d av, No 2750, e s, 112 n 145th st, 28x109.11x25x122.6, 2-sty frame store. Helen McCartney to Saml Grossman. 1/2 part. Mort \$6,000. Dec 4, Dec 13, 1905. 9:2307. other consid and 100
- 3d av, No 3430, e s, 175 n Spring pl, 25x106.6x23.5x104.6, 3-sty frame brk front tenement and store. Wilhelmina Walter to Constantino Calamari. Mort \$6,000. Dec 12, Dec 13, 1905. 10:2608. other consid and 100
- *4th av, w s, 50 n 219th st, 25x105, Wakefield. John Klunder to Thomas H Perse. Dec 12, 1905. nom
- *4th av, s s, 205 e 4th st, 50x114, Wakefield. Cornelius Gleason to Carrie L Hough. Nov 29, Dec 8, 1905. nom
- *12th av, s w cor 2d st, 114x205. Adam Zimmer et al to Eliz Ragette and Henry F A Wolf. Dec 1, Dec 14, 1905. nom
- *12th av, s w cor 2d st, 114x205, Wakefield. Edw R Zimmer to Elisabeth Ragette and Henry F A Wolf. Q C. Dec 1, Dec 14, 1905. nom
- *14th av | s e cor 5th st, 205x228 to n s 13th av, Wakefield. Cornelia J Dusenberry to Wm H Schmid. Dec 11, 1905. nom
- *15th av, n s, being w 1/2 lot 121 and e 1/2 of lot 128 map Wakefield, 100x114. Joseph Wadick to Wilhelm Pflug. Dec 11, Dec 12, 1905. nom

*21st av, n s, 205 e 2d st, 100x114, Wakefield. Henry Ziegler and ano EXRS Jacob Ziegler to G A Moses. July 27. Dec 8, 1905. 2,000
 *21st av, n s, 205 e 2d st, 100x114, Wakefield. G Arnold Moses to Irving Realty Co. Nov 28. Dec 8, 1905. nom
 *22d av, s s, 205 e 2d st, 100x114, Wakefield. Levia A Smith to Edward Catterson, Jr. Dec 12. Dec 14, 1905. other consid and 100
 Interior lot, at w line lot 216 at point 164.11 n 156th st, runs n e 29.4 x s 14.5 x w 25 to beginning, being north part of lot 216 map Dater estate. Georgina Rendall to John J McManus. Dec 4. Dec 9, 1905. 10:2688. other consid and 100
 Lots 32 to 53 amended map Cammann estate at Fordham Heights. John C Rodgers to James J McCabe. Dec 6. Dec 12, 1905. 11:3218.
 *Lots 65 to 70 map Flanagan estate. Geo F Bruning to John C Heintz and Jacob Siegel. All liens. Dec 9. Dec 12, 1905. 100
 *Lots 328 and 329, map Washingtonville. James G Coburn to David L Rudd. Nov 9. Dec 12, 1905. other consid and 100
 *Lots 9, 10, 24, 25, 28, 31 32 block 6; lots 73, 74 and 75 block 22, map Edenwald. Release mort. The Mutual Life Ins Co of N Y, to Land Co A of Edenwald. Dec 7. Dec 13, 1905. 1,000
 Lot 228 map S Cambreleng et al at Fordham. Augustus S Nicholson et al to Maria T Corsa. Q C. Nov 23. Dec 13, 1905. 11:3076. nom
 *Lots 130 and 131 amended map portion Gleason property. Fredk H Doelle to Danl J Dillon. Dec 6. Dec 8, 1905. other consid and 100
 *Lot 50 map Neill estate. Thos N Jacques to Bridget O'Keefe. Dec 6. Dec 8, 1905. other consid and 100
 *Lots 293, 294, 295, 307, 308 and 309 map Laconia Park. Lots 299 to 303 same map. Allan G Macdonell to Thomas Gilleran. All liens. July 22, 1901. Dec 9, 1905. nom
 *Same property. Thomas Gilleran to Peter Schultz. Q C. Dec 5, 1905. Dec 9, 1905. nom
 *Lots 418, 420, 421, 423, 463, 467, 430, 529, 530, 532, 419, 462, 426, 427, 381, 380, 313, 398, 399, 384, 464, 465, 466 map Arden property. Thomas Gilleran to Peter Schultz. Dec 4. Dec 9, 1905. nom
 *Lots 43 and 54 amended map Bronxwood Park. Thomas Gilleran to Peter Schultz. All title. Q C, &c. Sept 20. Dec 9, 1905. nom
 *Lot 15 blk 26 map Palham Park. Jenny Cockburn to Gustav Voigt. Dec 9. Dec 11, 1905. other consid and 100
 *Lots 46, 49, 50, 151 and 153 map 170 lots Siems estate. Release mort. Nicholaus Siems to Hudson P Rose Co. Dec 8. Dec 11, 1905. 750
 *Lots 74, 77, 78, 94, 161, 162, 163 and 166 map building lots in 24th Ward, near Williamsbridge Station, on N Y & Harlem R R. Wm Duden to A Shatzkin & Sons, Inc. Dec 11. Dec 14, 1905. 5,000

MISCELLANEOUS.

Order approving bond of Geo F Darrell as TRUSTEE in matter of John Lanzer, Bankrupt. May 18, 1895. Dec 14, 1905.

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.)

Dec. 8, 9, 11, 12, 13 and 14.

BOROUGH OF MANHATTAN.

Allen st, No 170. Surrender lease. Harry or Herman Parnes to Nathan Conner. Dec 12, 1905. 2:416706.75
 Allen st, No 121. Surrender lease. Isidor Rieger to Salomon Feiner. May 2. Dec 12, 1905. 2:415.....nom
 Allen st, No 121, all. Isaac Lipschitz and ano to Nathan Yator; 2 8-12 years, from Dec 1, 1905. Dec 12, 1905. 2:415.....3,150
 Same property. Surrender lease, &c. Same with same. Dec 4. Dec 12, 1905. 2:415.....nom
 Ann st, No 35, n e cor Nassau st, runs e 25.6 x n 39.3 x w 22.2 x s 40.10 to beginningnom
 Ann st, No 37, n s, 25.6 e Nassau st, runs n 39.1 x e 14.2 x s 29.5 x e 1.11 x s 8.9 to Ann st, x w 16.9 to beginningnom
 Ruland & Whiting Co to United Merchants Realty and Impt Co; 20 years, from Jan 1, 1906. Dec 13, 1905. 1:92.....nom
taxes, &c, and 11,000 and 12,000
 Ann st, Nos 35 and 37, part of ground floor and basement. United Merchants Realty and Impt Co to Bernard Daly; 20 years, from Jan 1, 1906. Dec 13, 1905. 1:92.....8,000
 Ann st, Nos 35 and 37, n e cor Nassau st. Assign lease. Bernard Daly to James Everards Breweries. Dec 11. Dec 13, 1905. 1:92.....nom
 Bayard st, No 4, store floor and basement and 3 rooms above store. Leopold Hellinger to Gerson Cohen; 10 years, from May 1, 1898. Dec 8, 1905. 1:291.....1,080
 Bayard st, No 49, all. Max Mandel to Joseph Katzkow; 3 5-12 years, from Dec 1, 1905. Dec 11, 1905. 1:163.....3,440 and 3,800
 Cannon st, No 17, store. Jos Bruder to Nathan Rosenbaum; 2 years, from June 1, 1906. Dec 11, 1905. 2:326.....480
 Clinton st, Nos 22 and 24. Surrender lease. Louis Nathanson to Aaron Goodman. Dec 5. Dec 14, 1905. 2:350.....1,200
 Delancey st, No 168 1/2, west store, &c. Leah Rose to Kalman and Max Alperstein; 5 years, from May 1, 1904. Dec 8, 1905. 2:348.880 and 940
 East Broadway, No 198, store. Albert E Lowe to Hannah Rosenzweig; 3 years, from Jan 1, 1906. Dec 13, 1905. 1:285.....480
 Franklin st, No 8, basement store. Societa Italiana Giuseppe Mazzini di Mutuo Soccorso in N Y, a corporation, to Frank Mauro; 3 years, from Oct 1, 1905. Dec 12, 1905. 1:167.....480
 Greenwich st, n w cor Rector st, 19.9x90.8x15x90.6, all. Catherine McCrea et al EXRS Augustine L McCrea to Michael Shannon; 7 years, from May 1, 1909. Dec 13, 1905. 1:53.....nom
taxes, &c, and 2,400
 King st, Nos 1 and 13, all. Lewis A London to Isaac Stanislawsky; 5 years, from Nov 1, 1910. Dec 14, 1905. 2:520.....4,550
 Lafayette pl, Nos 52 and 54, store, basement and sub-basement. N Y Life Ins & Trust Co TRUSTEE Marion L Carroll and ano to Bishop & Babcock Co, of Ohio; 6 years, from Feb 1, 1906. Dec 8, 1905. 2:544.....4,000 and 4,500
 Lafayette pl, No 41, all. Louis J de Milhau to Richd L Treffurth; 5 years, from May 1, 1906. Dec 12, 1905. 2:545.. 1,600 to 2,200
 Madison st, No 329. Surrender lease. Morris R Swiss to Gouverneur Realty Co. June 9. Dec 9, 1905. 1:267.....nom
other consid and 100

New Chambers st, No 73. Assign lease. Congress Brewing Co to Giuseppe Gentileco. All title. Dec 8. Dec 13, 1905. 1:111.....nom
 Norfolk st, No 141, store and 3 rooms in rear. Louis Joseph to Jacob Karp and Sam Struber; 3 years, from Dec 1, 1905. Dec 14, 1905. 2:354.....720 and 780
 Orchard st, Nos 145 to 149. Assign lease. Nathan Michaelson to Nathan Singer. Dec 14, 1905. 2:416.....other consid and 1,000
 Orchard st, No 160. Surrender lease. Isidor Horowitz to Abraham M Levy. Dec 6. Dec 8, 1905. 2:411... other consid and 100
 Orchard st, No 158. Surrender lease. Isidor Horowitz to Abraham M Levy. Dec 6. Dec 8, 1905. 2:411...other consid and 100
 Pearl st, Nos 462 and 464 stores, &c. Frank Lewis and ano to Park row, Nos 165 to 169 Thomas F Connery; 2 1/2 years, from May 1, 1906. Dec 11, 1905. 1:118.....3,020
 Same property. Assign lease. Thos F Connery to Bernheimer & Schwartz. Dec 7. Dec 11, 1905. 1:118.....nom
 Pearl st, Nos 462 and 464, s e cor Park Row, 4 lofts, above store floor, &c. Frank Lewis and ano to Eusebio Ghelardi, of Brooklyn; 10 years, from May 1, 1906. Dec 12, 1905. 1:118.....3,800
 Rivington st, Nos 69 to 73, all, except cor stores and 3 basements. Max Dick to Louis Lachs; 3 7-12 years, from Oct 1, 1905. Dec 14, 1905. 2:415.....9,500
 Rivington st, No 74. Assign lease. Bamed Schwartz to H Koehler & Co. Dec 9. 2:416.....nom
 Rivington st, No 74, basement store. Joseph Wasserman and ano to Bamed Schwartz. Dec 7, 2 years and 8 days from completion of alterations; 3 years renewal. Dec 12, 1905. 2:416... ..900 and 960
 Stanton st, No 126, east basement store. Abraham Gelber and ano to Biaggio Bartanova; from Dec 1, 1905, to May 1, 1909. Dec 13, 1905. 2:355.....450
 Sheriff st, No 56, basement. Abraham Schneider to Sam, Louis, and Osker Orseck, doing business as Orseck Bros; 3 years, from Oct 13, 1903. Dec 12, 1905. 2:333.....240
 Thompson st, No 231, all. Sam Jacobs to Louis Raggio; 4 years, from Jan 1, 1906. Dec 12, 1905. 2:539.....2,650
 Willett st, Nos 1 and 3, all. Louis Krause to Saml Scheiner; 3 years, from Jan 1, 1906. Dec 12, 1905. 2:336... ..6,500 and 6,550
 Wall st, No 60, part of 1st floor and part basement. Sixty Wall Street, a corpn, to U S of America by Frank H Hitchcock acting Postmaster-General; 4 years, from July 1, 1905. Dec 8, 1905. 1:40.....25,000
 Willett st, No 90, store, &c. Nathan Bloom and ano to Maurice Kirsch; 5 years, from May 1, 1906. Dec 9, 1905. 2:339.....1,080
 1st st, No 21. Assign lease. Isaac Munver to Joseph Laudes. Oct 10. Dec 9, 1905. 2:443.....nom
 3d st, No 97 East, store, &c. Joseph P Slater to Henry Stern 2 1/2 years, from Nov 1, 1905. Dec 14, 1905. 2:445.....576
 3d st, No 120 East. Assign lease. Pauline Jaeger INDIVID and EXTRX Christian Jaeger to Emma Fauth. Dec 9. Dec 12, 1905. 2:430.....nom
 5th st, Nos 629 and 631. Leasehold. FORECLOS. Geo E Plunkitt ref to V Loewers Gambrius Brewery. Dec 12. Dec 13, 1905. 2:388.....500
 6th st, Nos 644 and 646 East. Assign lease. Ignatz Bleich to Miriam Kohn. Oct 4. Dec 13, 1905. 2:388.....nom
 6th st, No 418, s s, 250 e 1st av, 25x97, all. U S Trust Co TRUSTEE Stephen Whitney to Margaretha Diefenthaler; 3 years, from May 1, 1905. Dec 12, 1905. 2:433.....taxes, &c, and 950
 6th st, No 418, s s, 250 e 1st av, 25x97. Consent to assign lease. U S Trust Co of N Y TRUSTEE Stephen Whitney to Margaretha Diefenthaler. Nov 24. Dec 12, 1905. 2:433.....nom
 Same property. Assign lease. Margaretha Diefenthaler to Harry Wittenberg. Dec 1. Dec 12, 1905. 2:433.....nom
 6th st, No 420, s s, 275 e 1st av, 11.6x106.9x56x97. U S Trust Co of N Y TRUSTEE Stephen Whitney to Gamilla Villing; 3 years, from May 1, 1905. Dec 12, 1905. 2:433.....taxes, &c, and 850
 Same property. Assign lease. Gamilla Villing to Harry Wittenberg. Dec 5. Dec 12, 1905. 2:433.....1,300
 7th st, No 228, 1st floor. Dora Beier to Louis Herbst; 5 years, from May 1, 1906. Dec 8, 1905. 2:389.....1,020
 8th st, No 405 East. Assign lease. Nathan Goldberg to Welz & Zerweck. Dec 8. Dec 9, 1905. 2:365.....nom
 12th st, No 532 East, all. Pinkus Burger to Sam Lietzes and Max Ellenbaum; 3 years, from Nov 1, 1905. Dec 12, 1905. 2:405.2,760
 13th st, Nos 438 and 440 East, all. Osias Karp to Saml Shiner; 3 years, from Dec 1, 1905. Dec 9, 1905. 2:440.....6,900
 14th st, No 608 East, store, &c, and 4 rooms above store. Saul J Sacher and ano to Monroe Eckstein Brewing Co; 3 years, from May 1, 1906. Dec 11, 1905. 2:396.....780
 14th st, No 515 East. Cancellation of lease. August Spiess et al with John W Rothenberg. Dec 2. Dec 12, 1905. 3:972.....nom
 16th st, No 430, s w s, 169 n w Av A, 25x103.3. Wm W Astor to Eva Hertel; 20 years, from May 1, 1909. Dec 12, 1905. 3:947.nom
taxes, &c, and 700
 Same property. Assign lease. Frederick Bauer and ano EXRS Charles Pfeiffer to same. Nov 29. Dec 12, 1905. 3:947.....1,500
 18th st, Nos 336 and 338 East, all. Rachel Feinberg to Samuel Turer; 5 years, from Jan 1, 1906. Dec 13, 1905. 3:923.....5,500
 21st st, No 43 West. Assign lease. Harris Brounstein to Joseph Tettelbaum. All title. Dec 5. Dec 11, 1905. 3:823nom
 23d st, No 125 East, store. Fredk C Beach to Chas Cluthe doing business as Chas Cluthe Co; 2 years, from Jan 1, 1906. Dec 9, 1905. 3:879.....3,250
 24th st, No 517 West, store, basement, all of rear building. Anna M Rapp to Ambrose Rehm; 2 5-12 years, from Dec 1, 1905. Dec 13, 1905. 3:696.....900 and 960
 24th st, No 517 West. Assign lease. Paul Kulbe to Ambrose Rehm. Nov 29. Dec 8, 1905. 3:696.....nom
 32d st, No 133 West, store floor. Geo Harjes to Automobile Touring Co; 3 years, 8 1/2 months, from Aug 15, 1905. Dec 13, 1905. 3:808.....800 and 900
 36th st, No 7, n s, 175 w 5th av, 25.2x98.9. Assign lease. Carl Berger to Simon Arnold and Seligmann and Emile Rey, composing firm Seligmann & Co. Dec 12, 1905. 3:838.....nom
 36th st, No 7, n s, 175 w 5th av, 25.2x98.9. Assign lease. Carl Berger to Seligmann & Co. Dec 12, 1905. 3:838.....nom
 36th st, No 7, n s, 175 w 5th av, 25x98.9, all. Catharine T Schiefelin to Carl Berger; 15 years, from Jan 1, 1907. Dec 12, 1905. 3:838.....5,000 to 6,000
 36th st, No 7 West. Agreement as to sale and performance of covenants and conditions in lease. Cath T Schiefelin with Seligmann & Co. Dec 11. Dec 13, 1905. 3:838nom
 40th st, Nos 323 and 325 East, all.....
 40th st, Nos 317 to 321 East, rear.....
 Walter Cutting TRUSTEE Robt L Cutting to Horace Waters & Co; 5 years, from May 11, 1906. Dec 13, 1905. 5:1333.....5,000

42d st, No 3 West, all. Howard Realty and Development Co to Wm G White; 10 years, from Feb 15, 1906. Dec 11, 1905. 5:1258.....4,800 to 7,000

43d st, No 26, s s, 333.4 w 5th av, 20.10x100.5. Consent and agreement as to assign lease, &c, with Chas F Hoffman, Simon L Lanson and Butler Davenport. Oct 31, 1905. Dec 12, 1905. 5:1258.....nom

43d st, No 26, s s, 333.4 w 5th av, 20.10x100.5. Assign lease. Simeon L Lawson to Butler Davenport. Oct 31. Dec 12, 1905. 5:1258.....100

50th st, No 50 West. Surrender lease. Maria F Emerson to TRUSTEES of Columbia College in City N Y. Dec 5. Dec 12, 1905. 5:1265.....nom

51st st, No 545 West, store, &c. John Donnelly to Christopher and John Schmitt; from July 1, 1905, to April 30, 1908. Dec 8, 1905. 4:1080.....600

54th st, No 331 East. Assign leasehold. Hugo Thum to Elizabeth Arvay. Dec 8. Dec 13, 1905. 5:1347.....nom

60th st, No 141 East. Assign lease. Hyman Greenberg and ano to Israel Apter. Dec 9, 1905. 5:1395.....nom

81st st, No 320 East. Surrender lease. Morris Podolsky to Solomon Drummer. Dec 8, 1905. 5:1543.....125

88th st, No 119 East. Surrender lease. David Gold and ano to Israel and Louis Rotkowitz. July 6. Dec 13, 1905. 5:1517.....150

91st st, s s, 300 e 2d av, 100x100.8. Assign lease. Henry Rothschild to Hencken & Willenbrock Co. Jan 19, 1903. Dec 8, 1905. 5:1553.....nom

102d st, No 412 East, part basement. Geo Dimrauf and ano to Fred Benz; 5 years, from Nov 1, 1905. Dec 13, 1905. 6:1695.....540

102d st, s s, 570 e 1st av, runs s 125.11 x e 109.9 to Harlem River x n e — to c l blk x w — to point 645 e 1st av, x n 100.11 to st, x w 75 to beginning.....

102d st, s s, 645 e 1st av, 25x100.11.

Edwin Ferris to Max Freeman; 10 years, from May 1, 1905. Dec 13, 1905. 6:1695.....4,440

102d st, s s, 645 e 1st av, 25x100.11. Assign lease. Max Freeman to Edwin Ferris. May 16. Dec 13, 1905. 6:1695.....nom

112th st, No 327 West, all. Edw M Powers to Ellen F Ryder; 3 years, from Oct 1, 1905. Dec 11, 1905. 7:1847.....960

134th st, No 102 West, shop. Sherman T Smith to Felipe Scarpaliggia and Biase Manento, from April 1, 1905, to July 31, 1908. Dec 12, 1905. 7:1918.....312

Av A, No 294, ground floor and basement. Anna C Fennel EXTRX Adam P Fennel to George Herrlein; 3 years, from June 1, 1907. Dec 14, 1905. 3:976.....660

Same property. Assign lease. George Herrlein to George Ringler & Co. Dec 13. Dec 14, 1905. 3:976.....1,000

Same property. Assign lease, recorded May 25, 1904. Gottlieb Masur to George Herrlein. Dec 12. Dec 14, 1905. 3:976.....nom

Same property. Assign lease. George Herrlein to George Ringler & Co. Dec 12. Dec 14, 1905. 3:976.....nom

Av B, s w cor 4th st. Surrender lease. Ida Baronowsky to Henry Tishman. Nov 1. Dec 12, 1905. 2:386.....200

Av C, n w cor 6th st, 5 rooms. Louis Whitstone to Morris L Sotlot; 5 years, from May 1, 1907. Dec 11, 1905. 2:389.....540

Av D, n e cor 7th st, all. Fannie Meyers to 7th st, Nos 287 and 289 E| Solomon and Louis Donskoy; 3 years, from Sept 1, 1905. Dec 12, 1905. 2:363.....8,250

Same property. Agreement as to allowance deducted from each monthly payment, also extra allowance of \$100 of May rents. Same to same. Aug 31, 1905. Dec 12, 1905. 2:363.....

Broadway, Nos 2182 to 2186 | all. Gustavus L Lawrence to Metro-77th st, Nos 225 to 231 West| politan Auto Co; 5 1-3 years, from Jan 1, 1906. Dec 12, 1905. 4:1169.....taxes, and 12,500

Broadway, No 749, store, &c. Jacob Kottek and ano to James A Whitcomb; 5 years, from Feb 1, 1906. Dec 9, 1905. 2:548.....4,500

Broadway, No 212, n e cor Fulton st, 29x77.2x29x76.2, all. Edw M Knox to the United Cigar Stores Co; 21 years, from May 1, 1906, with renewals. Mort \$300,000. Dec 13, 1905. 1:89.....taxes, &c, and \$27,500 to 30,000

Broadway, No 413, s w cor Lispenard st, 1st floor and basement. Josephine Schmid to Lincoln Trust Co; 10 years, from Feb 1, 1906. Dec 13, 1905. 1:194.....10,000

Central Park West, No 374. Assign lease and agreement extending lease for 3 years. David and Sadie Gorman to Amedee J Guislin. All title. Dec 12, 1905. 7:1833.....520

Madison av, No 1021, all. David McClure and ano TRUSTEES Brian McKenney to Edwin N Fribourg; 3 years, from Oct 1, 1905. Dec 12, 1905. 5:1393.....2,200

Melrose av, No 802, n e cor store, &c. Konrad Kromer to John T Brems; 5 5-12 years, from Dec 1, 1905. Dec 12, 1905. 9:2380.....780

Monroe av, No 1785, store, &c. John Gohring to Louis Becker; 4 years, 11 months and 22 days, from Dec 9, 1905. Dec 12, 1905. 11:2797.....480

Park row, No 156| westerly cor 1st floor. Thomas Campbell to Pearl st, No 466| Benj B Odell, Jr., Republican Club; 5 years, from Dec 1, 1905. Dec 12, 1905. 1:160.....360

Park row, No 113 | store and 1st floor, &c. U S Trust Co of New Chambers st, No 5| N Y EXR John H Spellman to Fredk H Renner and Jos Bush; 5 years, from May 1, 1906. Dec 12, 1905. 1:119.....2,100

Pleasant av, No 290, all. Fortunato D'Onofrio to Domenico Gallo; 3 years, from Nov 1, 1905. Dec 11, 1905. 6:1714.....1,056

Park row, No 156| northerly cor. Margaret Hyland GUARDIAN Pearl st, No 466| Stephen A and Mary Hyland to Thomas Campbell; 5 years, from Dec 1, 1905. Dec 11, 1905. 1:160.....2,640

1st av, Nos 2434 and 2436. Assign lease. Congress Brewing Co to Jetter Brewing Co. All title. Sept 26. Dec 13, 1905. 6:1812.....nom

1st av, No 182, n e cor 11th st, store and back room. Henry Muller EXR to Wm Schapiro; 5 years, from May 1, 1906. Dec 13, 1905. 2:439.....920

2d av, No 1917.....

1st av, n e cor 99th st, 25x264.8.

Assign two leases. Thomas Maloney to James Everards Breweries. Dec 8. Dec 11, 1905. 6:1649 and 1693.....nom

3d av, No 2140, store, &c. Wm R Barr to Jacob Bishop; 3 years, from May 1, 1907. Dec 11, 1905. 6:1644.....2,400

3d av, No 587, 1st floor. Edw J Frick to Gragia Giglio; 3 years, from Sept 1, 1905. (with renewal). Dec 9, 1905. 3:919.....720

3d av, No 1015, store and back rooms. Geo Stern to Jetter Brewing Co; 1 year, from Dec 1, 1905. Dec 14, 1905. 5:1415.....1,020

3d av, No 1949, store. Louis Baum and ano to Sadi Lindenauer and Esy Hoffman; 3 5-12 years, from Dec 1, 1905. Dec 13, 1905. 6:1657.....912 and 1,092

6th av, s w cor 47th st, store No 10. Walter J Salomon to Timothy D Healy; 10 years, from June 1, 1905. Dec 9, 1905. 4:999.....4,000 to 5,000

7th av, No 115, s e cor 17th st, store, &c. John Morgan to James Griffin; 5 years, from May 1, 1905. Dec 11, 1905. 3:792... 2,500

7th av, s e cor 17th st. Assign lease. James Griffin to Wm J Phelan and Frank Early. Nov 27. Dec 11, 1905. 3:792....nom

8th av, No 736, store, &c. Chas F Lawson to Roey, Kaplan & Silverman; from Jan 15, 1906, to Feb 1, 1911. Dec 11, 1905. 4:1017.....1,380 and 1,500

8th av, No 121, store, &c. Patrick T Canavan to Morris Leibowitz; 2 1/2 years, from Jan 1, 1906. Dec 13, 1905. 3:739....1,140

8th av, No 378. Assign lease. Patrick McGirr to August Stolling. Dec 12. Dec 13, 1905. 3:778.....nom

9th av, s e cor 50th st, corner store. Gottlieb M Karpas M to Philip Shappiro; 5 years, from Dec 1, 1905. Dec 11, 1905. 4:1040.....1,800 and 2,000

10th av, No 602, store, &c. Margaretha Frey to Walton H Beebe; 3 5-12 years, from Dec 1, 1905. Dec 11, 1905. 4:1053 ...1,080

10th av, No 194, e s, abt 96 n 21st st, runs e 60 x n 1.6 x e 40 x n 24.8 x w 100 to av x s 26.2 to beginning, 5-sty brk tenement and store. Consent to assign lease. Clement C Moore to Herman Simon. Nov 21. Dec 8, 1905. 3:719.....

11th av, No 506, store, &c. Rosie Rosenstock to Salvatore Miele; 2 5-12 years, from Dec 1, 1905. Dec 8, 1905. 3:711.....276

11th av, No 591, store, &c. Philip Ryan to John J Callahan; 3 years, from Sept 1, 1905. Dec 12, 1905. 4:1092... ..360

BOROUGH OF THE BRONX.

151st st, No 468 East. Assign lease. Maria A Finelli to Bernheimer & Schwartz. Dec 7. Dec 11, 1905. 9:2440... ..nom

169th st, No 970 East, store, &c. Geo Laemmle to Robt Busch; 5 years, from May 1, 1906. Dec 9, 1905. 10:2663... ..1,744

Courtlandt av, No 777, n w cor 157th st, store, &c.....

157th st, n s, adj above on rear, frame house.....

Simon Dressell to August Bruns; 3 years, from Oct 1, 1906. Dec 14, 1905. 9:2417.....1,500

Same property. Assign lease. Frank Wiener to August Bruns. Dec 12. Dec 14, 1905. 9:2417.....nom

Courtlandt av, No 537, s w cor 149th st, all. John Haffen and ano to Jacob Debold; 4 1/2 years, from Nov 21, 1905. Dec 8, 1905. 9:2330.....1,500

Courtlandt av, No 572, s e cor 150th st, all. Agnes M Strebeigh to Edw Higgins; 5 years, from Aug 1, 1906. Dec 11, 1905. 9:2328.....1,000

Intervale av, No 1298, store, &c. Edward Schutz to Henry E Smith; 2 4-12 years, from Jan 1, 1906. Dec 14, 1905. 11:2974.....420

Jerome av, No 3030, n e cor Southern Boulevard, runs n 50 x e 104.11 to Southern Boulevard x n e 144.1, all. Wm F Byrnes EXR Geo W O'Connor to Patrick J and Hugh J Hanley; 5 years, from July 1, 1905. Dec 8, 1905. 12:3321... ..1,500 and 1,680

Park av, No 3426. Assign lease. Gustav Kauze to Jacob and Adelina Hahn. Dec 12. Dec 13, 1905. 9:2388... ..nom

Southern Boulevard, No 2305, south store. Annie A Gillies to Morris Feldman; 3 years, from Nov 1, 1905. Dec 9, 1905. 11:2980.....480

Washington av, No 1490, store, &c. John Kelly and ano to Leon Lesker; 5 years, from Nov 5, 1904. Dec 14, 1905. 11:2911... ..780 to 900

Washington av, No 922. Assign lease. Fritz Rumpf to Ferdinand Schussler. June 29. Dec 9, 1905. 9:2367... ..nom

Same property. Assign lease. Ferdinand Schussler to John Franz. June 29. Dec 9, 1905. 9:2367... ..nom

3d av, No 3052, store and rooms in rear and bake house. Adam Stein to Chas Hecker; 3 1-3 years, from Jan 1, 1906. Dec 11, 1905. 9:2364... ..780 and 840

3d av, No 2452. Bill of sale of saloon and assign lease. Thomas Maloney to Patrick Teehan. Dec 8, 1904. Dec 11, 1905. 9:2317.....1,500

3d av, No 3401, all. Kate J Ledogar to Henry Eggers; 5 years, from Dec 1, Dec 8, 1905. 9:2371... ..1,200

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines 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.

The first date is the date the mortgage was 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 given block number attached. The block number we give is taken from the instrument as filed.

Mortgages against Bronx property will be found altogether at the foot of this list.

Dec. 8, 9, 11, 12, 13 and 14.

BOROUGH OF MANHATTAN.

Aronowitz, Abraham to Irving Baum. Norfolk st, No 20, e s, 52 n Hester st, 23x25. P M. Prior mort \$12,000. Dec 11, 3 yrs, 6%. Dec 12, 1905. 1:312.....1,075

Arvay, Elizabeth to De Witt C Flanagan and ano trustees. 54th st, No 331 East. Saloon lease. Dec 8, demand, 6%. Dec 13, 1905. 5:1347.....1,355.31

Agranoff, Morris and Harry Klansky, Mayer Hurwitz and Bere Klansky to Max Gold. Jackson st, No 32, e s, 125 n Cherry st, 25x100. P M. Prior mort \$32,000. Dec 11, due Dec 1, 1910, 6%. Dec 14, 1905. 1:263.....4,000

Adler, Sigmund to The A C & H M Hall Realty Co. 101st st, Nos 421 to 425, n s, 323 e 1st av, 75x100.11, with machinery. Aug 22, due Nov 22, 1905, 5%. Dec 14, 1905. 6:1695.....2,800

Amoreno, Salvatore to Sarah Rabinowitz. 121st st, No 242, s s, 130.6 w 2d av, 27x100.11. P M. Prior mort \$14,900. Dec 8, 1905, installs, 6%. 6:1785.....1,600

Atlantic Realty Co to Chelsea Realty Co. Broadway, n w cor 136th st, 24.11x100. P M. Dec 8, 1 year, 5%. Dec 11, 1905. 7:2002.....22,800

Babcock, Theo H to Saml Babcock and ano as exr Saml Babcock. 70th st, No 48, s s, 238 e Columbus av, 22x100.5. Dec 8, 3 years, 5%. Dec 11, 1905. 4:1122.....5,000

Beebe, Walter H to J C Bogert Co. 10th av, No 602. Leasehold, &c. Dec 9, 3 months, —%. Dec 11, 1905. 4:1053. Note. 1,000

THE CHARLES H. SMITH CO. SELLING, RENTING, COLLECTING

REAL ESTATE 110 Van Siclen Ave., Brooklyn East New York (26th Ward) Property a Specialty Send Particulars

Brand, Julia H to Edmund Hendricks and ano exrs, &c, Fanny Hendricks. 37th st, No 344, s s, 200 e 9th av, 25x98.9. Dec 7, 3 years, 5½%. Dec 8, 1905. 3:760. 15,000	Downing, Mabel A to Trustees of Columbia College in City N Y. 48th st, No 40, s s, 514 w 5th av, 16x100.5. P M. Nov 22, due Dec 12, 1910, —%. Dec 13, 1905. 5:1263. 36,350
Same to Julius J Lyons. Same property. Prior mort \$16,000. Dec 7, 3 years, 5½%. Dec 8, 1905. 3:760. 1,000	Dickerman, Fredk R with Thomas Hooker. 114th st, n s, 175 w Broadway, 50x100.11. Extension mort. Dec 1. Dec 13, 1905. 7:1896. nom
Bachrach, Abram to Thomas C Smith. 38th st, No 315, n s, 225 e 2d av, 25x98.9. P M. Prior mort \$6,000. Dec 6, 1 year, 6%. Dec 8, 1905. 3:944. 1,000	Eitlinger, Ida C K with Edw O A Glokner. Croton st, n s, 125 w 10th av, 25x100. Extension mort. Dec 9. Dec 11, 1905. 8:2123. nom
Bachman, Alfred C to MUTUAL LIFE INS CO of N Y. 41st st, No 122, s s, 280 w 6th av, 20x98.9. P M. Dec 8, 1905, due, &c, as per bond. 4:993. 35,000	Ehrmann, Leopold to Gibson Putzel. 136th st, Nos 40 to 44, s s, 100 e Lenox av, 116.3x99.11. P M. Prior mort \$120,000. Dec 8, due Dec 1, 1906, 6%. Dec 9, 1905. 7:1733. 4,000
Buckley, Chas P and Nathaniel Niles exrs and trustees Samuel I Hunt with Samuel Lorber and Levi W Rubenstein. 91st st, No 319 East. Extension mort. Dec 1. Dec 8, 1905. 5:1554. nom	Erdman, Albert to Babette Erdman. 60th st, No 309, n s, 150 e 2d av, 25x100.5. P M. Dec 14, 1905, due Dec 19, 1905, 5%. 5:1435. 7,000
Brokaw, Isidor D to Harry Shwitzer. 148th st, No 310, on map No 308, s e cor Bradhurst av, No 116, 75x25. P M. Prior mort \$14,500. Dec 6, 3 years, 6%. Dec 8, 1905. 7:2045. 6,000	Epstein, Max and Harris Cohen and Harris Mandelbaum and Fisher Lewine with LAWYERS TITLE INS & TRUST CO. 119th st, Nos 441 to 449, n s, 113 w Av A, 100x100.11. Subordination mort. Dec 5. Dec 13, 1905. 6:1807. nom
Blitzer, Bella R to Mary L Dayton. 10th av, No 194, e s, abt 96 n 21st st, c l blk bet 21st and 22d sts, runs e 60 x n 1.6 x e 40 x n 24.8 x w 100 to av x s 26.2 to beginning. Leasehold. Dec 6, 3 years, 6%. Dec 8, 1905. 3:719. 5,500	Feldman, Max with Samuel Gross et al. Water st, Nos 492 and 494, n s, 219.3 e Pike slip, 43.8x60x44x60. Agreement modifying mort as to change of interest days. Nov 29. Dec 14, 1905. 1:248. nom
Babcock, Theo H to THE SEAMENS BANK FOR SAVINGS in City N Y. 70th st, No 48, s s, 238 e Columbus av, 22x100.5. Dec 8, due June 30, 1909, 5%. Dec 9, 1905. 4:1122. 38,500	Fava, Secondo to Jetter Brewing Co. Sullivan st, No 240, s w cor 3d st. Saloon lease. Oct 13, 1905, demand, 6%. 2:540. 4,554
Same to Ernest C Klipstein. Same property. Prior mort \$38,500. Dec 8, secures notes, 6%. Dec 9, 1905. 4:1122. 4,392.01	Feinberg, Saml to Henry Rosenbaum. Essex st, No 60, e s, 81 n Grand st, 19x50. P M. Dec 5, 5 years, 5%. Dec 13, 1905. 2:351. 11,000
Bockar, Benedict and Solomon Metzner to Max Blisnikoff. Cannon st, No 65, w s, abt 145 s Rivington st, 27x100. P M. Dec 14, 1905, installs, 6%. 2:333. 3,000	Same to same. Same property. P M. Dec 5, 4 years, 6%. Dec 13, 1905. 2:351. 2,500
Bockar, Benedict and Solomon Metzner to Max Blisnikoff. Cannon st, No 61, w s, abt 172 s Rivington st, 27x100. P M. Dec 14, 1905, installs, 6%. 2:333. 3,000	Frank, Meyer to THE STATE BANK. Allen st, Nos 1 and 2, n e cor Division st, Nos 106 and 108, 100.1x27.7x—x37; 3d st, n w cor Av C, 90x96.2. Prior mort \$242,000. Dec 12, secures notes, 6%. Dec 13, 1905. 2:386 and 294. 25,000
Barber, Meyer to Joseph Schnurer. 106th st, Nos 208 and 210, s s, 110 e 3d av, 50x100.11. Dec 11, 1 year, 6%. Dec 12, 1905. 6:1655. 2,300	Friedman, Harris and Barnet Feinberg and Harris Mandelbaum and Fisher Lewine with LAWYERS TITLE INS & TRUST CO. 118th st, s s, 125 e 7th av, 150x100.11. Subordination mort. Dec 11. Dec 13, 1905. 7:1902. nom
Berkman, Davis with Abraham Sussman. Allen st, Nos 137 and 139, Subordination mort. Oct 5. Dec 13, 1905. 2:415. nom	Friedman, Harris and Barnet Feinberg to Harriet Mandelbaum and ano. 118th st, s s, 125 e 7th av, 150x100.11. Prior mort \$20,000. Dec 11, demand, 6%. Dec 13, 1905. 7:1902. 100,000
Brauner, Mayer with Bernhard Mayer. Orchard st, No 96. Subordination mort. Sept 19. Dec 13, 1905. 2:409. nom	Friedman, Annie to Wm F Morgan Jr and ano trustees John A Robinson. 93d st, No 67, n s, 139 w Park av, 22x100.8. Dec 13, 1905, 5 years, 5%. 5:1505. 25,000
Brauner, Mayer to Esther Herrman et al exrs, &c, Henry Herrman. Orchard st, No 96, e s, abt 110 n Broome st, 25x87.6. Sept 19, 5 years, —%. Dec 13, 1905. 2:409. 29,000	Frankel, Solomon and Samuel Werner to Julius M Cohen. 102d st, Nos 208 and 210, s s, 160 e 3d av, 2 lots, each 25x100.11. 2 P M mortgages, each \$4,250; prior mort on each \$19,000. Dec 1, installs, 6%. Dec 13, 1905. 6:1651. 8,500
Boyd, John Jr to John H Dye. 10th av, No 294, n e cor 27th st, No 463, 24.8x75. Dec 13, 1905, 2 years, 5½%. 3:725. 15,000	Feifer, Bernhard with Fred M Solomon. Norfolk st, No 136, e s, 100 n Rivington st, 25x100. Extension mort. Dec 13, 1905. 2:354. nom
Barkin, Samuel and Solomon Geilich to Mishkind-Feinberg Realty Co. 104th st, Nos 76 and 78, s w cor Park av, 32x100.11. P M. Nov 27, due April 27, 1907, 6%. Dec 13, 1905. 6:1609. 6,300	Frankel, Solomon and Samuel Werner to Julius M Cohen. 102d st, No 212, s s, 210 e 3d av, 25x100.11. P M. Prior mort \$19,000. Dec 1, installs, 6%. Dec 13, 1905. 6:1651. 5,500
Colombo, Bonifacio and Luigi Rapuzzi to Jas V Graham. 48th st, No 328, s s, 350 e 2d av, 25x100.5. P M. Dec 6. Dec 12, 1905, 3 years, 6%. 5:1340. 2,500	Freidus, Israel and Dora his wife, Millie Claman and Morris Steinberg and Jennie his wife to Montgomery Rosenberg. 5th av, Nos 2221 to 2225, n e cor 135th st, No 1, 99.11 x 25. Nov 29, due Mar 28, 1909, 6%. Dec 13, 1905. 6:1760. 12,000
Connell, Andrew J to TITLE GUARANTEE & TRUST CO. 10th av, No 246, e s, 49.4 n 24th st, 24.8x100. P M. Dec 11, demand, —%. Dec 12, 1905. 3:722. 13,000	Franklin, Mary A to Harris Cohen and ano. 96th st, Nos 222 and 224, s s, 305 e 3d av, 2 lots, each 32x100.8. 2 P M mortgages, each \$5,500; 2 prior mort \$27,000 each. Dec 1, 3 years, 6%. Dec 8, 1905. 5:1541. 11,000
Crowley, Cornelius J to TITLE GUARANTEE & TRUST CO. 55th st, No 450, s s, 175 e 10th av, 25x90. Dec 13, 1905, due, &c, as per bond. 4:1064. 12,000	Fichter, Herman and Solomon Simon to Charles Laue. 143d st, n s, abt 135 n Hamilton pl, 75x99.11, and being plot begins at c l blk bet 143d and 144th sts, and 175 w Hamilton pl, runs s 99.11 to n s 143d st x w 75 x n 99.11 x e 75 to beginning. P M. Dec 1, due June 1, 1907, 5½%. Dec 8, 1905. 7:2075. 11,313.78
Crawford, Andrew to American Surety Co. 209th st, s s, 225 e Amsterdam av, 75x99.11. Secures bond of Geo F Quigley Co of 45 W 21st st for \$10,000 on contract for lease. Dec 9. Dec 13, 1905. 8:2205. —	Fisher, Morris to Max Cohen and ano. Goerck st, No 11, w s, 100 s Broome st, 17x50. Nov 29, due Dec 1, 1906, 6%. Dec 11, 1905. 2:326. 6,000
Cohen, Bernard and Chas W Endel with UNION DIME SAVINGS INSTN. Broadway, No 591, w s, 206.10 s Houston st, 30x200 to e s Mercer st, No 162, x29.11x200. Extension mort. Dec 11. Dec 12, 1905. 2:512. nom	Finck, Henry C to The Essex Realty Co. 5th st, No 817, n s, 191.4 e Av D, 26.8x97. P M. Prior mort \$23,000. Dec 9, 3 years, 6%. Dec 11, 1905. 2:360. 8,250
Clug, Simon and James C Austin with Wm H Hall. 22d st, No 423 East. Subordination mort. Nov 24. Dec 14, 1905. 3:954. nom	Fitch, Julia K, L Anna Kellogg and Caroline Gray, Peekskill, N Y, and Julia E Bailey, N Y; Mary R King, Sylvester T and Grace A Kellogg, Yonkers, N Y; to Rufus King. 17th st, No 110 W. 25x92. Oct 3, due June 11, 1906, 4%. Dec 11, 1905. 3:792. 1,700
Cohen, Barney and Jacob Auerbach to Albert Brandt. 103d st, Nos 75 and 77, n s, 27 w Park av, 2 lots, together in size 53x75. 2 P M mortgages, each \$5,750. 2 prior mort, \$13,000 each. Dec 14, 1905, 5 years, 6%. 6:1609. 11,500	Fazzari, Alberto to Henry Elias Brewing Co. Hester st, No 177, and Mott st, No 121. Saloon lease. Dec 7, demand, 6%. Dec 8, 1905. 1:237. 900
Cordovano, Mariano to Jetter Brewing Co. 108th st, No 240 East. Saloon lease. Oct 25, demand, 6%. Dec 14, 1905. 6:1657. 621.85	Fuchs, Joseph to Morris Stone. 2d av, No 1919, w s, 26 n 99th st, 25x79. P M. Prior mort \$13,000. Dec 1, 1 year, 6%. Dec 9, 1905. 6:1649. 3,000
Cashman, Louis to Clara Heyman. 12th st, No 522, s s, 320.6 e Av A, 25x103.3. P M. Prior mort \$30,000. Dec 14, 1905, 5 years, 6%. 2:405. 9,500	Freundlich, Morris to Rachel Levy. 10th av, No 657, w s, 50.2 n 46th st, 25.1x100. P M. Prior mort \$31,000. Dec 8, 3 years, 6%. Dec 14, 1905. 4:1075. 3,000
Citizens Investing Co to Stiles F Stanton. Mott st, Nos 274 and 276, e s, 191.2 s Houston st, runs n 39.9 x e 81.11 x w 25.5 x e 4.11 x s 14.2 x w 87.7 to beginning. Dec 14, 1905, 3 years, 6%. 2:508. 10,000	Geiger, Louis to Maier Berliner. Madison av, No 1439, e s, 54.10 n 99th st, 27x100. P M. Prior mort \$—-. Dec 11, 3 yrs, 6%. Dec 12, 1905. 6:1605. 5,000
Same to same. Same property. Certificate as to consent of stockholders to above mort. Dec 12. Dec 14, 1905. 2:508. —	Guedalia, Aaron to TITLE INS CO of N Y. 112th st, No 13, n s, 220 w 5th av, 25x100.11. Dec 11, due Sept 30, 1908, 5½%. Dec 12, 1905. 6:1596. 20,000
Catholic Church of St Thomas to EMIGRANT INDUSTRIAL SAVINGS BANK. 118th st, No 262, s s, 300 e 8th av, 25x100.11; 117th st, n s, 325 e 8th av, runs e 100 x n 100.11 x w 25 x n 100.11 to 118th st x w 75 x s 201.10 to beginning. Dec 5, due June 30, 1907, 4½%. Dec 8, 1905. 7:1923. 125,000	Goldstein, Jennie to Morris Weinstein. 13th st, No 630, s s, 283 w Av C, 16x103.3. P M. Prior mort \$6,000. Dec 13, 1905, 3 years, 6%. 2:395. 2,600
Cohen, Samuel to Lawrence Cohen. 117th st, Nos 15 and 17, n s, 265.7 w 5th av, 34.8x100.11. P M. Prior mort \$47,000. Dec 8, 1905, installs, 6%. 6:1601. 5,000	Gurgel, Lena to Walter J Moore. 56th st, Nos 231 to 237, n s, 200 w 2d av, 100x100.5. Dec 11, due Mar 2, 1906, —%. Dec 13, 1905. 5:1330. 10,334.77
Cohen, Saml to Lawrence Cohen. 117th st, Nos 19 and 21, n s, 300.3 w 5th av, 34.8x100.11. Prior mort \$47,000. Dec 8, 1905, installs, 6%. 6:1601. 5,000	Goldberg, Saml to The Trustees of The Theological Seminary of the Presbyterian Church at Princeton, N J. Bowery, No 101, s e s, 75.4 n Hester st, 25x119.2x25x119.5. P M. Dec 12, 5 years, 5%. Dec 13, 1905. 1:304. 35,500
Campbell, Thomas to Jacob Ruppert. Park row, No 156, and Pearl st, No 466. Saloon lease. Dec 4, demand, 6%. Dec 11, 1905. 1:160. 4,000	Geutlesco, Guiseppe to De Witt C Flanagan and ano trustees. New Chambers st, No 73, Saloon lease. Dec 8, demand, 6%. Dec 13, 1905. 1:111. 1,686.30
Capozzi, Antonio to Levi Goldsmith. 116th st, No 325, n s, 283 e 2d av, 17x100.11. Dec 5, 5 years, 5½%. Dec 11, 1905. 6:1688. 8,000	Godspeed Realty Impt Co to Helene Rendsburg. Madison av, No 1133, e s, 82.2 s 85th st, 20x75. Dec 7, 1 year, 6%. Dec 14, 1905. 5:1496. 6,000
Davenport, Butler to Simeon L Lawson. 43d st, No 26, s s, 333.4 w 5th av, 20.10x100.5. Leasehold. P M. Oct 31, 9 years, 5%. Dec 11, 1905. 5:1258. 12,000	Godspeed Realty Impt Co to Helene Rendsburg. Madison av, Nos 1133 and 1135. Consent of stockholders to mortgage. Dec 7. Dec 14, 1905. 5:1496. —
Dubois, Wm D to Eva B Hirschberg. 26th st, No 130, s s, 350 w 6th av, 25x98.9. Dec 4, 3 years, 6%. Dec 8, 1905. 3:801. 3,500	Goodman, Abraham to Samuel Arenson. Park av, s w cor 134th st, 99x140x99.11x140. P M. Dec 12, 1 year, 6%. Dec 14, 1905. 6:1758. 6,500
Danziger, Adolph to Jacob Weinstein. 112th st, Nos 50 and 54, s s, 201.6 w Park av, 48x100.11. P M. Nov 28, demand, 6%. Dec 9, 1905. 6:1617. 8,000	
Douglas, Samuel D with UNION TRUST CO as trustee Obed Wheeler. Henry st, No 182, s s, abt 45 e Jefferson st, 23.10x 100. Extension mort. Mar 11, 1904. Dec 8, 1905. 1:270. nom	
Druskin, Louis, Saml Pollock and Aron Radin to Glantz Realty and Construction Co. 76th st, Nos 364 and 366, s s, 118.9 w 1st av, 37.6x102x38x108.2. P M. Prior mort \$36,000. Dec 12, due Dec —, 1910, 6%. Dec 14, 1905. 5:1450. 7,250	

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Grunert, Jadwiga to THE BOWERY SAVINGS BANK. 81st st, No 517, n s, 248 e Av A, 25x102.2. P M. Dec 14, 1905, due June 30, 1910, 5%. 5:1578. 11,000

Goodman, Aaron to Sender Jarmulowsky. 115th st, Nos 117 to 127, n s, 155 e Park av, 112.6x100.11. P M. Dec 14, 1905, due May 1, 1907, 5½%. 6:1643. 57,000

Grunert, Jadwiga to Wm P Zwinge. 81st st, No 517, n s, 248 e Av A, 25x102.2. P M. Prior mort \$11,000. Dec 14, 1905, 2 years, 5%. 5:1578. 5,000

Greenberg, Hyman and Davis to David Cohen. East Broadway, No 89. Leasehold. All title. Dec 9, 1905, demand, 6%. 1:282. 2,000

Greenberg, Hyman and Davis to Harry Steinman. East Broadway, No 50, n s, 264.2 w Market st, 24.11x68.10x25x68.10; Lexington av, No 743. Leasehold. All title. Dec 9, 1905, 1 year, 6%. 1:281, 5:1394. 12,000

Goldberg, Philip to Geo G Kip. 21st st, No 209, n e s, 125 n w 7th av, 25x98.9. Dec 8, 5 years, 5½%. Dec 9, 1905. 3:771. 30,000

Green, Genevieve R to Joseph W Sandford. 26th st, No 322, s s, 550 e 9th av, 18.2x98.8. Prior mort \$11,500. Dec 9, 1905, due June 1, 1908, 5%. 3:749. 3,500

Goodman, Aaron to American Mortgage Co. 51st st, Nos 408 to 414, s s, 73 e 1st av, 72x100.5. P M. Dec 8, due June 30, 1907, 5½%. Dec 9, 1905. 5:1362. 29,500

Same to same. Same property. P M. Prior mort \$29,500. Dec 8, due June 30, 1907, 6%. Dec 9, 1905. 4:000

Gottlieb, Israel to Isidore M Prerau and Morris Gottsegren. 93d st, No 340, s s, 75 w 1st av, 25x75. P M. Prior mort \$13,000. Dec 1, 3 years, 6%. Dec 8, 1905. 5:1555. 2,000

Garber, Nathan to Michael Shea. Hudson st, No 628, e s, 56 n Jane st, runs e 53.11 x s 17 x w 55.6 to Hudson st, x n 19 to beginning. P M. Dec 1, 5 years, 5%. Dec 11, 1905. 2:626. 8,500

Gershel, George, heir, &c, Henrietta Gershel to Esther Gershel. 8th av, Nos 741 and 743, 1-7 part. Assigns all title to moneys realized from sale of said premises and all title to rents. Nov 24, 1905. Re-recorded from Dec 4, 1905, also recorded in deeds. Dec 11, 1905. 4:1037. nom

Healy, Timothy D to The Central Brewing Co. 6th av, s w cor 47th st. Saloon lease. Sept 26, demand, 6%. Dec 9, 1905. 4:999. 5,100

Hurwitz, Nathan and Morris to Solomon Schinasi. 46th st, No 455, n s, 200 e 10th av, 24.2x100.5. Dec 11, 1905, 3 years, 5½%. 4:1056. 15,000

Horwitz, Hyman and John Wynne and Northwestern Realty Co to Jacob Scheer. 139th st, s s, 275 e Lenox av, 2 lots, each 75x99.11. 2 P M morts, each \$7,250; 2 prior morts \$22,500 each. Dec 1, due Nov 1, 1906, 6%. Dec 8, 1905. 6:1736. 14,500

Horwitz, Hyman, John Wynne and Northwestern Realty Co to Isidor Ginsberg. 139th st, s s, 125 e Lenox av, 2 lots, each 75x99.11. 2 P M morts, each \$7,500; 2 prior morts, each \$22,500. Dec 1, due Nov 1, 1906, 6%. Dec 8, 1905. 6:1736. 14,500

Hessberg, Frances to Israel Blum and ano. 52d st, No 513, n s, 175 w 10th av, 25x100.5. P M. Prior mort \$12,500. Nov 28, 2 years, 6%. Dec 8, 1905. 4:1081. 1,000

Horowitz, Abraham and Isaac R to Saml Wacht. 128th st, Nos 39 to 43, n s, 43.9 w 5th av, 56.3x99.11. P M. Dec 1, 1 year, 6%. Dec 8, 1905. 6:1726. 5,500

Horwitz, Hyman, John Wynne and Northwestern Realty Co to Jacob Scheer. 138th st, n s, 125 e Lenox av, 2 lots, each 75x99.11. 2 P M morts, each \$7,500; 2 prior morts, each \$22,500 each. Dec 1, due Nov 1, 1906, 6%. Dec 8, 1905. 6:1736. 14,500

Horwitz, Hyman, John Wynne and Northwestern Realty Co to Isidor Ginsburg. 138th st, n s, 275 e Lenox av, 2 lots, each 75x99.11. 2 P M morts each \$7,250; 2 prior morts, each \$22,500. Dec 1, due Nov 1, 1906, 6%. Dec 8, 1905. 6:1736. 14,500

Hyman, Louis to Isidor Kraushaar. 139th st, Nos 59 to 65, n s, 100 e Lenox av, 2 plots, each 50x100.11. 2 P M morts, each \$4,000; prior morts on each \$47,500. Dec 5, 2 years, 6%. Dec 8, 1905. 6:1737. 8,000

Hoffman, Mayer and Isaac and Abe Robinson to LAWYERS TITLE INS AND TRUST CO. 154th st, s s, 250 e 8th av, 2 lots, each 37.6x99.11. 2 morts, each \$32,500. Dec 14, 1905, 10 days, 5%. 7:2039. 65,000

Hoffman, Mayer and Isaac and Abe Robinson to Thomas H Kelly. 154th st, s s, 175 e 8th av, 2 lots, each 37.6x99.11. 2 morts, each \$32,500. Dec 14, 1905, 3 years, —%. 7:2039. 65,000

Hoffman, Mayer and Isaac and Abe Robinson to Wm F Clare et al exrs, &c, Neal O'Donnell. 154th st, s s, 100 e 8th av, 2 lots, each 37.6x99.11. 2 morts, each \$32,500. Dec 14, 1905, 3 years, 5%. 7:2039. 65,000

Heintz, Bertha to Ann E Clark. 138th st, No 626, s s, 318 w Broadway, 14x99.11. Dec 13, 1905, 3 years, 5½%. 7:2086. 8,500

Hooker, Margt F with Thomas Hooker. 114th st, n s, 200 w Broadway, 25x100.11. Extension mort. Dec 11, Dec 13, 1905. 7:1896. nom

Hershkovitz, Bessie and Sarah Glicksman to Esther Haberman. Ludlow st, No 40, e s, 125.6 n Hester st, 25.2x87.6. Aug 3, due Feb 3, 1906, —%. Aug 4, 1905. 1:310. Corrects error in issue of Aug 12, when location was s Ludlow st. 1,000

Horsfield, Alice to Caroline Schuchman. 22d st, No 239, n e s, 100 n w 2d av, 25x98.9. Dec 12, 3 years, 5%. Dec 13, 1905. 3:903. 11,500

Hyman, Gerson with METROPOLITAN LIFE INS CO. 12th st, Nos 323 and 325, n s 329.6 w 1st av, 40x103.3. Extension mort. Dec 11, Dec 12, 1905. 2:454. nom

Hyman, Gerson with THE METROPOLITAN LIFE INS CO. 12th st, No 327, n s, 303.6 w 1st av, 26.11x103.3. Extension mort. Dec 11, Dec 12, 1905. 2:454. nom

Hymes, Jacob to Irving Bachrach and ano. 1st av, Nos 1118 and 1120, e s, 50 n 61st st, 2 lots, each 25x95. 2 morts, each \$3,750. Prior mort \$——. Dec 11, 3 years, 6%. Dec 12, 1905. 5:1453. 7,500

Hepner, Saml and Harris to Raphael Kurzrok. 122d st, Nos 212 to 216, on map Nos 212 and 214, s s, 155 e 3d av, 50x100.11. P M. Prior mort \$48,000. Dec 11, 5 years, 6%. Dec 12, 1905. 6:1786. 12,000

Janes, Jane M to THE MUTUAL LIFE INS CO of N Y. 42d st, No 208, s s, 80 w 7th av, 20x49.4. Prior mort \$8,500. Dec 13, 1905, due, &c, as per bond. 4:1013. 16,500

Kittenplan, Morris and Bessie his wife and Charles Rubinger and Ray his wife to Thomas H Kelly. Forsyth st, No 6, e s, 77.1 n Division st, 24.9x69.4. Dec 7, 3 years, —%. Dec 8, 1905. 1:292. 24,000

Kittenplan, Morris and Bessie his wife and Charles Rubinger and Ray his wife to Thos H Kelly. Forsyth st, No 8, e s, 101.10 n Division st, runs e (9.4 x s 24.9 x e 72.10 x n — x e 7.2 x n 22.10 x w 24.9 x n 76.11 x w 3.7 x s 0.4 x w 55.3 x s 48.4 x w 69.3 to st x s 26.9 to beginning. Dec 7, 3 years, —%. Dec 8, 1905. 1:292. 43,000

Kittenplan, Morris and Bessie his wife and Charles Rubinger and Ray his wife to Thos H Kelly. Forsyth st, No 10, e s, 128.7 n Division st, 24.2x69.3x23.9x69.3. Dec 5, 3 years, —%. Dec 8, 1905. 1:292. 24,000

Kittenplan, Morris and Bessie his wife and Charles Rubinger and Ray his wife to Thos H Kelly. Forsyth st, No 12, e s, 152.9 n Division st, 24.8x69.2x24.6x69.3. Dec 7, 3 years, —%. Dec 8, 1905. 1:292. 24,000

King, Grace with Levi S Tenney. 16th st, No 447, n s, 204.6 e 10th av, 30x92. Subordination mort. Dec 7, Dec 8, 1905. 3:714. nom

Keenan, Annie M to American Mortgage Co. 119th st, Nos 520 and 522, s s, 273 e Pleasant av, 50x100.10. P M. Dec 7, due June 30, 1907, 5½%. Dec 8, 1905. 6:1815. 13,000

Same to same. Same property. P M. Prior mort \$13,000. Dec 7, due June 30, 1907, 6%. Dec 8, 1905. 6:1815. 1,500

Kotzen, Abraham A to Herman Segal. 119th st, Nos 105 to 109, n s, 36 e Park av, runs n 75.7 x e 36 x s 0.2½ x e 18 x s 75.5 to st x w 54 to beginning. P M. Dec 8, 1905, 5 yrs, 6%. 6:1768. 11,000

Karpas, Gottlieb M to THE FRANKLIN SAVINGS BANK in City N Y. 9th av, Nos 738 and 740, s e cor 50th st, No 368, 44x80. Dec 5, due, &c, as per bond. Dec 8, 1905. 4:1040. 78,000

Klingenstein, Bernhard with Jos Berkowitz and Solomon M Landsman. Allen st, Nos 151 and 153, w s, 75 n Rivington st, 41.8x88.4. Subordination mort. Dec 8, Dec 9, 1905. 2:416. nom

Karpas, Gottlieb M to Pincus Lowenfeld and ano. 9th av, Nos 738 and 740, s e cor 50th st, No 368, 44x80. Prior mort \$78,000. Dec 8, 1905, demand, 6%. 4:1040. 11,000

Klansky, Harris and Bere and Mayer Hurwitz to Max Gold. Madison st, No 351, n s, 168 e Scammell st, 24x96. Prior mort \$20,000. Dec 13, demand, —%. Dec 14, 1905. 1:267. 7,000

Kleinhans, Conrad to Otto L Halenbeck. 73d st, No 310, s s, 175 w West End av, 25x102.2. P M. Prior mort \$40,000. Dec 14, 1905, due June 14, 1907. 4½%. 4:1184. 16,000

Kimball, Maud E to National Surety Co. 12th st, No 38, old No 126, s s, 391.10 w 5th av, 20.11x103.3. Nov 29, demand, 6%. Dec 14, 1905. 2:575. 27,500

Kadin, Saml to Barnet W Rod et al. 1st av, Nos 1957 and 1959, w s, 63.5 n 100th st, 37.6x100. P M. Prior mort \$35,000. Dec 13, 5 years, 6%. Dec 14, 1905. 6:1672. 11,000

Kadin, Samuel to Barnet W Rod et al. 100th st, Nos 339 and 341, n s, 50 w 1st av, 50x63.5. P M. Prior mort \$30,000. Dec 13, 5 years, 6%. Dec 14, 1905. 6:1672. 9,000

Kad'n, Saml to Barnet W Rod et al. 1st av, n w cor 100th st, Nos 343 and 345, 63.5x50. P M. Prior mort \$40,000. Dec 13, 5 years, 6%. Dec 14, 1905. 6:1672. 16,000

Same to Jacob Bloch and ano. Same prop/ty. Prior mort \$56,000. Dec 13, due July 1, 1907, 6%. Dec 14, 1905. 6:1672. 4,000

Klein, Charlotte and Fanny to Saml Kadiw. 100th st, Nos 339 and 341, n s, 50 w 1st av, 50x63.5. P M. Prior mort \$39,000. Dec 13, due Oct 1, 1907, 6%. Dec 14, 1905. 6:1672. 2,000

Klein, Charlotte and Fanny to Saml Kadin. 1st av, Nos 1957 and 1959, w s, 63.5 n 100th st, 37.6x100. P M. Prior mort \$46,000. Dec 13, due Oct 1, 1907, 6%. Dec 14, 1905. 6:1672. 3,000

Kaplan, Harris and Banet Steinberg to Hebrew Benevolent and Orphan Asylum Society of the City N Y. 119th st, No 115, n s, 140 e Park av, 24.10x100.11. Dec 12, 3 years, 5%. Dec 14, 1905. 6:1768. 20,500

Karpas, Gottlieb M to Pincus Lowenfeld and ano. Amsterdam av, n w cor 84th st, 204.4 to s s 85th st, x100. P M. Dec 12, 1 year, 6%. Dec 14, 1905. 4:1232. 47,000

Kennedy, James J to John R Ernst. 29th st, Nos 333 to 339, n s, 182.6 w 1st av, 78.11x98.9x92.11x90.9. P M. Dec 1, due June 1, 1907, 6%. Dec 12, 1905\$. 3:935. 16,000

Kohm, or Kehm Theresa wife of and Jacob to TITLE GUARANTEE & TRUST CO. Orchard st, No 187, w s, 200.9 n Stanton st, 25.2x87.6. Dec 11, demand, —%. Dec 12, 1905. 2:417. 10,000

Kaufmann, Emma with Joe Elias. 124th st, No 142 West. Extension mort. Dec 7, Dec 12, 1905. 7:1908. nom

Kidansky, David and Louis J Levy to Joseph Isaacs. 95th st, s s, 125 w 1st av, 125x100.8. Certificate that \$870 has been paid on account of mortgage. Dec 6, Dec 12, 1905. 5:1557. —

Kalcheim, Henry to Julius Miller. Henry st, No 522, s s, —.07 w Jackson st, 25x95.1x25x95. Secures bond as endowment treasurer of Independent Order Brith Abraham. June 24. June 28, 1905. 1:267. Corrects error in issue of July 1, when location was w Henry st. 10,000

Kurzrok, Raphael to Isidore Jackson and ano. 108th st, Nos 323 to 349, n s, 100 w 1st av, 300x100.11. P M. Dec 1, demand, 6%. Dec 13, 1905. 6:1680. 36,000

Kalman, Morris and James to Fidelia Mittelmans. 3d st, No 218, s s, 140 e Av B, 24.9x100; also all title to part of lot 432 not included in above, together being known as No 218. Prior mort \$30,600. Dec 12, due Feb 14, 1906, 6%. Given as collateral for payment of \$1,250 on Forsyth st, No 18. Dec 13, 1905. 2:385. 1,250

Kramer, David with NEW YORK SAVINGS BANK. 55th st, No 536, s s, 275 e 11th av, 25x100. Collateral bond and extension mort, &c. Dec 12, 1905. 4:1083. nom

Lipschitz, Isaac and Morris to CITIZENS SAVINGS BANK. Allen st, No 121, w s, 100 n Delancey st, 25x87.6. Dec 12, 1905, due June 15, 1910, 5%. 2:415. gold, 20,000

Lowenfeld, Pincus and William Prager to Max Freund. Amsterdam av, s w cor 85th st, 44.4x100. P M. Dec 12, 1905, 1 year, 5%. 4:1232. 57,000

Levy, Bertha to Ephraim Drucker. 140th st, No 233, n s, 519.2 w 7th av, 27.10x99.11. Prior mort \$——. Dec 12, 1905, 2 years, 6%. 7:2026. 8,000

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- Lowenfeld, Pincus and William Prager to Max Freund. Amsterdam av, n w cor 84th st, 40x100. P M. Dec 12, 1905, 1 year, 5%. 4:1232. 50,000
- Lowenfeld, Pincus and William Prager to Max Freund. Amsterdam av, w s, 40 n 84th st, 3 lots, each 40x100. 3 P M morts, each \$36,000. Dec 12, 1905, 1 year, 5%. 4:1232. 108,000
- Leerbarger, Henry to THE GREENWICH SAVINGS BANK. Park row, Nos 143 and 145, s s, 280 e Duane st, 30x64.6. P M. Dec 12, 1905, due Sept 30, 1908, —%. 1:119. 23,000
- Lipschitz, Isaac and Morris to Solomon Feiner. Allen st, No 121, w s, 100 n Delancey st, 25x87.6. Prior mort \$20,000. Dec 12, 1905, due June 1, 1908, 6%. 2:415. 2,400
- LAWYERS TITLE INS & TRUST CO with Margt T Van Eps. 94th st, No 55, n s, 485 w Central Park West, 20x100.8. Extension mort. Dec 12, 1905. 4:1208. nom
- Lowenfeld, Pincus and William Prager to American Mortgage Co. 72d st, No 435, n s, 100 w Av A, 25x102.2. P M. Dec 12, due June 30, 1907, 5½%. Dec 13, 1905. 5:1467. 10,000
- Same to same. Same property. P M. Prior mort \$10,000. Dec 12, due June 30, 1907, 6%. Dec 13, 1905. 5:1467. 2,000
- Loutrel, Anna L and Eugenie A to THE EMIGRANT INDUSTRIAL SAVINGS BANK. 115th st, No 109, n s, 100 w Lenox av, 25x100.11. June 23, 1905, 1 year, 4%. 7:1825. Corrects error in issue of July 1, when location was w of Lewis av. 10,000
- Lipschitz, Isaac and Morris to Solomon Feiner. Forsyth st, No 18, e s, abt 150 s Canal st, 25x100; Allen st, No 121, w s, abt 125 n Bayard st, 25x87.6. Prior mort \$46,900. Dec 12, 3 years, 6%. Dec 13, 1905. 1:292 and 2:415. 5,000
- Lipschitz, Isaac to Fidelia Mittelmann. Forsyth st, No 18, e s, abt 150 s Canal st, 25x100. Prior mort \$28,000. Dec 12, due Feb 14, 1906, 6%. Dec 13, 1905. 1:292. 1,250
- Lipschitz, Isaac and Morris to Morris Kahn. Allen st, No 121, w s, abt 100 n Delancey st, 25x87.6. Prior mort \$22,400. Dec 12, installs, 6%. Dec 13, 1905. 2:415. 1,500
- Ludins, David G to Joseph Isaacs. 95th st, s s, 125 w 1st av, 125x100.8. P M. Dec 5, 1 year, 6%. Dec 13, 1905. 5:1557. 14,470
- Lowy, Adolph to Annie Galewski. Henry st, No 201, n s, abt 70 w Clinton st, 24x87.6. Dec 14, 1905, 1 year, 6%. 1:285. 1,000
- Lese, Louis to American Mortgage Co. 123d st, No 421, n s, 237.6 e 1st av, 18.9x100.11. P M. Dec 14, 1905, due June 30, 1907, 5½%. 6:1811. 7,000
- Lowenfeld, Pincus and Wm Prager to Wm D Guthrie. 122d st, No 164, s s, 141 e Lexington av, 16.8x67. P M. Dec 7, 3 years, 5%. Dec 8, 1905. 6:1770. 4,500
- Levin, Louis to Saul Bernstein. 125th st, No 520, s s, 254 w Amsterdam av, 27x100.11. Dec 1, 2 years, 6%. Dec 11, 1905. 7:1979. 2,500
- Loventhal, David to Eveline H Brainerd. Madison av, No 1730, w s, 25 s 114th st, 25.11x79. Dec 11, 1905, 5 years, 5%. 6:1619. 21,000
- Lipman, Max and Max Gold to Philipp Ohl. 1st av, No 159, w s, 23.1 s 10th st, 23.1x72. P M. Dec 11, 1905, 3 years, 5½%. 2:451. 15,000
- Lawyers Mortgage Co with Theodore Langenbahn. 120th st, No 225, n s, 350 w 7th av, 25x—x24.8x100.5. Extension mort. Nov 24, Dec 9, 1905. 7:1926. nom
- Lawyers Mortgage Co with Gertrude B Andreae. Manhattan av, No 111, w s, 91.11 n 104th st, 18x50. Extension mort. Dec 5, Dec 11, 1905. 7:1840. nom
- May, Matilda to David Lippman and ano. 62d st, No 146, s s, 525 w Columbus av, 25x100.5. Prior mort \$20,000. Dec 11, 1905. demand, 6%. 4:1133. 5,000
- Moral, Fannie with Levi Goldsmith. 116th st, No 325 East. Subordination mortgage. Dec 5, Dec 11, 1905. 6:1688. nom
- May, Matilda to Michael Corcoran. 62d st, No 150, s s, 200 e Amsterdam av, 25x100.4. P M. Prior mort \$9,000. Dec 9, 3 years, 6%. Dec 11, 1905. 4:1133. 6,000
- Morgan, Caroline F to LAWYERS TITLE INS AND TRUST CO. Park av, No 70, w s, 24.11 n 38th st, 24.6x80. Dec 8, due Dec 20, 1905, 4½%. Dec 11, 1905. 3:868. 60,000
- Murphy, John T to Jacob Ruppert. 2d av, No 604. Saloon lease. Dec 4, demand, 6%. Dec 11, 1905. 3:939. 5,546.18
- Maxwell, Lydia C wife of and J Rogers Maxwell to John E Parsons. 77th st, s s, 350 w Central Park West, 59.2x102.3x61.11x102.2. P M. Dec 7, 3 years, —%. Dec 8, 1905. 4:1129. gold, 100,000
- Michael, Sophia wife Moses to THE METROPOLITAN SAVINGS BANK. Madison av, No 1519, e s, 84.3 s 104th st, 16.8x70. P M. Dec 6, due June 30, 1909, 5½%. Dec 8, 1905. 6:1609. 9,000
- Manheim, Hyman and Abraham I Weinstein to Henry Sturz. 97th st, No 331, n s, 170 w 1st av, 30x100.11. P M. Dec 14, 1905, 3 years, 5½%. 6:1669. 16,000
- Middleboro Realty Co to Leon Kamaiky. 12th st, Nos 16 and 18, s s, 286 e 5th av, 39x103.3. Prior mort \$120,000. Dec 8, 2 years, 6%. Dec 9, 1905. 2:569. 10,000
- Same to same. Same property. Certificate as to consent of stockholders to above mort. Dec 8, Dec 9, 1905. 2:569.
- Morris, Abraham and Jacob H to David Gordon. 81st st, No 311, n s, 200 e 2d av, 25x102.2. P M. Nov 29, 4 years, 6%. Dec 9, 1905. 5:1544. 4,000
- Muirhead Corporation to Wm A Rogers (Lim). Consent of stockholders to mort for \$1,010.44. Nov 14, Dec 14, 1905.
- Mayforth, John C to Ignatz Weisberg. 83d st, No 527, n s, 398 e Av A, 25x102.2. P M. Prior mort \$19,500. Dec 14, 1905, 4 years, 6%. 5:1580. 2,500
- McCorkell, Charles to TITLE GUARANTEE & TRUST CO. James st, No 96, e s, 100 n Cherry st, 25x100.5x24.10x100.5. P M. Dec 11, due, &c, as per bond. Dec 13, 1905. 1:252. 16,000
- Mayer, Samson to Geo W McAdam. 30th st, No 141, n s, abt 250 e 7th av, 25x98.9. P M. Prior mort \$22,000. Dec 11, 1 year, 6%. Dec 13, 1905. 3:806. 6,000
- McAdam, Geo W Jr to Mary J Lynn. 30th st, No 141, n s, abt 250 e 7th av, 25x98.9. Prior mort \$12,000. Dec 11, 1 year, 6%. Dec 13, 1905. 3:806. 10,000
- Marx, Max to Peter Alexander. 155th st, No 450, s s, 361.6 e Amsterdam av, 60.6 to St Nicholas av, No 89, x102x82.6x99.11. P M. Dec 12, 3 years, 5%. Dec 13, 1905. 7:2068. 35,000
- Melfi, Noziata to Lion Brewery. 2d av, No 2201. Saloon lease. Dec 12, demand, 6%. Dec 13, 1905. 6:1663. 2,273.45
- Machiz, Ida to Louis Minsky. 1st av, No 159, w s, 23.1 s 10th st, 23.1x72. P M. Prior mort \$22,000. Dec 4, 3 years, 6%. Dec 12, 1905. 2:451. 3,000
- Mishkind-Feinberg Realty Co to Abraham Nevins and ano. Av A, No 1418, e s, 51.7 n 75th st, 25x98. P M. Dec 12, 1905, 1 year, 6%. 5:1487. 2,250
- Machiz, Ida to Louis Ettlinger trustee Theo Levy. 10th st, No 240, s s, 72 w 1st av, 28x92.3. Dec 11, 5 years, 5½%. Dec 12, 1905. 2:451. 22,000
- Nevins, Abraham and Harry W Perelman to Teresie Zika. Av A, No 1418, e s, 51.7 n 75th st, 25x98. P M. Dec 12, 1905, 2 years, 5½%. 5:1487. 8,000
- N Y Mortgage and Security Co with Otto Lindemann. Wooster st, Nos 35 and 37, w s, 100 n Grand st, 50x100. Extension mort. Dec 9, Dec 11, 1905. 4:475. nom
- Niemann, Catharine widow, Kate wife Chas Browning, and Wm A Niemann to THE BOWERY SAVINGS BANK. Jackson st, Nos 36 to 40, n e cor Cherry st, No 442, 100x50; all title to strip 8 ins wide x 50 ft deep adj on n. Dec 8, due June 30, 1909, 5%. Dec 9, 1905. 1:263. 5,000
- Nadler, Fredk H to Hyman Horwitz et al. 139th st, s s, 125 e Lenox av, 2 plots, each 75x99.11. 2 P M morts, each \$3,500; prior mort \$29,750 on each. Dec 1, 1 year, 6%. Dec 8, 1905. 6:1736. 7,000
- Nadler, Fredk H to Hyman Horwitz et al. 139th st, s s, 275 e Lenox av, 75x99.11. P M. Prior mort \$29,750. Dec 1, 1 year, 6%. Dec 8, 1905. 6:1736. 3,500
- Nadler, Fredk H to Hyman Horwitz et al. 139th st, s s, 350 e Lenox av, 75x99.11. P M. Prior mort \$29,750. Dec 1, 1 year, 6%. Dec 8, 1905. 6:1736. 3,500
- Nagelsmith, Kate L to Prescott Realty Co. St Nicholas av, No 173, w s, 32.3 s 119th st, 22.9x107x19.5x95.1. P M. Prior mort \$15,500. Dec 6, 1 year, 6%. Dec 8, 1905. 7:1924. 1,000
- Nieberg, Louis to Robt I Brown. 133d st, No 27, n s, 287.6 e 5th av, 18.9x99.11. P M. Dec 14, 1905, 1 year, 6%. 6:1758. 6,000
- Nieberg, Louis to Nathan Marcus. 133d st, No 27, n s, 287.6 e 5th av, 18.9x99.11; 133d st, No 29, n s, 306.3 e 5th av, 18.9x99.11. P M. Dec 14, 1905, 1 year, 6%. 6:1758. 4,000
- O'Donovan, Ellen to EMIGRANT INDUSTRIAL SAVINGS BANK. 36th st, No 37, n s, 393.3 e 6th av, 18.3x98.9. Dec 13, 1905, due June 30, 1907, 4½%. 3:838. 12,000
- Osk, Marcus L and Isidore Edelstein to American Mortgage Co. 5th av, e s, 24.11 s 128th st, 50x110. P M. Dec 12, due June 30, 1907, 5½%. Dec 12, 1905. 6:1752. 30,000
- Same to same. Same property. P M. Prior mort \$30,000. Dec 12, 1905, due June 30, 1907, 6%. 6:1752. 3,000
- Osk, Marcus L and Isidore Edelstein to American Mortgage Co. 5th av, e s, 49.11 s 128th st, 25x110. P M. Dec 9, due Dec 18, 1905, 5½%. Dec 11, 1905. 6:1752. 15,000
- Primrose, Geo H to THE MUTUAL LIFE INS AND TRUST CO of N Y. 131st st, No 244, s s, 341.8 e 8th av, 16.8x99.11. Dec 12, due, &c, as per bond. Dec 14, 1905. 7:1936. 5,000
- Poppel, Moses to Esther Minsky. Broome st, Nos 44½ and 46, n s, 50 e Lewis st, 36.3x75. P M. Prior mort \$30,100. Dec 14, 1905, due June 14, 1909, 6%. 2:327. 5,400
- Pianotist Co to Morris S Sauber. Certificate as to consent of stockholders to mortgage dated Dec 2, 1905. Dec 2. Dec 13, 1905. Miscl.
- Press, Adolf to Meyer Sinsheimer. 103d st, No 156, s s, 101.6 e Lexington av, 27x100.11. P M. Prior mort \$—. Dec 13, 1905, 5 years, 6%. 6:1630. 3,000
- Pettit, Franklin with Chas M Rosenthal. Broadway, n e cor 123d st, 201.10 to s s 124th st x175. Extension mort. Dec 11. Dec 12, 1905. 7:1910. nom
- Pierrepont, Henry E, John J and Robt L trustees with A Lester Heyer. 39th st, Nos 318 and 320 East. Extension mort. Dec 8. Dec 12, 1905. 3:944. nom
- Pearl, Louis, Sarah R Cohen widow and Tillie Goldberg to Albert J Leon. 104th st, No 178, s s, 150 w 3d av, 16.8x100.11. Dec 12, 1905, 3 years, 5½%. 6:1631. 6,000
- Peck, Herman I and David H Goldstein and Harris Mandelbaum and Fisher Lewine with LAWYERS TITLE INS & TRUST CO. 148th st, s s, 125 e Broadway, 100x99.11. Subordination mort. Dec 4. Dec 8, 1905. 7:2079. nom
- Park, Wm G to TITLE GUARANTEE AND TRUST CO. 45th st, No 34, s s, 480 e 6th av, 20x100.5. P M. Dec 11, demand, —%. Dec 14, 1905. 5:1260. 35,000
- Phelan, Wm J and Frank Early to Jacob Ruppert. 7th av, No 115. Saloon lease. Nov 27, demand, 6%. Dec 11, 1905. 3:792. 5,679
- Pennacchio, Frank to Eastern Brewing Co. Mott st, No 102. Saloon lease. Dec 5, demand, 6%. Dec 8, 1905. 1:204. 1,700
- Rosenthal, Hattie wife of Marcus to Lewis A Curtis. 128th st, No 247, n s, 319 e 8th av, 16x99.11. P M. Dec 7, 3 years, 5%. Dec 8, 1905. 7:1934. 9,000
- Ripley Realty Co to City Investing Co. Amsterdam av, Nos 269 to 275, s e cor 73d st, Nos 170 and 172, 102.2x119.2; Amsterdam av, No 261, n e cor 72d st, of No 169, 102.2x118. Certificate as to consent of stockholders to two morts for \$450,000 each. Dec 8. Dec 11, 1905. 4:1144.
- Rosenberg, Alexander to David Kidansky. 2d av, No 732, e s, 49.4 n 39th st, 16x75, all title to strip on s, 4½ ins x52. P M. Prior mort \$8,000. Dec 12, 3 months, 5%. Dec 13, 1905. 3:945. 1,200
- Rodt, Saml, Jacob and Simon Siegel to Saml Scholle. 105th st, No 237, n s, 217.6 w 2d av, 32.6x100.9. Dec 13, 3 years, 5½%. Dec 14, 1905. 6:1655. 31,000
- Rotella, Pietro to S Morgan Barber. 84th st, Nos 234 and 236, s s, 177.11 w 2d av, 25.5x102.2. P M. Prior mort \$10,000. Dec 12, installs, 6%. Dec 13, 1905. 5:1529. 3,500
- Same to same. Same property. P M. Dec 12, installs, 6%. Dec 13, 1905. 5:1529. 2,400
- Ross, Leon S with Esther Lewis. 123d st, No 45, n s, 115.6 e Madison av, 17.3x100.11. Extension mort. Nov 29. Dec 12, 1905. 6:1748. nom
- Rod, Barnet W and Max Greenberg, of N Y, and Julius Berliner, of Brooklyn, to The Roosevelt Hospital, N Y. 1st av, Nos 1957

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NEW YORK OFFICE, FULLER BUILDING, BROADWAY AND 23d STREET

- and 1959, w s, 63.5 n 100th st, 37.6x100. Dec 13, 1905, due Dec 1, 1910, 5%. 6:1672. 35,000
- Rod, Barnet W and Max Greenberg, of N Y, and Julius Berliner, Brooklyn, to Wilson M Powell. 1st av, Nos 1941 and 1943, n w cor 100th st, 63.5x50. Dec 13, 1905, 3 years, 5%. 6:1672. 40,000
- Rod, Barnet W and Max Greenberg, N Y, and Julius Berliner, of Brooklyn, to Paula Wright. 100th st, No 339, n s, 50 w 1st av, 50x63.5. Dec 13, 1905, due Feb 28, 1909, 5%. 6:1672. 30,000
- Roche, Helen J and Mae C Meagher to GERMAN SAVINGS BANK, N Y. 76th st, Nos 129 and 131, n s, 289.3 e 4th av, 42.10x102.2. Dec 13, 1905, 3 years, 4½%. 5:1411. 3,000
- Rosenberg, Alexander to Edmund C Smith and ano exrs Josephine A Smith. 2d av, No 732, e s, 49.4 n 39th st, 16x75, with all title to strip on 2d av, e s, 49 n 39th st, 0.4½x52. P M. Dec 12, due May 1, 1907, 5½%. Dec 13, 1905. 3:945. 8,000
- Ritter, Philip to Peter Donald, 140th st, No 267, n s, 175 e 8th av, 25x99.11. Dec 12, 1905, 5 years, 5½%. 7:2026. 24,000
- Rosenberg, David to Harriet Baer. Av C, No 166, e s, 119.9 s 11th st, runs s 25 x e 52 x e 31 x n 25 x w 31 x w 52 to beginning. Dec 12, 1905, 10 years, 5½%. 2:308. 10,000
- Rosenzweig (Wm) Realty Operating Co to THE TITLE INS CO of N Y. 16th st, No 15, n s, 225 w Union sq W. 25x92. P M. Dec 6, due June 30, 1907, 5%. Dec 8, 1905. 3:844. 42,000
- Rehm, Ambrose to A Hupfels Sons. 24th st, No 517 West. Saloon lease. Nov 29, demand. Dec 8, 1905. 3:696. 2,000
- Rehm, Ambrose to A Hupfels Sons. 24th st, No 517 West. Saloon lease. Dec 8, demand, 6%. Dec 13, 1905. 3:696. 2,000
- Siegel, Rebecca to Abraham R Harnash et al. 53d st, No 131, n s, 375 w 6th av, 25x100.5. P M. Dec 11, installs, 6%. Dec 12, 1905. 4:1006. 4,000
- Simon, Kassel to Louis Margulies. Hester st, No 103, n s, 50.8 e Eldridge st, runs n 100 x e 73 x s 50 x w 36.2 x s 50 to st x w 36.10 to beginning. P M. Dec 11, due Feb 1, 1910, 6%. Dec 13, 1905. 1:307. 6,500
- Simon, Kassel to Bernard Ratkowsky. Hester st, No 103, n s, 50.8 e Eldridge st, runs n 100 x e 73 x s 50 x w 36.2 x s 50 to Hester st x w 36.10 to beginning. Dec 12, 3 years, 6%. Dec 13, 1905. 1:307. 11,000
- Strahmann, John D, Brooklyn, N Y, to TITLE GUARANTEE & TRUST CO. Amsterdam av, No 54, s w cor 88th st, No 200, 28x100. P M. Dec 12, demand, —%. Dec 13, 1905. 4:1235. 50,000
- Saffrian, Abraham to Frederick Herrmann. 2d av, No 1395, w s, 48.8 s 73d st, 28x100. Prior mort \$—. June 28, 4 years, 6%. June 29, 1905. 5:1427. Corrects error in issue of July 15, when location was w of 2d av. 5,000
- Strauss, Rosa to LAWYERS TITLE INS & TRUST CO. 3d av, No 1687, e s, 75.3 s 95th st, 25.2x100. June 29, 1905, due, &c, as per bond. 5:1540. Corrects error in issue of July 15, when location was s of 3d av. 15,000
- Stolting, August to The Central Brewing Co. 8th av, No 378. Saloon lease. Dec 12, demand, 6%. Dec 13, 1905. 3:778. 4,500
- Smith, Mary A, Brooklyn, to EMIGRANT INDUSTRIAL SAVINGS BANK. Montgomery st, No 24, w s, 65.3 s Henry st, 21.9x46. Dec 13, 1905, due June 30, 1908, 4½%. 1:269. 2,000
- Schwartz, Benj and Saml Froehlich exrs Chas Schwartz with Aaron Goodman. Clinton st, Nos 22 and 24, e s, 250 s Houston st, 50x 100.2. Extension mort. June 26. Dec 14, 1905. 2:350. nom
- Small, Abraham to Albert London. 2d av, n w cor 126th st, 99.11 x100. P M. Dec 7, 1 year, 6%. Dec 9, 1905. 6:1791. 12,000
- Schlesinger, Abraham and Herman Fenichel to Corporate Realty Assoc. 97th st, s s, 100 w Park av, 100x100.11. Prior mort \$56,000. Dec 7, 1 year, 6%. Dec 8, 1905. 6:1602. 50,000
- Shields, John to State Realty & Mortgage Co. 151st st, Nos 462 and 464, s s, 100 e Amsterdam av, 50x99.11. Prior mort \$48,000. Dec 8, 1905, demand, 6%. 7:2065. 3,127
- Shields, John to METROPOLITAN LIFE INS CO. 150th st, Nos 474 to 478, s s, 100 e Amsterdam av, 50x99.11. Dec 8, 1905, due June 30, 1908, 5½%. 7:2065. 48,000
- Samuels, David M with Elias Diamond. Stanton st, No 296, n s, 50 w Lewis st, 25x80. Extension mort. Nov —, 1905. Dec 8, 1905. 2:330. nom
- Shalet, Paul to Moses M Valentine. Ludlow st, Nos 138 and 140, e s, 102.6 n Rivington st, 48x89. P M. Prior mort \$62,000. Dec 1, due Sept 3, 1912, 6%. Dec 8, 1905. 2:411. 19,000
- Schwartz, Abraham to Levy Sobol and ano. Norfolk st, No 141, w s, 175 n Rivington st, 25x100. Prior mort \$20,000. Dec 1, due June 1, 1910, 6%. Dec 8, 1905. 2:354. 15,000
- Schwartz, Abraham to August Knatz. Norfolk st, No 141, w s, 175 n Rivington st, 25x100. P M. Prior mort \$20,000. Dec 1, 3 years, 6%. Dec 8, 1905. 2:354. 2,500
- Scharmann, John to Pauline A Eckerson. 117th st, No 542, s s, 423 e Pleasant av, 16.7x100.10. P M. Dec 8, 1905, 3 years, 5½%. 6:1715. 4,000
- Schoenfeld, Morris to Morris Eschwege. Av C, No 150, e s, 68.2 n 9th st, 23.11x83. P M. Prior mort \$18,000. Dec 1, 2 years, 6%. Dec 8, 1905. 2:379. 3,900
- Sweeney, Wallace W to Central Brewing Co of N Y. 31st st, No 111 West. Saloon lease. Dec 9, demand, 6%. Dec 12, 1905. 3:807. 1,600
- Saunders, Arthur W to Robt C Watson et al exrs, &c, William Watson. 103d st, Nos 208 to 212, s s, 138 w Amsterdam av, 3 lots, together in size 60x73x60x76. 3 P M morts, each \$15,500. Nov 29, due Dec 11, 1908, 5½%. Dec 11, 1905. 7:1874. 46,500
- Sullivan, Mary to EMIGRANT INDUSTRIAL SAVINGS BANK. 58th st, n s, 280 e 3d av, 25x100.4. Dec 12, 1905, due June 30, 1907, 5%. 5:1332. 12,000
- Small, Abraham to Henry H Jackson. 2d av, n w cor 126th st, 99.11x100. Building loan. Dec 7, 1 year, 6%. Dec 12, 1905. 6:1791. 60,000
- Stamler, Mary E to EMIGRANT INDUSTRIAL SAVINGS BANK. 125th st, No 22, s s, 285 e 5th av, 20x100.11. Dec 14, 1905, due June 30, 1908, 4½%. 6:1749. 21,000
- Schneider, Abraham to St Lukes Home for Aged Women. Sheriff st, No 56, s e s, 175 n e Delancey st, 25x100. Nov 17, 5 years, 5%. Dec 11, 1905. 2:333. gold, 20,000
- Siemers, Christine to Frederick Knubel. 12th st, No 274, s s, 75.4 e 4th st, 16.7x91x16.6x92.5. Dec 8, 5 years, 5½%. Dec 9, 1905. 2:615. 15,500
- Springer, Bernath, Aaron Segal and Ignatz Weisberger to Meyer Chapkowsky. 15th st, No 617, n s, 413 w Av C, 25x103.3. P M. Prior morts \$12,500. Dec 8, 1905, 5 years, 6%. 3:983. 2,900
- Simpson, Maria S to American Mortgage Co. 22d st, No 472, s s, 100 e 10th av, 25x98.9. P M. Prior mort \$11,000. Dec 11, 1905, due June 30, 1907, 6%. Dec 11, 1905. 3:719. 1,500
- Same to same. Same property. P M. Dec 11, 1905, due June 30, 1907, 5½%. 11,000
- Shapiro, David to LAWYERS TITLE INS AND TRUST CO. 28th st, Nos 448 to 454, s s, 112 e 10th av, 88x98.9. Dec 11, due Dec 21, 1905, or June 30, 1909, 5%. Dec 11, 1905. 3:725. 30,000
- Shapiro, David to Jos J Corwin. 28th st, Nos 448 to 454, s s, 112 e 10th av, 88x98.9. Prior mort \$30,000. Dec 11, 1905, demand, 6%. 3:725. 14,000
- Schaefer, Henry to Danl Schnakenberg. South William st, No 17, s s, abt 270 e Broad st, runs e 17.10 x s 81.2 to n s Stone st, No 53, x w 25.5 x n 83.1 to beginning. Dec 9, 3 years, 5%. Dec 11, 1905. 1:29. 40,000
- Steinback, Morris and Abraham M Bachrach. Receipt of \$8,000 from Julius Schweitzer on account of contract to purchase 99th st, n s, 100 w 1st av, 296x½ block. Dec 6. Dec 8, 1905. 6:1671. 11,000
- Taylor, Thos McK and Lister E with THE METROPOLITAN LIFE INS CO. 80th st, No 208, s s, 175 w Amsterdam av, 25x102.2. Extension mort. Dec 6. Dec 12, 1905. 4:1227. nom
- Teitelbaum, Isidor and Karoline Klein to Saml Weil. Broome st, No 22, n s, 50 w Mangin st, 25x100. P M. Prior mort \$14,000. Nov 24, 5 years, 6%. Dec 12, 1905. 2:322. 4,250
- Thomas & Buckley Hod Elevator Co to Arthur J Mitchell. 65th st, No 310 West. Deed of trust. All estate, title, real and personal, rights, privileges, franchises, plant, engines, machinery, &c, and all in N Y City and the several boroughs. Jan 15, 17 years, 6%. Dec 12, 1905. 4:1176. bonds, 75,000
- Undutsch, Anna C H to Jacob F Dengler. 52d st, No 548, s s, 250 e 11th av, 25x100.5. P M. Dec 7, 5 years, —%. Dec 8, 1905. 4:1080. 11,000
- Uden, John to EMIGRANT INDUST SAVINGS BANK. 93d st, No 337, n s, 125 w 1st av, 25x100.8. Dec 11, 1905, due June 30, 1908, 4½%. 5:1556. 10,000
- Urban, Adolph H to TITLE GUARANTEE & TRUST CO. 10th av, No 497, w s, 20.8 s 38th st, 20.6x75. Dec 11, demand, —%. Dec 12, 1905. 3:709. 9,000
- Vollhart, Rosina to Michael Schiavone. Jones st, No 15, w s, 169.8 w 4th st, 25x100. Certificate as to payment of \$500 on account of mortgage. Dec 6. Dec 11, 1905. 2:590
- Valentine, Mitchell with Isaac Heifer. 52d st, No 409, n s, 156.6 e 1st av, 18.9x96x—x96. Extension mort. Nov 22. Dec 9, 1905. 5:1364. nom
- Verderosa, Caterina A to Augusta S Leary. 103d st, Nos 311 and 313, n s, 200 e 2d av, 2 lots, each 25x100.11. 2 morts, each \$2,000; 2 prior morts, \$9,000 each. Dec 12, 2 years, 6%. Dec 13, 1905. 6:1675. 4,000
- Weil, Saml J to Equitable Realty Co. 17th st, No 450, s s, 150 e 10th av, 25x92x25x92. P M. Dec 9, 1905, 2 years, 6%. 3:714. 2,000
- Weil, Carrie J to American Mortgage Co. 70th st, n s, 373 e Av A, 150x100.4. P M. Dec 12, due June 30, 1907, 5½%. Dec 12, 1905. 5:1482. 25,000
- Waters, Miriam to SEAMENS BANK FOR SAVINGS in City N Y. Madison av, No 1181, e s, 84 s 87th st, 16.8x62.2. Dec 12, 1905, due June 30, 1911, 5%. 5:1498. 16,000
- Weinstein, Louis to Ray Helborn. 82d st, Nos 536 to 540, s s, 191.4 w East End av, 40x102.2. Prior mort \$6,000. Dec 11, 3 months, 6%. Dec 12, 1905. 5:1578. 3,000
- Weil, Carrie J to Emma Lowe. 70th st, n s, 65.5 w Exterior st, 150x100.4. P M. Prior mort \$25,000. Dec 12, 2 years, 6%. Dec 13, 1905. 5:1482. 15,000
- Weinstein, Chas I, Julius and Max with EXCELSIOR SAVINGS BANK. Park av, s w cor 103d st, No 66, 100.11x15; Park av, n w cor 102d st, No 67, 100.11x25. Subordination two morts. Dec 13. Dec 14, 1905. 6:1608. nom
- Whitehall Realty Co to James H Aldrich et al exrs Eliz W Aldrich. Amsterdam av, Nos 325 to 331, on map Nos 321 to 331, n e cor 75th st, No 181, 127.2x100. P M. Prior mort \$150,000. Dec 8, 1905, 3 years, 4½%. 4:1147. 37,000
- Weinstock, Wm to LAWYERS TITLE INS & TRUST CO. 1st av, No 1120, e s, 75 n 61st st, 25x95. Dec 8, due Dec 16, 1905, 5%. Dec 9, 1905. 5:1456. 16,000
- Wilson, Julia to Geo J Humphreys. 16th st, No 123, n e cor Irving pl, No 36, 86.4x20.1. Prior mort \$31,500. Dec 8, 1905, due April 1, 1906, 6%. 3:872. 1,000
- Weinstein, Chas J, Julius and Max with LAWYERS TITLE INS AND TRUST CO. 162d st (?) should be 102d st, No 63, n s, 62.6 w from n w cor 102d st and Park av, 37.6x100.11 (probable error); 103d st, No 64, s s, 25 w Park av, 37.6x100.11; 103d st, No 6, s s, 62.6 w Park av, 37.6x100.11; 102d st, No 65, n s, 25 w Park av, 37.6x100.11. Subordination mort. Dec 13. Dec 14, 1905. 6:1608. no
- Zoeller, Henrietta to Adam Happel. Greenwich av, No 17, w s, 51.2 s 10th st, 25x90.6x25.2x86.3. P M. Prior mort \$22,000. Dec 1, 3 years, 6%. Dec 9, 1905. 2:610. 9,000
- Zoeller, Henrietta to Adam Happel. Greenwich av, No 19, w s, 26.2 s 10th st, 25x86.3x25x81.8. P M. Prior mort \$22,000. Dec 1, 3 years, 6%. 2:610. 9,000
- Zimmermann, Moses to Gabriel Ruttkay. Sullivan st, Nos 121 and 123, e s, 59.6 s Prince st, 41.10x75. P M. Dec 6, 3 years, 5%. Dec 12, 1905. 2:503. 5,000
- Zapp, Peter and Jacob and Barbara, and Theresa Wengler heirs and devisees Martha Zapp to John Wengler. 3d st, No 295, n s, 400 n w Av D, 25x96. Dec 12, 5 years, 5%. Dec 13, 1905. 2:373. 4,500

BOROUGH OF THE BRONX.

- Allen, Elmer A with Henry M Hunter. Grand av, w s, 50 s 192d st, 50x106. Subordination mort. Dec 11. Dec 12, 1905. 11:3214. nom
- Allen, Elmer A to Fannie H Youngs as trustee for Gertrude W

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- Cheever, Grand av, w s, 100 s 192d st, 50x106 to Old Croton Aqueduct. Dec 7, 1 year, 5½%. Dec 8, 1905. 11:3214. 1,500
- *Annicelli, or Tannicelli, Bernardino to Gertrude E Master. Rosedale av, w s, and being lot 486 amended map Mapes estate. Dec 7, demand, —%. Dec 8, 1905. 1,500
- Adler, Philip to Century Realty Co. Rochambeau av, e s, 50 s 212th st, 50x103.6. Dec 8, due June 30, 1908, 5½%. Dec 9, 1905. 12:3328. 1,700
- Arnold, John B to Century Realty Co. De Kalb av, w s, 200 s 212th st, 50x100. P M. Dec 7, due June 30, 1908, 5½%. Dec 8, 1905. 12:3328. 2,100
- Bellis, Henry De to Century Realty Co. Jerome av, e s, 100 s 212th st, 25x100. P M. Dec 8, due June 30, 1908, 5½%. Dec 9, 1905. 12:3328. 2,062.50
- *Bakuc, Joseph to Helena F Langenbeck. 227th st, n s, 330 e 5th st, 25x114, Wakefield. Nov 27, 3 years, 6%. Dec 8, 1905. 2,850
- Bjorkegren, Charles to Wm Z Larned. Mapes av, e s, 278.5 n 181st st, 33x145.3. Dec 8, due June 30, 1906, 6%. Dec 9, 1905. 11:3111. 2,000
- Boyle, Delia K extrv Bridget Sullivan to Manhattan Mortgage Co. Hoe st, No 1486, Nov 29, due Dec 5, 1906, 5½%. Dec 8, 1905. 11:2988. 1,000
- Beyer, Gustave E, of Hackensack, N J, to Emma Down individ and ano as exrs Charlotte J McGourkey. 136th st, n s, 850 w Home av, and 501.11 w Cypress av, 50x100. P M. Dec 7, 3 yrs, 5%. Dec 8, 1905. 10:2549. 6,000
- Beyer, Gustave E to Emma Down individ and ano exrs Charlotte J McGourkey. 137th st, s s, 501.11 w Cypress av, 50x100. P M. Dec 7, 3 years, 5%. Dec 8, 1905. 10:2549. 6,000
- Brown, John and Elias Lapin to Walter S Gurnee et al trustees for Delia E Gurnee will Walter S Gurnee. 146th st, n s, 150 e Brook av, 50x100. Dec 7, 5 years, 5%. Dec 8, 1905. 9:2273. 35,000
- Bjorkegren, Chas to Commonwealth Mortgage Co. Arthur av, n e cor Oak Tree pl, 25x90. Dec 7, 1 year, 6%. Dec 8, 1905. 11:3070. 15,000
- Baker, Sarah E to Granville F Dailey. Union av, n w cor Home st, 30.5x100, except part for av and st. Dec 8, 1905, 1 year, —%. 10:2672. 4,000
- *Bousha, Louis to Lambert G Mapes. Lots 31 and 32 map Flanagan estate, Throggs Neck. P M. Dec 4, 3 years, 5%. Dec 8, 1905. 384
- Burkhardt, Emil to Louis Muntwyler. Villa av, e s, 385.3 n Southern Boulevard, 24.9x92.5x24.9x92.5. Dec 8, due June 8, 1906, 6%. Dec 12, 1905. 12:3310. 1,500
- Burkhardt, Laura wife of and Emil to HAMILTON BANK of N Y. City. Marion av, n e cor 197th st, 21x107.3x21.3x110.10. Prior mort \$6,000. Dec 11, demand, —%. Dec 12, 1905. 12:3283. 3,000
- Brolles, Jennie E to Catharine J McGuire et al exrs Joseph McGuire. Morris av, Nos 688 and 690, n e cor 154th st, No 511, 32.6x95.3. Dec 7, due Jan 1, 1909, 5½%. Dec 9, 1905. 9:2414. 16,500
- *Berge, Louise to North Side Savings Bank. 178th st, s s, and being lot 97 map Neill Estate. Dec 4, due June 30, 1907, 5½%. Dec 11, 1905. 3,900
- Bruns, August to A Hupfels Sons. Courtlandt av, No 777. Saloon lease. Dec 12, demand. Dec 14, 1905. 9:2417. 3,200
- Brown, George to Cath C Magonigle. Crotona Park E, late Penfold av, e s, bet 173d st and 174th st, and being lots 112 and 113 map 126 lots estate Geo Faile, 40.5x130.1x67.11x139.4. Nov 20, 1 year, 5%. Dec 13, 1905. 11:2940. 5,000
- Brown, John to HARLEM SAVINGS BANK. 145th st, n s, 115 w Brook av, 50x99.11. Dec 13, 1905, demand, —%. 9:2290. 31,000
- Beck, John W to Seligman Meyer. 168th st, No 666, s s, 80 w Brook av, 25x71. Dec 12, 3 years, —%. Dec 13, 1905. 9:2394. 11,000
- *Burlando, Adelaide to Mary A Ferris. Av A, n s, being lot 66 map New Village Jerome, 25x125. Dec 12, 3 years, 6%. Dec 13, 1905. 2,000
- *Same to same. Same property. Prior mort \$2,000. Dec 12, 3 years, 6%. Dec 13, 1905. 1,000
- Blaine, Lazarus to The Middleboro Realty Co. Morris av, e s, 230 n 165th st, 20x92.6. P M. Prior mort \$7,500. Dec 12, installs, 6%. Dec 13, 1905. 9:2437. 1,750
- Bradley, Bernard to Century Realty Co. Woodlawn road, w s, 120.6 n Gun Hill road, 100x103.6. P M. Dec 9, due June 30, 1908, 5½%. Dec 11, 1905. 12:3328. 5,000
- *Cateron, Edw, Jr, to J Gardner Smith. 22d st, s s, being lot 971 map Wakefield, 100x114. P M. Dec 14, 1905, 2 years, —%. 1,500
- Comerford, Patrick H to Century Realty Co. Jerome av, s e cor 212th st, 50x100. P M. Dec 8, due June 30, 1908, 5½%. Dec 11, 1905. 12:3328. 5,250
- Chestnut, Wm J to Century Realty Co. Woodlawn road, w s, abt 255 s 212th st, 25x103.6. P M. Dec 9, due June 30, 1908, 5½%. Dec 11, 1905. 12:3328. 800
- Calamari, Costantino to Wilhelmina Walter. 3d av, No 3430, e s, 175 n Spring st, 25x106.6x25x104.6. P M. Prior mort \$—. Dec 12, due Nov 30, 1906, 6%. Dec 13, 1905. 10:2608. 2,000
- Cornish, John W to Louise Spengler. Clinton av, n s, 125 w 2d st, 25x200 to Willard av. P M. Dec 13, 1 year, 5%. Dec 14, 1905. 12:3375. 1,500
- Coffey, Thomas to Minnie S Fahe. Webster av, e s, 47.1 n 171st st, 25x99.3 to w s Mill brook, x25x97.11. Dec 9, 3 years, —%. Dec 11, 1905. 11:2896. 1,000
- Cohen, Charles to The Park Mortgage Co. Wales av, s e cor St Marys st, 100x102.1x100x101.11. Dec 7, 3 years, 5½%. Dec 11, 1905. 10:2575. 6,000
- Carozza, Giuseppe, Brooklyn, N Y, to Elizabeth Cassidy. Hughes av, late Frederick st, w s, 100 s William st, 25x87.6. P M. Prior mort \$250. Dec 9, installs, 5½%. Dec 11, 1905. 11:3073. 2,050
- *Colored Co-operative Co to Sophie Mayer. Van Buren st, e s, 125 s Columbus av, 25x100. P M. Dec 4, 2 years, 6%. Dec 11, 1905. 700
- *Cirillo, Guiseppi and Angelo Besesto to Sarah I Hurtt. 1st av, e s, being lot 41 map No 1 of Olinville, 100x100. P M. Dec 11, 3 years, —%. Dec 12, 1905. 1,600
- Considine, Kate F to Julia A Sheeran. Wales av, e s, 25 n 149th st, 50x125. Dec 8, due May 8, 1910, 5%. Dec 9, 1905. 10:2653. 7,000
- Del Bals6, Maria to Jennie McCreery. Vyse av, w s, 100 s Jennings st, 50x100. Dec 8, due Mar 8, 1906. Dec 9, 1905. 11:2987. 2,000
- *Dillon, Danl J to Fredk H Doelle. Bolton av, w s, 125 n Gleason av, 50x100. P M. Dec 7, 1 year, 5½%. Dec 8, 1905. 600
- Dunlop, Charles to Empire State Surety Co. Ritter pl, Nos 19 and 21, s s, 92.11 w Prospect av, 42x77.2x42x77.8. Dec 6, demand, —%. Dec 8, 1905. 11:2968. 7,000
- Dodge, Herbert B to Century Realty Co. Gun Hill road, n w cor Rochambeau av, 85x100.2x52x120.3. P M. Dec 9, due June 30, 1908, 5½%. Dec 11, 1905. 12:3328. 6,750
- Dillon, J Rhinelander to Century Realty Co. Gun Hill road, n w cor Woodlawn road, 26.3x119x25.11x120.6. P M. Dec 9, due June 30, 1902, 5½%. Dec 11, 1905. 11:3328. 3,800
- Dowd, Michl J and Richd R Maslen to Century Realty Co. Gun Hill road, n e cor De Kalb av, 51x91.9x50x82.3. P M. Dec 9, 3 years, 5½%. Dec 11, 1905. 12:3328. 4,200
- Same to same. Gun Hill road, n s, 101.10 e Jerome av, 51x111.3x 50x101.6. P M. Dec 9, due June 30, 1908, 5½%. Dec 11, 1905. 12:3328. 3,900
- Same to same. Gun Hill road, n s, 51 e DeKalb av, 51x101.3x50x 91.9. P M. Dec 9, due June 30, 1908, 5½%. Dec 11, 1905. 12:3328. 3,600
- Dillon, John J to Century Realty Co. Rochambeau av, e s, 250 s 212th st, 25x103.6. P M. Dec 9, due June 30, 1908, 5½%. Dec 11, 1905. 12:3328. 900
- Davis, Annie to Wm C Bergen. 202d st, n s, 514.3 w Briggs av late Williamsbridge road, 25x100, except part for Valentine av. P M. Dec 14, 1905, 3 years, —%. 12:3308. 1,000
- Same to same. 202d st, n s, 489.3 w Williamsbridge road, 25x100. P M. Dec 14, 1905, 3 years, —%. 12:3308. 800
- Dooley, Elizabeth T to Century Realty Co. Woodlawn road, w s, abt 129 s 212th st, 50.4x103.4x50x102.3. P M. Dec 7, due June 30, 1908, 5½%. Dec 8, 1905. 12:3328. 1,600
- Deyo, Wm B to Century Realty Co. Woodlawn road, w s, 295.5 n Gun Hill road, 75x103.6. P M. Dec 8, due June 30, 1908, 5½%. Dec 9, 1905. 12:3328. 2,500
- Dengler, Theobald J to Century Realty Co. Rochambeau av, e s, 159.6 n Gun Hill road, 25x103.6. P M. Dec 8, due June 30, 1908, 5½%. Dec 9, 1905. 12:3328. 1,087.50
- Same to same. Gun Hill road, n e cor Rochambeau av, 105x165x 103.6x159.6. P M. Dec 8, due June 30, 1908, 5½%. Dec 9, 1905. 12:3328. 11,887.50
- Dengler, Theobald J to Century Realty Co. Woodlawn road, w s, 220.4 n Gun Hill road, 75x103.6. P M. Dec 8, 1905, due June 30, 1908, 5½%. 12:3328. 3,487.50
- Eifler, Julianna to Century Realty Co. De Kalb av, w s, 195.9 n Gun Hill road, 50x100. PM. Dec 7, due June 30, 1907, 5½%. Dec 8, 1905. 12:3328. 1,000
- Emmanuel Evangelical Lutheran Church to The Board of Church Extension of the General Synod of the Evangelical Lutheran Church in the U S. Brown pl, s w cor 137th st, 50x95. Nov 22, 3 years, without interest. Dec 12, 1905. 9:2281. 2,000
- *Erdreich, Saml and Wm Fischman to Jacob Stahl Jr. White Plains road, w s, being lots 11 and 12 map South Washingtonville, 2 lots, each 34x147, except part for road. 2 P M morts, each \$1,250. Dec 7, 3 years, —%. Dec 8, 1905. 2,500
- *Same to same. White Plains road, w s, being lot A same map, 48.1x111.7x47.2x90.3 n s, except part for road. P M. Dec 7, 3 years, —%. Dec 8, 1905. 1,500
- Eggers, Henry to A Hupfels Sons. 3d av, No 3401. Saloon lease. Dec 1, demand, 6%. Dec 8, 1905. 9:2371. 1,000
- Edmondston, Emily with Manhattan Mortgage Co. Lot 487 map Section A Vyse estate. Subordination mort. Dec 2. Dec 8, 1905. 11:2988. nom
- Friedman, Regina to Daniel Houlihan. Briggs av, e s, 303.8 n 198th st, 25x125. P M. Dec 1, 5 years, 5%. Dec 9, 1905. 12:3296. 7,000
- Same to same. Same property. P M. Dec 1, due June 1, 1910, 6%. Dec 9, 1905. 12:3296. 2,750
- *Fasano, Vincenzo to Hudson P Rose Co. Lot 67 map 125 lots Ruser estate. P M. Dec 9, 5 years, 5½%. Dec 14, 1905. 400
- *Flood, Catherine to Addie A Sullivan. Plot begins 240 e White Plains road and 275 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way to Morris Park av. Dec 13, demand, 5%. Dec 14, 1905. 400
- *Fairbrother, Mary E with Albert E Stanley, Jr. Grace av, w s, abt 129 s St Raymond av, 32.8x106.11x25x127.11 s s. Extension mort. Dec 8, 9, 1905. nom
- Fredrikson, Andrew J to Century Realty Co. Rochambeau av, e s, 284.6 n Gun Hill road, 50x103.6. P M. Dec 7, due June 30, 1908, 5½%. Dec 8, 1905. 12:3328. 1,000
- Frey, Wm J to EMIGRANT INDUSTRIAL SAVINGS BANK. Union av, s e s, at s w s 168th st, 59.2x96.10x21x89. Dec 13, 1905, due June 30, 1908, 5%. 10:2681. 38,000
- Flagg, Minnie E to Robt W Todd. Marion av, e s, 46.9 n 195th st, 25x100. Nov 18, 1 year, 6%. Dec 13, 1905. 12:3283. 2,500
- *Flood, Catherine to Helen de Pearsall. Plot 240 e White Plains road, at point along same 250 n Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, right of way to Morris Park av. Dec 7, 3 years, 6%. Dec 14, 1905. 3,200
- Gaurieden, Henry to Century Realty Co. 212th st, s w cor Rochambeau av, 33.7x103.6x60.7x100. P M. Dec 8, due June 30, 1908, 5½%. Dec 9, 1905. 12:3328. 2,000
- Gilhuly, Michael J and Dominick J to Century Realty Co. Jerome av, n e cor Gun Hill road, 57.7x100x76.6x101.9. P M. Dec 8, due June 30, 1908, 5½%. Dec 9, 1905. 12:3328. 10,725
- Gaul, Wm to Century Realty Co. Woodlawn road, w s, abt 178 s 212th st, 75x103.4x75x103.6. P M. Dec 8, due June 30, 1906, 5½%. Dec 9, 1905. 12:3328. 2,500
- Same to same. Rochambeau av, w s, abt 246 n Gun Hill road, 76.9 x111.9x75.9x121.10. P M. Dec 8, due June 30, 1906, 5½%. Dec 9, 1905. 12:3328. 3,150
- Same to same. Rochambeau av, e s, 175 s 212th st, 50x103.6. P M. Dec 8, due June 30, 1906, 5½%. Dec 9, 1905. 12:3328. 1,650
- Grossman, Hyman to Anton Hermanson. 152d st, No 528, s s, 275.3 e Morris av, 25x116.10x25x117. P M. Dec 1, due Jan 1, 1907, —%. Dec 8, 1905. 9:2411. 1,150

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- *Geller, Saml and Jacob Pinkofsky to Herman J Gies. St Lawrence av, e s, 75 s Beacon st, 25x100. P M. Dec 9, due June 9, 1906, 6%. Dec 11, 1905. 550
- Geiger, Louis to Henry P Ansoerge. Bathgate av, e s, 94.10 n 187th st, 120x89.11. P M. Dec 9, due May 25, 1906, 5%. Dec 11, 1905. 1:3056. 1,500
- *Ghames, Margt H to Hamilton Bank. Columbus av, s s, 165.9 w Bronxdale av, 25x81 to land N Y, N H & H R R Co x25.3x84.8. Dec 9, due April 9, 1906, —%. Dec 11, 1905. Secures Note. 500
- *Geller, Samuel to Grace L Hoffman. Taylor st, w s, 100 s Morris Park av, 2 lots, each 25x100, except part for st. 2 morts, each \$3,500. Dec 5, due June 1, 1909, 5½%. Dec 14, 1905. 7,000
- Gallagher, Geo and Geo W McDermott to Max Baron. 149th st, No 760, s s, 125 e Brook av, 25x84.11. P M. Prior mort \$—, Dec 12, 3 years, 6%. Dec 13, 1905. 9:2275. 5,000
- Galiani, Giosne to Agnes L Rodgers as guardian. Prospect av, s e s, 199 s w 180th st late Samuel st, 33x100. Dec 14, 1905, 5 years, 5½%. 11:3109. 7,000
- Galewski, David and Charles to Jos Frey. Courtlandt av, No 623, w s, 75 n 151st st, 25x100. P M. Dec 12, 3 years, 5½%. Dec 13, 1905. 9:2411. 8,500
- Grossman, Samuel to Helen McCartney. 3d av, No 2750, e s, 112 n 145th st, 28x109.11x25x122.6. P M. Prior mort \$6,000. Dec 4, 5 years, 6%. Dec 13, 1905. 9:2307. 8,000
- Halley, Mary E to TITLE GUARANTEE AND TRUST CO. Crotona Park North, n e cor Crotona av, 85.10x100.11x96.1x101.1. Dec 10, demand, —%. Dec 14, 1905. 11:2948. 9,000
- Kaplan, Harris and Banet Steinberg and Delia Kaufman with Hebrew Benevolent and Orphan Asylum Society of the City of N Y. 119th st, No 115 East, n s, 140 e Park av, 24.10x100.11. Subordination mort. Dec 11, Dec 14, 1905. 6:1768. nom
- Hookey, Wm T with City Mortgage Co. Brook av, s e cor 139th st, 100x159.10. Subordination mort. Dec 12. Dec 13, 1905. 9:2266. nom
- Harrison, Abraham E to The Middleboro Realty Co. Morris av, e s, 210 n 165th st, 20x92.6. P M. Prior mort \$7,500. Dec 12, installs, 6%. Dec 13, 1905. 9:2437. 1,750
- Harknett, Catherine F to The Geisler-Haas Realty Co. Shakespear av, e s, 179.9 s 170th st, 20x114. P M. Dec 11, 1 year, 6%. Dec 13, 1905. 9:2506. 2,000
- Hill, Thomas E to Century Realty Co. DeKalb av, e s, 225 s 212th st, 25x88x25.3x84.9. P M. Dec 9, due June 30, 1908, 5½%. Dec 11, 1905. 12:3328. 787
- *Hait, James M to North Side Bank of Brooklyn. High st, n w s, lot 234 map West Mt Vernon, 33.4x100; 3d st, s s, part lot 374 map Mt Vernon, begins at n e cor lot 3/4, runs w 30 x s 65 x e 30 x n 65 to beginning; Concord av, n w s, lot 25 map 93 lots at South Mt Vernon, 25x100; Concord av, n w s, lots 23 and 24, same map, 50x100; Catherine st, s e s, s w ½ of lot 240 map Washingtonville, 25x100. P M. Dec 8, due April 9, 1906, —%. Dec 11, 1905. Secures notes. 7,000
- Harris, James to Agnes C Harris. Elton av, s w cor 156th st, 50x100x49.10x100. Prior mort \$53,000. Dec 8, 2 years, —%. Dec 12, 1905. 9:2377. 12,000
- Honloser, Catharine to Anna C Stephens. Bathgate av, No 2155, w s, old line, 25 n 181st st, old line, 18.9x100, except part for av. P M. Dec 12, 1905, due Dec 1, 1908, 5½%. 11:3049. 3,500
- Holtzman, Gertie M to Herman Lakritz. Kelly st, e s, 149.1 n 167th st, 100x116.11x100.7x106.2. Dec 4, demand, 6%. Dec 8, 1905. 10:2706. 1,000
- Hauk, Burghard to Century Realty Co. Rochambeau av, e s, 25 s 212th st, 25x103.6. P M. Dec 8, due June 30, 1908, 5½%. Dec 9, 1905. 12:3328. 800
- Hobson, Charles to Century Realty Co. Rochambeau av, w s, 120.3 n Gun Hill road, 25.10x95.9x25x102.6. P M. Dec 8, due June 30, 1907, 5½%. Dec 9, 1:05. 12:3328. 1,000
- Hobson, Christopher I to Century Realty Co. Gun Hill road, n s, 85 w Rochambeau av, 51x90.6x50x100.2. P M. Dec 8, 1905, due June 30, 1908, 5½%. 12:3328. 3,000
- Howes, Emily and Louise B Gettell to Century Realty Co. Jerome av, e s, 182.7 n Gun Hill road, 50x100. P M. Dec 6, due June 30, 1908, 5½%. Dec 8, 1905. 12:3328. 2,800
- *Irving Realty Co to Geo W L Curtis. 21st av, n s, 205 e 2d st, 100x114, Wakefield. P M. Dec 2, 3 years, 6%. Dec 8, 1905. 1,600
- Irving, Benj H to Grace L Eckley. 237th st, s s, 140 e Keppler av, 35x100. Dec 13, 1905, 10 days, —%. 12:3377. 1,500
- Johnson, Gustavus A to Century Realty Co. Rochambeau av, e s, 400 s 212th st. P M. 25x103.6. Dec 9, due June 30, 1908, 5½%. Dec 11, 1905. 12:3328. 950
- Johnstone, Susie to Mary S Todd. Hull av, w s, 100 s 209th st late Ozark st, 25x100. Dec 14, 1905, 3 years, 5½%. 12:3347. 4,500
- Johnson, Geo F to TITLE GUARANTEE & TRUST CO. Aqueduct av, e s, 150 n 190th st, 497.9x228.6 to w s old Croton Aqueduct x497.9x225.6. Dec 7, demand, —%. Dec 8, 1905. 11:3214 and 3215. 50,000
- Kishibegian, Ohannes to Century Realty Co. Rochambeau av, e s, 334.6 n Gun Hill road, 25x103.6. P M. Dec 9, due June 30, 1908, 5½%. Dec 11, 1905. 12:3328. 1,000
- *Keller, Geo to Jacob Burckel. Westchester av, n s, at e s land Isaac Braithwaite, runs n 160 to land Susan A Snedeker, x e 26 x s 160 to av, x w 26 to beginning, Bronx. P M. Dec 12, 3 years, 5%. Dec 14, 1905. 1,600
- Kessler, Max and Peyser Bookstaver to Saml Williams and ano. Courtlandt av, s w cor 159th st, 48.9x98. P M. Prior mort \$46,000. Dec 1, demand, 6%. Dec 14, 1905. 9:2418. 9,750
- Keller, George to Jacob Burckel. Prospect av, No 1421, w s, 100 s Boston road, and 54.11 s from an angle in av, runs s 98.7 to pt 219.8 n Jennings st, w s 151.10 x n 46.1 x e 75.9 x n e 107.5 to beginning. P M. Prior mort \$—, Dec 12, 3 years, 5%. Dec 14, 1905. 11:2962. 2,010
- Knoch, Wendelin to David A Tower. Webster av, No 1993, w s, 100.7 s 179th st, 25x115.2x25x117.5. Prior mort \$3,500. Dec 11, 1905, due June 30, 1908, 5½%. 11:2815. 5,500
- Kleban & Siegel to City Mortgage Co. Wendover av, n w cor Washington av, 125.5x98.10x125.5x99.11. Dec 8, demand, 6%. Dec 11, 1905. 11:2904. 90,000
- Same to same. Same property. Certificate as to consent of stockholders to above mort. Dec 8. Dec 11, 1905. 11:2904. —
- Kauffman, Jacob to Gustave E Beyer. 136th st, n s, 850 w Home av, or 501.11 w Cypress av, 50x100. P M. Dec 7, due June 30, 1906, 6%. Dec 8, 1905. 10:2549. 1,000
- *Kosikowski, Felix to Lambert G Mapes. Lot 3 map Flanagan estate, Throggs Neck. P M. Dec 4, 3 years, 5%. Dec 8, 1905. 375
- Konti, Jennie to Century Realty Co. Rochambeau av, s e cor 212th st, 25x103.6. P M. Dec 7, due June 30, 1908, 5½%. Dec 9, 1905. 12:3328. 1,000
- Khouri, Assad G to Century Realty Co. Jerome av, e s, 50 s 212th st, 50x100. P M. Dec 8, due June 30, 1908, 5½%. Dec 9, 1905. 12:3328. 4,125
- Same to same. De Kalb av, e s, 150 s 212th st, 75x84.9x76.4x74.6. P M. Dec 8, due June 30, 1908, 5½%. Dec 9, 1905. 12:3328. 2,000
- Same to same. Rochambeau av, e s, 125 s 212th st, 50x103.6. P M. Dec 8, due June 30, 1908, 5½%. Dec 9, 1905. 12:3328. 1,600
- Same to same. De Kalb av, w s, 50 s 212th st, 50x100. P M. Dec 8, due June 30, 1908, 5½%. Dec 9, 1905. 12:3328. 1,950
- Lissa, Emma to Gustav Gomprecht. Morris av, late 2d av, s e cor Spring st, 50x100. Secures note. Dec 6, 1 year, 6%. Dec 8, 1905. 11:2795. 1,397.97
- Loraing, Victor A to Century Realty Co. Gun Hill road, n s, 26.3 w Woodlawn road, 26.3x117.9x25.10x119. P M. Dec 7, due June 30, 1908, 5½%. Dec 8, 1905. 12:3328. 1,800
- Lehr, Harry to The City Mortgage Co. Washington av, e s, 94.10 s Wendover av, 50x100. Dec 7, demand, 6%. Dec 8, 1905. 11:2912. 30,000
- *Lotz, Hattie wife of and Frank to The Railroad Co-operative Building & Loan Assoc. Victor st, w s, 1.5 n Columbus av, runs n 18.6 x w 69.9 x s 18.6 x n e 22.5 x s e 14.2 x e 43.2 to beginning, Hunt estate. Dec 12, 1905, installs, 6%. 1,700
- LAWYERS TITLE INS AND TRUST CO with Male Ornstein. 147th st, s w s, 250 n w St Anns av, 25x100. Extension mort. Oct 31. Dec 14, 1905. 9:2273. nom
- Levy, David and Robt Friedman to Thomas A Melody et al. Gouverneur st, s s, 100 w Morris av, 25x118.5. P M. Prior mort \$—, Dec 11, 2 years, 6%. Dec 14, 1905. 9:2440. 1,500
- Lese, Frederick to Jeremiah Milman. Elton av, s e cor 159th st, 48x100; Elton av, e s, 48 s 159th st, 25x100, being Nos 702 to 710 East 159th st, and 816 Elton av. P M. Dec 11, 5 years, 5%. Dec 12, 1905. 9:2380. 30,000
- Livermore, Jesse L to Robt H Gray. 3d av, No 4171, w s, 30 n 176th st, 26.2x97.10x26x98.10. P M. Dec 11, 3 years, 6%. Dec 12, 1905. 11:2924. 3,000
- Levy, David and Robt Friedman to Augusta Reis. Morris av, s e cor 153d st, 50x70.3, except part for av. Prior mort \$10,000. Dec 8, 3 years, 6%. Dec 14, 1905. 9:2412. 2,500
- Levy, David and Robt Friedman to Amille Levy. 151st st, s s, 100 w Morris av, 25x118.5. P M. Prior mort \$1,500. Dec 11, demand, 5%. Dec 14, 1905. 9:2440. 1,000
- Levey, Edgar J to Century Realty Co. Woodlawn road, w s, 370.6 n Gun Hill road, 75x103.6. P M. Dec 9, due June 30, 1908, 5½%. 12:3328. 2,500
- Same to same. Woodlawn road, w s, 25.6 s 212th st, 25x98.9x25x97. P M. Dec 9, due June 30, 1908, 5½%. Dec 11, 1905. 12:3328. 900
- Same to same. Woodlawn road, w s, abt 280 s 212th st, 75x103.6. P M. Dec 9, due June 30, 1908, 5½%. Dec 11, 1905. 12:3328. 2,400
- Marron, Patrick J to Century Realty Co. DeKalb av, e s, 282.3 n Gun Hill road, 50x101.6x50.6x108.4. P M. Dec 9, due June 30, 1908, 5½%. Dec 11, 1905. 12:3328. 1,600
- Moore, Wm R to Century Realty Co. DeKalb av, e s, 107.3 n Gun Hill road, 50x125.3x50.6x132. P M. Dec 9, due June 30, 1908, 5½%. Dec 11, 1905. 12:3328. 2,000
- *Mann, Samuel to Land Co "A" of Edenwald. Wilder av, w s, 150 n Jefferson av, 50x100; Bracken av, w s, 175 s Jefferson av, 75x100. P M. Dec 8, 3 years, 5%. Dec 13, 1905. 1,125
- Massimino, John to Harry P Bartlett. Sherman av, w s, 207.6 n 163d st, 204.2x57.9 to e 1 Spring st, x—x91.5. Dec 11, 1 year, 6%. Dec 13, 1905. 9:2455. 1,400
- Melillo, Pasquale to Concetta Faiella. Arthur av, w s, 269 s Kingsbridge road, 25x125. Prior mort \$12,000. Dec 8, 2 years, 6%. Dec 14, 1905. 11:3065. 2,800
- McMillan, Albert C to Margaret Kerby. Aqueduct av, s e cor Fordham pl, 25.4x92x25x87.9. Dec 9, 3 years, 6%. Dec 11, 1905. 11:3210. 1,500
- McCafferty, Gertrude E to Century Realty Co. De Kalb av, e s, 109 s 212th st, 50x158x51.4x135.5. P M. Dec 8, due June 30, 1907, 5½%. Dec 9, 1905 12:3328. 2,275
- Malone, Mary to Century Realty Co. Rochambeau av, e s, 100 s 212th st, 25x103.6. P M. Dec 7, due June 30, 1907, 5½%. Dec 8, 1905. 12:3328. 825
- McConey, Francis J to Century Realty Co. 212th st, s e cor De Kalb av, 75x100. P M. Dec 7, due June 30, 1908, 5½%. Dec 8, 1905. 12:3328. 3,500
- Mara, John to Century Realty Co. Gun Hill road, n w cor De Kalb av, 25.6x116x25x120.9. P M. Dec 6, due June 30, 1908, 5½%. Dec 8, 1905. 12:3328. 3,100
- McNally, Francis T to Century Realty Co. De Kalb av, w s, 275 s 212th st, 50x100; De Kalb av, w s, 120.9 n Gun Hill road, 50x100. P M. Dec 7, due June 30, 1908, 5½%. Dec 8, 1905. 12:3328. 1,500
- McArthur, Thomas J and Nellie his wife to THE EMIGRANT INDUSTRIAL SAVINGS BANK. Popham av, e s, 394.11 n 176th st, 25x100. Dec 7, due June 30, 1910, 5%. Dec 8, 1905. 11:2877. 5,000
- *Miller, John to Lambert G Mapes. Lots 1 and 2 map Flanagan estate, Throggs Neck. P M. Dec 4, 3 years, 5%. Dec 8, 1905. 630
- Mautz, Margaretha widow to Isabella Heimath. Jackson av, No 760, e s, 180 n 156th st, 25x87.6. Dec 12, 1905, 3 years, 5%. 10:2646. 4,000
- McEntee, Arthur J to Lawyers Realty Co. West Farms road, s e s,

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- *Muller, Henry F to John Miller. Gleason av, n w cor 175th st, 50x100, 24th Ward. P M. Dec 9, 1 year, Dec 11, 1905. 900
- *Nappa, Raffaele to Felix De Canio. Green lane, s s, 429.9 e Castle Hill av, 50x103.9. P M. Dec 12, due Jan 15, 1906, 5½%. Dec 13, 1905. 500
- *Nicklas, Jacob to Christian Varndran. 10th st, n s, being e ½ and w ½ of lot 261 map Unionport, 2 lots, each 50x108. 2 P M morts, each \$1,400. Dec 11, 2 years, 5½%. Dec 12, 1905. 2,800
- *Same to same. Victor st, w s, 193.6 n Columbus av, runs w 16 x w 100 x s 9.6 x e 30.3 x s 6.6 x e 69.9. Dec 12, 1905, installs, 6%. 1,800
- O'Neill, Francis J to TITLE GUARANTEE & TRUST CO. Bryant st, w s, 171.8 n Home st, 20x100. Dec 7, demand, —%. Dec 8, 1905. 11:2993. 1,000
- O'Meara, John S, James J, Mary C and Ellen M to Thomas H Kelly. Decatur av, s w cor 195th st, 135.3x151.1x93.5x172. Dec 4, demand, —%. Dec 8, 1905. 12:3282. 4,000
- *O'Keefe, Bridget to Thos N Jaques. Lot 50 map Neill estate. P M. Dec 7, 3 years, 5½%. Dec 8, 1905. 4,000
- *Olsen, Victor to Teresa Tengstrom. Randall av, s s, 50 w Amundson av, 25x100, Edenwald. P M. Dec 7, 3 years, 5½%. Dec 12, 1905. 300
- Olenick Realty Co to Commonwealth Mortgage Co. Jackson av, w s, 32.10 s 160th st, 84x74.11. Certificate as to consent of stockholders to mort for \$47,000. Nov 21. Dec 12, 1905. 10:2637. —
- Olenick Realty Co to Commonwealth Mortgage Co. Jackson av, w s, 32.10 s 160th st, 84x74.11. Nov 23, 1 year, 6%. Dec 12, 1905. 10:2637. 47,000
- Olenick Realty Co and Arthan Realty Co with the Commonwealth Mortgage Co. Jackson av, w s, 32.10 s 160th st, 84x74.11. Subordination mort. Nov 23. Dec 12, 1905. 10:2637. — nom
- Pelletreau, Ella M to TITLE GUARANTEE AND TRUST CO. St Anns av, w s, 505 n 156th st, 88.2x100. P M. Dec 13, 1905, demand, —%. 9:2360. 10,000
- Pfeiffer, Johan G to Century Realty Co. Jerome av, e s, 232.7 n Gun Hill road, 50x100. P M. Dec 9, due June 30, 1907, 5½%. Dec 11, 1905. 12:3328. 2,400
- Petty, Wm P to Catharine Simmons. Decatur av, No 2764, e s, 192.3 s 198th st, 26.4x100.7. P M. Dec 14, 1905, due June 14, 1909, 5½%. 12:3278. 5,000
- Pittaro, Vito A and Floriano Stolfi to Jennie E Brolles. Morris av, n e cor 154th st, 32.6x95.3. P M. Prior mort \$16,500. Dec 9, 4 years, —%. Dec 11, 1905. 9:2414. 5,500
- Pecore, Michael to Kate Spount. Park av, No 4418, e s, 50 n 181st st, 25x141. P M. Prior mort \$5,000. Dec 7, 2 years, 6%. Dec 8, 1905. 11:3037. 1,300
- Ryan, Daniel L to Century Realty Co. DeKalb av, e s, 82.3 n Gun Hill road, 25x132x25.3x135.4. P M. Dec 9, due June 30, 1907, 5½%. Dec 11, 1905. 12:3328. 1,250
- Reichart, Carl J Louis to TITLE GUARANTEE AND TRUST CO. Woodlawn road late Scott av, n e cor Perry av, 26.2x97.8x25x90. Dec 12, due June 30, 1908, —%. Dec 13, 1905. 12:3345. 700
- *Rosin, Wm to Alexander Suskind. 11th st, s w cor 5th av, 105x 105.9x105x62.3, Wakefield. P M. Dec 11, due July 1, 1906, 6%. Dec 12, 1905. 300
- Ray, Martin H to The Teachers Building and Loan Assoc. Creston av, n w cor 183d st, 97x95. Dec 9, 3 years, 5½%. Dec 11, 1905. 11:3192. 2,000
- Rosenstein, Henry to Isak Tepper and ano. 138th st, No 889, n s, 425 e St Anns av, 37.6x100. P M. Dec 7, 2 years, 6%. Dec 8, 1905. 10:2552. 2,000
- Rosenzweig (Wm) Realty Operating Co to Century Realty Co. Jerome av, e s, 307.6 n Gun Hill road, 100x100. P M. Dec 8, 1905, due June 30, 1907, 5½%. 12:3328. 8,025
- Speranza Realty Co to Century Realty Co. Jerome av, e s, 125 s 212th st, 50x100. P M. Dec 6, due June 30, 1908, 5½%. Dec 8, 1905. 12:3328. 4,050
- Schill, Edw A to Century Realty Co. Rochambeau av, e s, 179.6 n Gun Hill road, 50x103.6. P M. Dec 8, due June 30, 1908, 5½%. Dec 9, 1905. 12:3328. 2,100
- Seward, Franklin D to Century Realty Co. De Kalb av, w s, 250 s 212th st, 25x100. P M. Dec 8, due June 30, 1908, 5½%. Dec 9, 1905. 12:3328. 1,000
- Saunders, Arthur W to Century Realty Co. Gun Hill road, n s, 102 e De Kalb av, 76.6x115.6x75x101.3. 3 P M morts, each \$1,762.50. Dec 8, due June 30, 1907, 5%. Dec 9, 1905. 12:3328. 5,287.50
- Same to same. Rochambeau av, e s, 384.6 n Gun Hill road, 100x 103.6x100x103.6. 4 P M morts, each \$975. Dec 8, due June 30, 1907, 5½%. Dec 9, 1905. 12:3328. 3,900
- Still, Stephen G to James M Wentz. Minford pl, e s, 326.6 n Jennings st, 37.6x100. Building loan. Dec 7, due —%. 6%. Dec 8, 1905. 11:2977. 30,000
- Silberberg, Abraham A to Commonwealth Mortgage Co. Vyse av or st, w s, 200 n 167th st, 2 lots, each 60x100. 2 morts, each \$17,500. Dec 8, 1905, 1 year, 6%. 10:2752. 35,000
- Same to same. Vyse av, or st, w s, 100 n 167th st, 100x100. Dec 8, 1905, 1 year, 6%. 10:2752. 30,000
- *Schmid, Wm H to Cornelia J Dusenberry. 14th av, s e cor 5th st, 205x228 to n s 13th av, Wakefield. P M. Dec 11, 1905, 5 years, 5½%. 8,500
- Scheffer, J Frederick to Century Realty Co. Woodlawn road, s w cor 212th st, 25.6x97x25x95.2. P M. Dec 9, due June 30, 1907, 5½%. Dec 11, 1905. 12:3328. 1,800
- Schalle, Gottfried to Century Realty Co. Rochambeau av, w s, 199 n Gun Hill road, 52x121.10x50.6x125.3. P M. Dec 9, due Jan 30, 1908, 5½%. Dec 11, 1905. 12:3328. 1,500
- Speiden, Ernest K to Century Realty Co. DeKalb av, e s, 300 s 212th st, 50x101.7x50.6x94.10. P M. Dec 9, due June 30, 1908, 5½%. Dec 11, 1905. 12:3328. 2,062.50
- Sullivan, Thos J to Lion Brewery. Park av, No 3426, Bronx. Saloon lease. Dec 12, demand, 6%. Dec 13, 1905. 6:1638 (?) 1,900
- *Susswein, Henry M to John B Johnson and trustees Chas S Loper. Av D, n w cor 12th st, runs to 13th st, being lot 322 map Unionport, 1 acre, except part for Tremont av. P M. Dec 12, 1905, 3 years, —%. 11,500
- *Schittler, Julius to Christian Jung. King st, s w cor White Plains av, 25x100. Nov 15, 5 years, 5½%. Dec 12, 1905. 1,200
- *Smith, Emma R to Cyrus Hitchcock. Van Buren st, e s, 350 s Columbus av, 50x100. Dec 11, due June 1, 1909, 5½%. Dec 12, 1905. 3,000
- *Same to Chas H Baechler. Same property. Prior mort \$3,000. Dec 11, 1 year, 6%. Dec 12, 1905. 200
- Steinmann Realty Co to The City Mortgage Co. Brook av, s e cor 139th st, 100.5x150.4x100x159.10. Dec 8, demand, 6%. Dec 12, 1905. 9:2266. 115,000
- Same to same. Same property. Certificate as to consent of stockholders to above mort. Dec 8. Dec 12, 1905. 9:2266. —
- Sheedy, Matthew to Edmund Coffin. Bosobel av, n w s, at n s 169th st, runs n w 82.11 x n 0.6 x e 1.2 x n 100 x e abt 112.6 to av x s 139.9 to beginning, except part for st and av. Dec —, due Aug 1, 1907, 5½%. Dec 12, 1905. 9:2506. 2,000
- Stack, Wm H to Margt Wood. 182d st, s s, 44.5 e Mohegan av, 29.11x64.10x30.9x65.3. Dec 5, due June 29, 1908, 5½%. Dec 12, 1905. 11:3134. 1,000
- Singleton, Bartholomew to Christian Klein. 168th st, No 978, s s, 148.5 e Tinton av, 25x100. Dec 11, 3 years, —%. Dec 12, 1905. 10:2672. 3,500
- Singer, Charles to Jacob Marx. Wendover av, No 104, s s, 126.3 e Washington av, 25.3x123.2x25x126.10. Dec 6, 3 years, 6%. Dec 9, 1905. 11:2912. 5,000
- Seitz, Wm to TITLE GUARANTEE AND TRUST CO. 153d st, n s, 120 e Melrose av, 25x100. Dec 14, 1905, demand, —%. 9:2375. 6,000
- Sloyan, Patrick J to Ida J Ray. Jerome av, No 3030, n e cor Southern Boulevard, 50x100x104.11x114.1. P M. Dec 4, 3 years, 5½%. Dec 9, 1905. 12:3321. 15,000
- *Shatzkin (A) & Sons to Sophie Duden. Lots 74 and 106 map of building lots in 24th Ward, near Williamsbridge Station. 2 P M morts, each \$475. Dec 11, 3 years, 6%. Dec 14, 1905. 950
- *Same to same. Lots 161, 162 and 163 same map. 3 P M morts, each \$450. Dec 11, 3 years, 6%. Dec 14, 1905. 1,350
- *Same to same. Lots 77, 78 and 94 same map. 3 P M morts, each \$500. Dec 11, 3 years, 6%. Dec 14, 1905. 1,500
- Thorn, Thos H to Henry M Hunter. Grand av, w s, 50 s 192d st, 50x106 to Old Croton Aqueduct. Dec 11, 3 years, 5½%. Dec 12, 1905. 11:3214. 4,500
- Timmis, Walter to Century Realty Co. Woodlawn road, w s, 51 s 212th st, 50.6x101.3x50x98.9. P M. Dec 8, due June 30, 1908, 5½%. Dec 9, 1905. 12:3328. 1,700
- Triner, John W to Century Realty Co. Rochambeau av, e s, 225 s 212th st, 25x103.6. P M. Dec 8, due June 30, 1908, 5½%. Dec 9, 1905. 12:3328. 900
- *Voigt, Gustav to Jenny Cockburn. Lot 15 block 26 map Pelham Park. P M. Dec 9, 2 years, 6%. Dec 11, 1905. 125
- *Walheim, Alfons to DOLLAR SAVINGS BANK, City N Y. Rose-dale av, e s, 175 n Mansion st, 25x100. Dec 11, due June 29, 1906, 5½%. Dec 11, 1905. 2,500
- *Walker, Saml J to John Bussing, Jr. 218th (4th) st, n s, at s w cor lot 572, runs n 114 x w 25 x s 114 to st, x e 25 to beginning, being part of lot 610 map Wakefield. Dec 11, 6 years, 6%. Dec 13, 1905. 2,000
- Wellner, Clara H with Eruimio Giannone. 183d st, n s, 23 w Prospect av, 24x75. Extension mort. Nov 28. Dec 12, 1907, 11:3102. nom
- Welch, Lottie E D to Century Realty Co. DeKalb av, e s, 207.3 n Gun Hill road, 25x115.2x25.3x118.6. P M. Dec 9, due June 30, 1907, 5½%. Dec 11, 1905. 12:3328. 1,000
- Wittig, Anna M M to Century Realty Co. DeKalb av, e s, 275 s 212th st, 25x94.9x25.3x91.5. P M. Dec 9, due June 30, 1908, 5½%. Dec 11, 1905. 12:3328. 900
- Ward, Margaret to EMIGRANT INDUSTRIAL SAVINGS BANK. Lind av, w s, abt 302.6 n Lawrence av, 25x100. Dec 8, 1905, due June 10, 1910, 5%. 9:2527. 4,000
- Wundrack, Henry to Charlotte Wolff. Forest av, No 883, w s, 112 n 161st st, 21x90. P M. Dec 12, 1 year, 5½%. Dec 13, 1905. 10:2648. 1,400
- Zimmer, Adam to Elisabeth Ragette. Courtlandt av, e s, 49.5 n 150th st, 17x100. P M. Dec 1, 1 year, 5%. Dec 14, 1905. 9:2397. 1,000

"LARGEST DISTRIBUTORS OF FRONT BRICK IN THE WORLD"

FRONT ENAMELED AND NAZARETH
GENUINE BRICKS **Portland CEMENT**
"HARVARD"

FREDENBURG & LOUNSBURY

Rooms, 63-69, 289 FOURTH AVENUE, Corner 22d Street,

NEW YORK

PROJECTED BUILDINGS.

The first name is that of the ow'r; 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.

Chrystie st, No 9, 1-sty brk and stone outhouse, 9.6x4.6; cost, \$500; A E Meyerson, on premises; ar't, C Dunne, 330 W 26th st.—1718.
Columbia st, Nos 57-59, 1-sty brk and stone outhouse, 17.9x23; cost, \$2,500; estate of John Keys, 130 E 23d st; ar't, Albert L Adams, 217 5th av.—1721.
Mott st, No 228, 1-sty brk and stone outhouse, 18.4x8.4; cost, \$650; Chas F Wade, 328 Alexander av; ar'ts, Kurtzer & Rentz, Spring st and Bowery.—1697.
Mangin st, No 29, 7-sty brk and stone loft building, 25x100; cost, \$18,000; Julius Meyer, 16 Broome st; ar't, Thomas W Lamb, 224 5th av.—1696.
5th st, Nos 339-341 E, two 1-sty brk and stone outhouses, 8.4x10x10; cost, \$1,500; Estate of Adam Folz, 339 E 5th st; ar't, Henry Regelmann, 133 7th st.—1703.

BETWEEN 14TH AND 59TH STREETS.

18th st, s s, 339 e 10th av, 1-sty brk and frame shed, 21.2x32; cost, \$200; ow'r, ar't and b'r, The Consolidated Gas Co, 4 Irving pl.—1723.
21st st, Nos 18 and 20 W, 11-sty brk store and loft building, 50x82.10; cost, \$100,000; Josephine D Robinson, 34 W 9th st; ar't, C Dunne, 330 W 26th st.—1704.
25th st, Nos 516-520 West, 4-sty brk and stone loft building, 125x55; cost, \$10,000; Warner Realty Co, 516 W 25th st; ar't, Geo M McCabe, 2 W 14th st.—1714.
43d st, No 321 East, 1-sty brk and stone outhouse, 6.6x8; cost, \$1,000; David Stetter, 321 E 43d st; ar't, Marshall R Grimes, 39 E 42d st.—1719.
44th st, s s, 325 e Broadway, 8-sty brk and stone clubhouse, 35x95.5; cost, \$150,000; Club Building Co., 52 Broadway; ar't, Louis Brown and Palmer & Hornbostel, 63 William st.—1699.
Lexington av, w s, 43d to 45th sts, 7-sty and attic brk and stone postoffice and office building, 224x275; cost, \$1,000,000; N Y C & H R R R Co, Grand Central Station; ar'ts, Grand Central Station Architects, C A Reed (executive), 314 Madison av.—1694.

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

65th st, s s, 143.9 e 2d av, 6-sty brk and stone store and tenement, 37.6x72.8; cost, \$35,000; Joseph Isaacs, 222 E 87th st; ar't, M Zipkes, 147 4th av.—1706.
84th st, Nos 315-319 East, 6-sty brk and stone tenement, 50x89.2; cost, \$60,000; Kramer & Rockmore, 230 Grand st; ar't, Geo Fred Pelham, 503 5th av.—1708.
86th st, s s, 97.7 w Av A, three 6-sty brk and stone stores and tenements, 40.5x92; total cost, \$120,000; Grossman & Sundelevich, 79 E 7th st; ar'ts, Horenburger & Straub, 122 Bowery.—1722.
92d st, s s, 200 w 1st av, 6-sty brk and stone store and tenement, 50x87.8; cost, \$55,000; Forman & Aronson, 345 E 120th st; ar't, Geo Fred Pelham, 503 5th av.—1702.
103d st, s s, 105 w 2d av, 5-sty brk and stone school, 50x83.10; cost, \$80,000; City of New York, City Hall; ar't, C B J Snyder, 500 Park av.—1695.
104th st, n s, 135 e Park av, two 6-sty brk and stone tenements and stores, 32.6x87.11; total cost, \$65,000; Levinson & Zipkin, 1543 Park av; ar't, M Zipkes, 147 4th av.—1707.
Av A, w s, 51.1 n 75th st, 6-sty brk and stone store and tenement, 25.6x86.11; cost, \$20,000; Sydney Wallenstein, 1543 Park av; ar'ts, Horenburger & Straub, 122 Bowery.—1724.
Lexington av, w s, cor 123d st, two 6-sty brk and stone tenements, 50x88.6; total cost, \$90,000; A M Bachrach, 104 E 96th st; ar't, Lorenz F J Weiher, 103 E 125th st.—1710.

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

95th st, s s, 100 w Amsterdam av, 6-sty brk and stone tenement, 62x87; cost, \$100,000; ow'r and ar't, A B Kight, 1947 Broadway.—1711.
122d st, n s, 250 w Amsterdam av, two 6-sty brk and stone tenement, 62.6x77.11; total cost, \$150,000; Krulevitch Realty Co, 620 Broadway; ar'ts, Bernstein & Bernstein, 24 E 23d st.—1700.
110th st, n s, 100 w Broadway, 9-sty and pent house brk and stone apartment house, 75x74.11; cost, \$200,000; 110th Street Co, 44 Wall st; ar'ts, Snelling & Potter, 1170 Broadway.—1705.

NORTH OF 125TH STREET.

Jumel pl, e s, 138.8 s Edgecombe road, 1-sty frame and stone shed, 50x18; cost, \$350; John Brown, 614 W 146th st; ar't and b'r, H W Klett, 560 W 170th st.—1709.
127th st, n s, 57 e Broadway, 1-sty concrete and frame shed, 25x97; cost, \$500; James A Deering, 147 Broadway; ar't, James J F Gavigan, 1123 Broadway.—1720.
158th st, n s, 375 w Amsterdam av, 5-sty brk and stone tenement, 50x87.11; cost, \$50,000; Jennie Lyman, 51 E 122d st; ar'ts, Moore & Landsiedel, 148th st and 3d av.—1715.
158th st, Nos 524-530 W, two 6-sty brk and stone tenements, 50x86.11; total cost, \$100,000; A Horowitz & Son, 17 W 115th st; ar't, Samuel Sass, 23 Park row.—1725.
178th st, s s, 100 w St Nicholas av, two 5-sty brk and stone tenements, 50x87.10; total cost, \$100,000; Harry Adelson, 108 W 141st st; ar't, B W Levitan, 20 W 31st st.—1716.
201st st, n s, 18 s 9th av, 1-sty frame shed, 28.6x17.8; cost, \$200; ow'r and ar't, Harlem Contracting Co, 41 Wall st.—1712.
Bradhurst av, s e cor 145th st, 5-sty brk and stone store and ten-

ement, 27.8x89.11; cost, \$60,000; Harry Matz, 1858 7th av; ar't, Harry T Howell, 3d av and 149th st.—1701.
St Nicholas av, e s, 177th st to 178th st, five 5-sty brk and stone tenements, 36.5x90 and 39x88; total cost, \$185,000; 178th st Hermann Strauss, 73 E 90th st; ar'ts, Schwartz & Gross and B N Marcus, 35 W 21st st.—1717.
Wadsworth av, n w cor 177th st, three 5-sty brk and stone tenements, 44.10x90; total cost, \$125,000; H M Ellander, 68 E 118th st; ar't, B M Levitan, 20 W 31st st.—1698.
9th av, e s, 70 n 201st st, 1½-sty concrete and frame shed, 40.6x236.7; cost, \$600; ow'r and ar't, Harlem Contracting Co, 41 Wall st.—1713.

BOROUGH OF THE BRONX.

Dawson st, e s, 456 n Longwood av, six 5-sty brk tenements, 40.7½x88; total cost, \$180,000; John McGovern, 2627 3d av; ar't, J C Cocker, 103 E 125th st.—1336.
Louise st, e s, 300 n Morris Park av, three 2-sty frame dwellings, 21x52; total cost, \$13,500; Paul Reiling, Lincoln st, Van Nest; ar't, B Ebeling, West Farms road.—1342.
Madison st, w s, 125 s Columbus av, three 2-sty frame dwellings, 21x50; total cost, \$12,600; Antonio D'Andre, Garfield st, Van Nest; ar't, John J Kennedy, Riverdale.—1341.
Poplar st, w s, 83 n Bear Swamp road, 2-sty frame dwelling, 23x25; cost, \$2,200; Henry J Twigg, 288 Alexander av; ar't, Chris F Lohse, 627 Eagle av.—1327.
Van Buren st, w s, 106 s Morris Park av, 2½-sty frame dwelling, peak shingle roof, 21x52; cost, \$6,000; Jos Gamache and Philip Gullotte, Van Buren st; ar't, B Ebeling, West Farms road.—1344.
14th st, n w cor Av C, Unionport, 2-sty frame dwelling, 21.3x46; cost, \$3,500; Elizabeth Dillgmann, 14th st, near Av C; ar't, Chris F Lohse, 627 Eagle av.—1326.
133d st, s s, 129 w Willow av, 1-sty frame shed, 50x43; cost, \$250; Heron Granite Co, 139th st and 5th av; ar't, Ernest H Ruehe, 751 E 175th st.—1331.
146th st, s s, 340 w Brook av, two 6-sty brk tenements, 50x87; total cost, \$110,000; Jos Simerman & Co, 241 Vernon av, Brooklyn; ar't, Geo Fred Pelham, 503 5th av.—1335.
172d st, w s, 268 s Westchester av, five 2-sty frame dwellings, 21x50; total cost, \$22,500; Gleason Realty Co, 2367 3d av; ar't, Adolph G Richlin, 2367 3d av.—1332.
173d st, w s, 272 s Westchester av, 2-sty frame dwelling, 21x50; cost, \$4,800; Mary F Ward, Cottage Grove av; ar't, Frank P Sabetti, Cottage Grove av.—1333.
179th st, s s, 95.24 e Mapes av, two 2-sty frame dwellings, 20.6x50; total cost, \$9,000; Bertha J and Henry G Steinmetz, 1277 E 180th st; ar't, J J Vreeland, 2019 Jerome av.—1339.
199th st, n e cor Marion av, 2½-sty brk dwelling, 36x45, peak slate roof; cost, \$10,000; Ernest Hammer, 211 Willis av, ow'r and ar't.—1323.
214th st, s w cor 4th av, two 2-sty frame dwellings, 25x60; total cost, \$6,000; Guiseppe Di Angelio, White Plains av near 215th st; ar'ts, Howard & Co, 176th st and Carter av.—1338.
227th st, n s, 250 e 5th av, 2-sty frame dwelling, 20x40; cost, \$3,000; Jos and Alexander Rakuc, 223d st, Williamsbridge; ar't, John S Williams, Matilda st, Wakefield.—1328.
239th st, s s, 305 w Katonah av, 2-sty and attic frame dwelling, peak slate roof, 22x51; cost, \$4,000; Emma Stuber, 239th st and Keppler av; ar't, Louis Falk, 2785 3d av.—1340.
Grant av, w s, 55.6 s 162d st, 6-sty brk tenement, 50x113.11½ and 98.8; cost, \$60,000; Waverley Construction Co, 883 Grant av; ar't, Harry T Howell, 149th st and 3d av.—1337.
Montgomery, Andrews and Fremont avs and 176th st, 3-sty brk home, Messiah Home for Children, 192x98; cost, \$300,000; H H Rogers, 3 E 78th st; ar't, Chas Brigham, 100 Falmouth st, Boston, Mass.—1334.
Prospect av, e s, 175 n 167th st, 1-sty frame stores, 100x18; cost, \$1,000; Henry Muller, 169th st and Boston road; ar't, Rudolph Werner, 4207 3d av.—1329.
Perry av, e s, 45 s Mosholu Parkway, four 2-sty and attic frame dwellings, peak shingle roof, 21x55; total cost, \$22,000; Wm C Bergen, 2110 Anthony av; ar't, Chas S Clark, 709 Tremont av.—1325.
Perry av, s w cor Mosholu Parkway, 2½-sty frame dwelling, peak shingle roof, 31x41.6; cost, \$15,000; Wm C Bergen, 2110 Anthony av; ar't, Chas S Clark, 709 Tremont av.—1324.
Prospect av, s w cor 151st st, two 5-sty brk tenements, 37.6x88 and 90; total cost, \$90,000; The Four Realty Co, Herman Cohen, 177 Broadway, President; ar't, John Hauser, 360 W 125th st.—1345.
St Lawrence av, e s, 75 s Beacon st, 2-sty frame dwelling, 21x48; cost, \$4,500; Samuel Geller and Jacob Penksfsky, 10 West Farms road; ar't, B Ebeling, West Farms road.—1343.
Westchester av, s s, 76.54 e Robbins av, two 5-sty brk store and tenements, 50x111 and 55x89.5; total cost, \$100,000; Mercury Realty Co, 148th st and 3d av; ar'ts, Goldner & Goldberg, Westchester and Jackson avs.—1330.

ALTERATIONS

BOROUGH OF MANHATTAN.

Allen st, Nos 98-100, toilets, windows, partitions, shaft, to two 5-sty brk and stone tenement; cost, \$7,000; Ida Cohen, 100 Allen st; ar't, O Reissmann, 30 1st st.—3581.
Bank st, Nos 52 and 54, partitions, to 6-sty brk and stone store and tenement; cost, \$50; Chas M Straub, 122 Bowery; ar'ts, Horenburger & Straub, 122 Bowery.—3565.
Canal st, s e cor Baxter st, show windows, stairs, to 5-sty brk and stone store and loft; cost, \$500; Alex E Cohen, on premises; ar't, H G Harris, 206 Canal st.—3556.

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

- Clinton st, No 143, 3-sty brk and stone rear extension, 18.3x8; toilets, piers to 3-sty brk and stone office and tenement; cost, \$1,000; Rachel Richman, West 3d st, and Neptune av, Coney Island; ar'ts, Kurtzer & Rentz, Spring st and Bowery.—3561.
- Corlears st, e s, 50 n Cherry st, new columns, steel beams, to 3-sty brk and stone car house and stable; cost, \$1,200; Dry Dock, East Broadway & Battery R R Co, 621 Broadway; ar't, A V Porter, 621 Broadway.—3580.
- Duane st, Nos 184 and 168, install refrigerators, partitions, to two 5-sty brk and stone store buildings; cost, \$8,000; Okley estate, care of C P Buckley, 141 Broadway; ar't, Wm M Duncan, 852 Washington st.—3562.
- East Broadway, No 49, partitions, windows, to 4-sty brk and stone store and loft; cost, \$6,000; Joseph Solomon, 691 Broadway; ar't, Max Muller, 3 Chambers st.—3543.
- Eldridge st, No 113, toilets, windows, show windows, to two 5-sty brk and stone tenement; cost, \$1,500; Morris Lepshitz, 3 E 106th st; ar't, C Dunne, 330 W 26th st.—3569.
- Goerck st, No 92, toilets, windows, to 5-sty brk and stone tenement; cost, \$1,000; J Rabinowitz, 316 South 3d st, Brooklyn; ar't, O Reissmann, 30 1st st.—3572.
- Greenwich st, No 94½, shaft, partitions, toilets to 4-sty brk and stone store and tenement; cost, \$1,000; John E Taylor, 40 Macculloch av, Morristown, N J; ar't, W A Gorman, 952 Gates av, Brooklyn.—3574.
- Greenwich st, Nos 686-690, toilets, windows, partitions, to three 5-sty brk and stone stores and tenements; cost, \$3,000; Thomas Farrell, 626 10th av; ar't, James W Cole, 403 W 51st st.—3577.
- Horatio st, No 80, tank, windows, toilets, to 5-sty brk and stone tenement; cost, \$3,000; David Lippman, 98 Broadway; ar't, Oscar Lowinson, 18 E 42d st.—3586.
- Ludlow st, No 163, toilets, windows, to 5-sty brk and stone tenement; cost, \$2,000; J Isaacs & Sons, 117 Clinton st; ar't, O Reissmann, 30 1st st.—3554.
- Ludlow st, No 175, toilets, windows, tank, to 5-sty brk and stone tenement; cost, \$2,000; J Rabinowitz, 316 South 3d st, Brooklyn; ar't, O Reissmann, 30 1st st.—3553.
- Ludlow st, No 133, tank, windows, toilets, to 5-sty brk and stone store and tenement; cost, \$1,800; Saville Levine, 211 Henry st; ar'ts, Horenburger & Straub, 122 Bowery.—3563.
- Orchard st, No 117, partitions, windows, toilets to 5-sty brk and stone tenement; cost, \$800; Catherine E Wills, 44 Murray st; ar't, Bannister & Schell, 69 Wall st.—3575.
- Pitt st, No 65, steel beams, partitions, ovens to two 4-sty brk and stone store and tenements; cost, \$8,000; Fine Silver Matzoth Baking Co, on premises; ar't, Henry Regelman, 133 7th st.—3550.
- St Marks pl, No 13, toilets, windows, partitions to 5-sty brk and stone tenement; cost, \$5,000; Estate N Schultz, 25 St Marks pl; ar't, B W Berger & Sons, 121 Bible House.—3541.
- Stanton st, No 123, toilets, windows, partitions to 5-sty brk and stone tenement; cost, \$3,200; Edward D McGreal, 194 Bowery; ar'ts, Marsh & Gette, 97 Nassau st.—3544.
- Stanton st, No 263, partitions, toilets, windows, stairs, to two 4 and 5-sty stores and tenements; cost, \$3,000; Max Goldberg, 140 Stanton st; ar'ts, Horenburger & Straub, 122 Bowery.—3579.
- Stanton st, s w cor Chrystie st, toilets, windows, to 5-sty brk and stone store and tenement; cost, \$2,000; Jacob Lunitz, 170 Green st; ar't, James R Dardis, 555 W 140th st.—3588.
- Varick st, No 23, toilets, windows, to 4-sty brk and stone tenement; cost, \$500; Thomas Lenane, 307 West st; ar't, John Mitchell, 170 W Broadway.—3548.
- 6th st, No 230 E, windows, to 5-sty brk and stone tenement; cost, \$100; Asher Shapiro, 230 E 6th st; ar't, O Reissmann, 30 1st st.—3584.
- 9th st, No 724 E, 5-sty brk and stone rear extension, 13x28.2, partitions, windows, toilets, to 5-sty brk and stone tenement; cost, \$1,000; H Wasserman, 164 2d st; ar't, O Reissmann, 30 1st st.—3583.
- 13th st, No 706 E, toilets, windows, shaft, to 5-sty brk and stone tenement; cost, \$2,000; J Isaacs & Sons, 117 Columbia st; ar't, O Reissmann, 30 1st st.—3582.
- 14th st, No 602 E, toilets, windows, to 3-sty brk and stone tenement; cost, \$1,500; I Koref, 19 Av D; ar't, O Reissmann, 30 1st st.—3545.
- 18th st, No 30 W, windows, partitions, to 4-sty brk and stone store and hall; cost, \$175; John Bower, 31 Nassau st; ar't, M F Campbell, 126 W 19th st.—3555.
- 40th st, Nos 314 and 316 E, shaft tank, toilets, windows, piers to two 5-sty brk and stone tenements; cost, \$2,000; Otto A Rosalsky, 346 Broadway; ar't, C Dunne, 330 W 26th st.—3570.
- 44th st, No 3 W, show windows, partitions, to 2-sty brk stone store building; cost, \$1,000; Fifth Avenue Bank, 530 5th av; ar'ts, Buchman & Fox, 11 E 59th st.—3567.
- 46th st, s s, 225.2 e 5th av, alter piers to 4-sty brk and stone residence; cost, \$5,000; The Home Club Co., 62 Cedar st; ar'ts, Gordon, Tracy & Swartwout, 244 5th av.—3547.
- 48th st, No 509 W, toilets, windows, partitions to 5-sty brk and stone tenement; cost, \$1,500; Mrs Caroline Meyers, 567 W 187th st; ar't, Tenement Reconstruction Co, 238 E 42d st.—3559.
- 52d st, No 72 West, new plumbing, partitions, to 4-sty brk and stone dwelling; cost, \$2,500; Dr R H Wylie, 31 W 35th st; ar't, Donn Barber, 24 E 23d st.—3578.
- 54th st, No 231 West, show windows, elevator shaft, to 4-sty brk and stone automobile building; cost, \$15,000; Kipp Bay Realty Co, 135 Broadway; ar'ts, Pickering & Walker, 5 E 42d st.—3589.
- 59th st, No 328 E, toilets, to 5-sty brk and stone tenement; cost, \$500; Abraham Marks, 1111 2d av; ar't, Albert E Davis, 494 E 138th st.—3551.
- 63d st, No 340 East, toilets, partitions, shaft, to 5-sty brk and stone store and tenement; cost, \$1,000; Domenick Bozzuffi, 346 E 63d st; ar't, John Ph Voelker, 979 3d av.—3576.
- 65th st, No 107 East, 2-sty brk and stone rear extension, 9x16, add 1 sty, partitions, windows, to 3-sty brk and stone residence; cost, \$8,000; Eliza N Hall, 107 E 65th st; ar't, Wm S Miller, 141 E 40th st.—3587.
- 70th st, No 221 E, toilets, windows to 5-sty brk and stone tenement and store; cost, \$1,000; Weil & Mayer, 5 Beekman st; ar't, Samuel Gross, 348 E 84th st.—3540.
- 70th st, No 128 E, 4-sty brk and stone rear extension, 11x20x26, new front, partitions, to 4-sty brk and stone residence; cost, \$15,000; T J McLaughlin, 1123 Broadway; ar't, C B Brun, 1 Madison.—3566.
- 72d st, No 18 W, add two stories, partitions, windows, to 4-sty brk and stone dwelling; cost, \$5,000; L Napoleon Levey, 26 W 69th st; ar't, Edward Necarsulmer, 31 Union sq.—3585.
- 75th st, No 225 E, 4-sty brk and stone rear extension, 13x34, toilets, windows, show windows to 4-sty brk and stone tenement; cost, \$5,500; B Levy, 113 and 115 Spring st; ar't, O Reissmann, 30 1st st.—3564.
- 86th st, No 431 E, 1-sty brk and stone front extension, 25x4.7, show windows, to 5-sty brk and stone store and tenement; cost, \$1,000; Pauline Brommer, 131 Pelham road, New Rochelle, N Y; ar't, Arthur Arctander, 520 Willis av.—3571.
- 94th st, No 236 E, toilets, windows, partitions to 5-sty brk and stone tenement; cost, \$1,200; L Hannes, 43 Suffolk st; ar't, O Reissmann, 30 1st st.—3546.
- 101st st, No 329 E, store fronts, partitions to 5-sty brk and stone tenement; cost, \$1,000; Jacob Israelson, 7 Pine st; ar't, E A Meyers, 1 Union sq.—3558.
- 101st st, No 325 E, store fronts, partitions to 5-sty brk and stone tenement; cost, \$1,000; Leonara Blumenthal, 911 Park av; ar't, E A Meyers, 1 Union sq.—3557.
- 102d st, No 222 E, store fronts, partitions, piers to 4-sty brk and stone tenements and stores; cost, \$3,500; Ike Rabinowitz, 209 Clinton st; ar't, Rudolf Werner, 4207 3d av.—3552.
- 114th st, No 324 E, windows to 4-sty brk and stone store and dwelling; cost, \$100; Michael Cirrito, 324 E 114th st; ar't, R C Bullard, W 105th st.—3568.
- Amsterdam av, n w cor Lawrence st, show windows, to 2-sty brk and stone store and dwelling; cost, \$500; Eliza McMahon, 503 W 48th st; ar't, Louis Falk, 2785 3d av.—3590.
- Broadway, s w cor 112th st, 2-sty brk and stone side extension, 20.1 x67x75 to 2-sty brk and stone store and office building; cost, \$5,000; Slawson & Hobbs, 284 Columbus av; ar'ts, Glasser & Ebert, 70 Manhattan av.—3560.
- Broadway, n e cor 12th st, show windows, to 11-sty brk and stone store and loft building; cost, \$1,500; National Realty Co, 225 4th av; ar'ts, S B Eisendrath and B Horwitz, 41 W 24th st.—3591.
- 1st av, No 1711, toilets, windows to 5-sty brk and stone tenement; cost, \$1,000; Jacob Dorn, on premises; ar't, J J Kennedy, Mosholu av, Riverdale, N Y.—3542.
- 1st av, Nos 21 and 23, toilets, windows, to 7-sty brk and stone tenement; cost, \$500; M Diamondstone, 101 Bowery; ar't, O Reissmann, 30 1st st.—3573.
- 5th av, s e cor 18th st, toilets, partitions to 10-sty brk and stone office building; cost, \$500; Estate of E A Hoffman, 4 Warren st; ar'ts, J B Snooks Sons, 261 Broadway.—3549.
- 5th av, No 427, partitions, windows to 5-sty brk and stone store and office building; cost, \$2,500; Henry A Seibrecht, New Rochelle, N Y; ar't, Theodore C Visscher, 425 5th av.—3539.

BOROUGH OF THE BRONX.

- Belmont st, n w cor Eden av, new foundation to 2-sty frame dwelling; cost, \$300; Harold Swain, 55 Liberty st; ar't, R Irving Dodge, 320 5th av.—658.
- Garden pl, e s, 10 n Walkly pl, 1-sty frame extension, 3.6x9, to 2-sty frame dwelling; cost, \$150; Getano Solfo, Garden pl; ar't, J Melville Lawrence, 239th st near White Plains av.—659.
- Longfellow st, w s, 75 n 176th st, move 2-sty frame dwelling; cost, \$200; Daniel Mapes, Jr, on premises; ar't, Chas S Clark, 709 Tremont av.—655.
- 176th st, s e cor Longfellow st, move ½-story frame stable; cost, \$200; Daniel Mapes, Jr, on premises; ar't, Chas S Clark, 709 Tremont av.—654.
- Boston road, No 2019, 2-sty frame extension, 20x7, to 1 and 2-sty frame store; cost, \$1,500; Dr Frank Backer, Jerome av and 190th st; ar't, Franz Wolfgang, 787 E 177th st.—643.
- Brown av, e s, 25 s Sagamore st, move 2½-sty frame dwelling; cost, \$700; The City & County Contract Co, H C Winchester, 30 Broad st, Sec and Treas; ar't, Wm F Garvey, 171 White Plains av.—660.
- Eden av, w s, 200 n 173d st, 2-sty frame extension, 18x10 to 2-sty and attic frame dwelling; cost, \$485; Bridget Maguire, on premises; ar't, Chris F Lohse, 627 Eagle av.—656.
- Villa av, No 3069, new water closet and new partitions to 3-sty frame tenement; cost, \$250; Vitore Signore, 2432 Creston av; ar't, J J Vreeland, 2019 Jerome av.—657.
- Westchester av, No 730, reconstruct rear foundation of store and rear 1-sty of frame to 3-sty frame store and dwelling; cost, \$1,500; Arigo Arigoui, Stamford, Conn; ar't, A Arctander, 520 Willis av.—653.

JOHN C. ORR CO., India, Java and Huron Sts. and East River City of New York, Borough of Brooklyn

SASH, DOORS, BLINDS AND HOUSE TRIM LUMBER OF ALL KINDS FOR BUILDERS Telephone 23 Greenpoint

JUDGMENTS IN FORECLOSURE SUITS.

Dec. 8.

No Judgments in Foreclosure filed this day.

Dec. 9.

122d st, s s, 203.10 w 2d av, 56.2x100.10. Mary A McGuire agt Harry E Phyfe et al; Smith & Martin, att'ys; Paul L Kiernan, ref. (Amt due, \$5,604.58.)

20th st, No 303 West. Gertrude Dodd agt Mary Kissenger et al; Francis W Judge, att'y; James W Hyde, ref. (Amt due \$8,698.02.)

Dec. 11.

22d st, Nos 217 to 221 East. Ella M Pelletreau agt Catherine Ellingen et al; Van Mater Stillwell, att'y; Wm A Keener, ref. (Amt due, \$19,125.60.)

Parcel beginning at a point 164.6 from intersection of n s Dock st and w s River View Terrace, runs w 100 x n 17.9 x e 101.2 to River View Terrace, x s 17.7 to beginning. Chas F Stone, Jr, agt Ernest Weber, Jr, et al; Clarence E Thornall, att'y; Henry Smith, ref. (Amt due, \$3,540.05.)

4th st, No 64 East. City Real Estate Co agt Anna M Keweloh et al; Harold Swain, att'y; Chas E Hawthorne, ref. (Amt due, \$17,290.)

Jerome av, e s, 86.7 s Van Cortlandt av, 50x100.

Villa av, w s, 188.4 s Van Cortlandt av, 100x100.

Villa av, e s, 425 n Potter pl, 50x125.11x50.1x124.11.

Villa av, w s, 138.4 s Van Cortlandt av, 50x100.

Chas M Preston agt Rosa Pistone et al; Chas W Dayton, att'y; Donald McLean, ref. (Amt due, \$8,689.50.)

4th st, e s, 62.4 s 1st av, 31.2x105x30x113.6. Same agt Frank D Crowley et al; Chas W Dayton, att'y; Elliott S Benedict, ref. (Amt due, \$1,759.44.)

Sheil st, n s, lot 295 map of Wakefield, 28.8x109.6. Same agt Christian S Hill et al; Chas W Dayton, att'y; Julius J Michael, ref. (Amt due, \$1,238.95.)

11th st, s s, 19.5 e Waverly pl, 38.10x54. Effie V V Knox agt Empire State Surety Co et al; Knox & Dooling, att'ys; Frank Cochrane, ref. (Amt due, \$18,620.)

63d st, n s, 187.6 w Columbus av, 16.8x100.5. American Mortgage Co agt Geo B Dunn et al; Bowers & Sands, att'ys; Frank Cochrane, ref. (Amt due, \$10,276.41.)

Dec. 12 and 13.

No Judgments in Foreclosure filed these days.

Dec. 14.

No Judgments in Foreclosure filed this day.

LIS PENDENS.

28 TENEMENT HOUSE LIS PENDENS.

Dec. 9.

Lots 204 to 207, map of 473 lots, Haight Estate, Bronx. Louisa Reiff agt Herman T Hinze; partition; att'y, C L Burr.

Dec. 11.

Hudson st, Nos 313 to 321.

Vandam st, Nos 78 to 90. Gollick & Smith agt Robert J Mahoney and ano; action to foreclose mechanics lien; att'ys, Weinberg Bros.

Morris av, e s, 50 s 153d st, 25x70.3. Joseph Tuoti agt Ann Miller; specific performance; att'y, I Hershfield.

1st av, No 1643.

3d av, No 590.

Madison st, Nos 190 and 192.

Emma Bodenstern agt Ida Naftal et al; partition; att'y, A Stern.

98th st, s s, 120 e Madison av, 25x100.11. Ellen Terry agt Mary McDaniel; action to obtain possession; att'ys, Sackett, McQuaid & Stevens.

55th st, No 534 West. Henry P Ansorge and ano agt Cornelius Daniels; action to enforce payment; att'y, S N Freedman.

Bleecker st, No 356. Harriet A Brady and ano agt Chas W Hanson indiv and exr et al; partition; att'ys, Kurzman & Frankenheimer.

Stebbins av, n w s, intersection n e s 163d st, 182x391.7x irreg.

163d st, s w s, 198.6 s e Prospect av, 143.7x18.8x irreg.

James B Blossom agt Ellen M Chisholm; action to determine ownership; att'y, A G McDonald.



VIEW FROM THE HOUSE OF MR. T. HARLESTON DEACON.

Tuxedo, N. Y.

Photo by A. Patzlg.

Wilson Eyre, Architect.

THE GEORGE A. JUST COMPANY
WASHINGTON, D. C., "THE COLORADO"
IRONWORK FOR BUILDINGS
452 FIFTH AVENUE, NEW YORK

Mott st, No 61.
81st st, No 154 East.
Max Levy and ano agt Louis Levy et al; partition; att'y, L Lewin.
108th st, n s, 200 e Broadway, 75x100.11. Matthew C Kervan et al agt Andrew P Morrison; warrant of attachment; att'y, H B Davis.
Dec. 12.
15th st, No 617 East. Meyer Chapkowsky agt Bernatti Springer et al; action to reform contract; att'y, I Cohen.
8th av, s w cor 154th st, 40x100. Berry B Simons and ano agt Joseph M Goldberg; action to foreclose mechanics lien; att'ys, Alexander & Ash.
53d st, s s, 150 e 9th av, 25x100.5. Ann'e M Duffy agt Alois C Muller et al; partition; att'y, R I White.

Dec. 13.
39th st, No 110 East. John A Philbrick and ano agt Abner P Bigelow et al; counterclaim, &c; att'ys, Sackett & Lang.
Bathgate av, e s, 94.10 n 187th st, 130x59.11. Frances Hessberg agt Louis Gierer; partition; att'ys, Schafer & Levin.
Morris av, e s, 75 n 149th st, 25x70.3. Antonio Diorio agt Giovanbattisto Pellegrino et al; partition; att'ys, Tierney & Conlon.
11th av, n s, being part of lot 992, map of Village of Wakefield. James M Beam agt Sarah F Van Tassel et al; partition; att'y, E A McCue.
White Plains rd, s e cor 228th st, 114x105. Joseph E Mautner agt Meyer Freedman et al; specific performance; att'y, A J Herrick.
110th st, Nos 209 to 215 East. Jacob D Morrison and ano agt Alonzo Kimball; action to declare lien; att'ys, Pavey & Moore.
93d st, Nos 69 and 71 East.
Park av, Nos 1188 and 1190.
Christiana D E M Voss agt Clara E Fausner et al; action to set aside lease, &c; att'y, H H Baker.
79th st, n s, 625 e Amsterdam av, runs n 102.2 x e 54.1 x s - x w 57.3 to beginning. Samuel Schiff exr agt Emma D Aron et al; partition; att'ys, Wolf, Kohn & Ullman.

Dec. 14.
9th av, s w cor 151st st, 100x100.
126th st, n s, 115 e Park av, 25x99.11.
18th st, s s, 95.6 w Av B, 175x92.
Amsterdam av, s w cor 175th st, 100x100.
126th st, s s, 212.6 w 1st av, 37.6x99.11x39.7x 99.11.
120th st, No 521 East.
Germania Realty & Mortgage Co agt Hugo Cohn et al; action to set aside deed; att'ys, Weschler & Myers.
St Ann's av, w s, 25 n 145th st, 50x100x25x100. Emilia Valenti agt Mendel Kaufman; action to foreclose mechanics lien; att'y, S N Freedman.
Elton av, s e s, 75 s w 158th st, 25x100. Louis Lese agt Josephine Knoche; specific performance; att'ys, Bowers & Sands.
Morningside Park West, s w cor 115th st, 104x 10. John T Williams agt Paterno Bros; action to restrain, &c; att'y, R T Greene.
13th st, No 414 to 426 East. Julius Tishman agt Peter F Acritelli; specific performance; att'ys, Manheim & Manheim.

Dec. 15.
101st st, No 66 East. Katie Gerson agt Abraham Novick; specific performance; att'y, A S Weltfisch.
Madison av, No 1534.
Barden st, s s, 28.7 e Crotona av, 75x100.
Crotona av, e s, 200 n 187th st, 200x100.
Crotona av, e s, 500 n 187th st, 100x100.
Crotona av, w s, 300 n 187th st, 100x80.
Crotona av, w s, 500 n 187th st, runs w 170 to Beaumont av, x n 66.9 x e 154 x s 65 to beginning.
Beakes Dairy Co agt Emeline S Robinson and ano; action to declare lien; att'ys, Sweeney & Glover.
Decatur av, s e cor Travers st, 104.6x75.5x118 x75.2; Theodore Dieterlen agt Sarah C Miller; specific performance; att'y, E L Barnard.
Scammel st, n e cor Madison st, 41.3x96x36.6x 96. Joseph H Choate, Jr, agt Herman Gersten et al; action to impress trust, &c; att'y, M J Gordon.

FORECLOSURE SUITS.

Dec. 9.
West End av, n w cor 70th st, 100.5x100. Frederick W White agt Collins Building & Construction Co et al; att'ys, James, Schell & Elkus.
Dec. 11.
2d av, e s, 50.2 n 59th st, 25.3x76.7. Myron S Falk agt John J Reilly et al; att'ys, Wallach & Cook.
83d st, No 166 East. Henry Russell agt Lena Holl; att'y, E Herrmann.
Dec. 12.
122d st, No 207 West. George Schofield agt Casimir Y Wagner and ano; att'ys, Wasserman & Jacobson.
Dec. 13.
131st st, s s, 285 e 8th av, 20x99.11. Rose Frey et al agt Minnie Bohm; att'ys, de La Mare & Morrison.
Dec. 14.
1st av, No 2070. Samuel Wacht agt Louis J Jacoves et al; att'ys, Arnstein & Levy.
3d av, No 4216. Sarah Rafel indiv and extrx agt John D Creamer et al; att'y, S W Stern.
East Broadway, No 65. The Union Bank of Brooklyn agt Delia Elias indiv and admrx et al; att'y, J Brenner.
Washington av, w s, 100 n 189th st, 40x95. Eg-

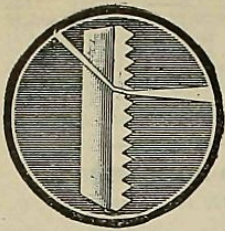
bert Winkler agt Agnes Fitzgerald and ano; att'y, P J Dunn.
Dec. 15.
Lots 237 and 518, Mortgage map of Arden propret, Bronx. Walter W Taylor agt Emma L Shirmer; att'ys, De La Mare & Morrison.
9th st, s s, 80 e Av D, 163x93.11. Pincus Low-enfeld and ano agt Geo J Klein et al; att'ys, Arnstein & Levy.
108th st, s s, 100 w Central Park West, 100x 100.11. H Seymour Eisman et al agt Wm J Greenfield et al; att'y, M R Ryttenberg.
Southern Boulevard, e s, 25 n Jennings st, 25x 100. Wm M Dudgeon agt Wm J McGann et al; att'y, H C Harding.

JUDGMENTS

The following is the complete list of the prop- erties sold, withdrawn or adjourned during week ending Nov. 17, 1905, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.
*Indicates that the property described was bid in for the plaintiff's account.
The total amount at the end of the list com- prises the consideration in actual sales only.

Table of judgments with columns for Dec., name, and amount. Includes entries like '9 Andavall, Aris by gdn-Bazil Dugundl...', '9 Andaval, Demetri by gdn-the same...', etc.

Table of judgments with columns for name and amount. Includes entries like '11 Cole, Wm R-Walter H Burden...', '11 Campbell, Geo W-Robert Rossman...', '11 Casarta, Katharine-Sarah Rubin...', etc.



We have a large force of lighting engineers who will take care of each case where daylight is wanted in any building. The Luxfer System is broad enough to cover all problems. We will be glad to have an opportunity to send one of our engineers to talk it over with you.

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160 FIFTH AVENUE, NEW YORK

Zibelli & Son agt Sagamore Realty Co and Julius D Tobias1,450.00
Dec. 11.

71—8th av, s e cor 154th st, 40x100. Simons & Moersfelder agt Joseph M Goldberg.982.83
72—Stanton st, No 314. Morris Rabinovitz agt Rosie Beller850.00
73—9th av, s e cor 50th st, 46x80. Louis F Sylvester agt John Doe and James McConnell70.00
74—97th st, Nos 308 and 310 West. George Mongo & Son agt Edward H Litchfield and Hartly Haigh296.00
75—5th av, No 12. John Keller agt Hannah B Kelley and Washington Square Hotel Co.42.70
76—152d st, s s, 100 e Broadway, 135x100. Solomon Huss agt Scheer-Ginzberg Realty & Construction Co1,500.00
77—151st st, n s, 100 e Broadway, 135x100. Same agt same150.00
78—1st av, No 1145. A F Klotz Fireproofing Co agt John Doe and S Stertz140.00
79—169th st, n s, 180 w Fulton st, 45x99. Jacob Sommer agt Congregation of Edith Israel3,000.00
80—9th av, Nos 738 and 740. Gustine Rieser and ano agt Gottlieb M Karpas3,824.00
81—Tinton av, w s, 100 s 152d st, 150x100. Kreischer Brick Mfg Co agt Ignatz Floris Co-operative Association and Houghtaling & Wittpenn234.00
82—88th st, Nos 205 and 207 East. Krumholz & Magid agt Louis Mendelsohn and I Lustgarten175.00
83—Satisfied.
84—Suffolk st, Nos 55 and 57. Jacob Kopolowitz and ano agt Max Goldberg and Goldstein & Bros120.00
Dec. 12.

85—Satisfied.
86—Satisfied.
87—Satisfied.
88—Lexington av, Nos 1595 and 1597. Joseph Finger et al agt Jacob Solomon & Son, Joseph Grossman and Herman Seide965.00
89—15th st, No 433 East. Rudolph Kohner agt Samuel Snow and Pernick & Rosenkrantz41.00
90—Hull av, 250 n 202d st, 25x100. Harry Derjardins agt John Schmitt and Geo W Fairlie22.57
91—Tinton av, s w cor 158th st, 100x45. United States Gas Fixtures Co agt Sagamore Realty Co283.00
92—74th st, No 484 East. G Pelli & Co agt Samuel Sobel and I Lustgarten100.00
Dec. 13.

93—11th st, Nos 366 and 368 West. General Iron Works agt T W Stemmler and T W Stemmler & Co160.00
94—Bassford av, w s, 115 s 183d st, 25x80. Borough Cut Stone Co agt The Bassford Realty Co200.00
95—48th st, No 602 West. Frank Bachser agt Susanna Daufersweiler70.75
96—West End av, No 343. Leslie Bros agt Geo A French and Geo N Gardiner, Jr.700.00
97—Satisfied.
98—Satisfied.
Dec. 14.

99—Waies av, s w cor 150th st, 50x105. Nils Olsson agt Henry Beubel and John Fromer.2,550.00
100—78th st, No 113 West. Miller, Haas & Co agt O S Wightman and W H Smith.624.84
101—87th st, Nos 108 and 110 East. Samuel Prensky agt Peter Korn928.90
102—182d st, s s, 100 w St Nicholas av, 50x70. Ryan & Lever agt Dallas Realty & Construction Co and William Rader10.25
103—Jane st, No 2. Robert A Kaek agt Louis Abramovitz and Herman Brill45.55
104—Henry st, No 190. Morris Talsky et al agt Leopold and Isaac Schmeidler and Isaac Pernick125.00
105—115th st, No 266 West. Same agt Samuel Lusia and Robert Marsh175.00
106—15th st, Nos 433 East. Same agt Samuel Snow, Isaac Pernick and Morris Rosenberg.60.00
107—60th st, Nos 345 and 347 East. Frank Silberstein agt Leopold & Isaac Schmeidler, Irving Bachrach, Isaac Pernick and Morris Rosenkrantz25.00
108—15th st, No 433 East. Same agt Samuel Snow, Isaac Pernick and Morris Rosenkrantz215.00
109—Henry st, No 190. Same agt Leopold and Isaac Schmeidler, Irving Bachrach, Isaac Pernick and Morris Rosenkrantz50.00
110—8th av, e s, 100 s 154th st, 40x100. Sam Teitelbaum and ano agt G M Goldberg and Joe Lusbeder100.00
111—Wales av, s w cor 150th st, 50x105. Albert Blechner agt Henry Reubel and John Fremer427.00
112—Broadway, No 1546. Baerlocher & Ohman agt Margaret Helmes and Durwood M Martin140.00
113—Bassford av, s w cor 183d st, 50x100. Standard Plumbing Supply Co agt J K Black and Wm J Flynn540.32
114—84th st, Nos 320 and 322 West. Fox & Katz agt Abraham Risenberg, Jacob Feinberg and Abraham and Samuel Gordon.3,575.00
Dec. 15.

115—101st st, No 303 East. Herman Schapierer agt Abraham Salkin, Elix E Salkin and Harry Slepian700.00

116—1st av, No 67. Hyman Finkelstein agt August Witzel and Jacob Marmelstein.70.00
117—Same property. Same agt August Witzel20.00
118—15th st, No 433 East. Joe Hurwitz agt Samuel Snow and Rosenkrantz42.00
119—119th st, Nos 227 and 229 East. William Puzer agt Carmine Altieri35.00
120—236th st, n s, 170 w White Plains av, 40x 126. Willson Adams Co agt Hattie E Rodgers and Holland & Kennedy704.74
121—Henry st, No 190. Louis Pearlstein agt Leopold and Isaac Schmeidler, Irving Bachrach, Isaac Pernick and Morris Rosenkrantz40.00
122—109th st, No 327 East. Abraham Sonken agt Alfonso Parrata, Francesci De Lucia and Gracinto Graziadio1,080.00
123—91st st, Nos 288 and 290 East. Josiah B Tisdale agt James Fanning, Liquid Carbonic Co and Frank T Loud801.53

Editor of Record and Guide:
The two mechanics liens filed by Solomon Huss against the property on 151st and 152d sts, owned by Scheer-Ginsberg Realty & Construction Co, are unjust and filed for the purpose of annoying my clients. M. H. HAYMAN.

BUILDING LOAN CONTRACTS.
Dec. 9.

Arthur av, n e cor Oak Tree pl, 25x90. The Commonwealth Mortgage Co loans Charles Bjorkgren to erect a 5-sty tenement; 15 payments\$15,000
Vyse st, s s, 100 n 167th st, 220x100. Same loans Abraham Silberberg to erect eleven 3-sty dwellings; 6 payments65.00
2d av, n w cor 126th st, 99.11x100. Henry H Jackson loans Abraham Small to erect three 6-sty tenements; 13 payments60.00
Dec. 11.

Washington av, w s, 200 n 173d st, 100x150. Manhattan Mortgage Co loans Urry Goodman to erect a — sty building; — payments.8,000
Goerck st, No 11. Max Cohen and Emanuel Glauber loan Morris Fisher to erect a 7-sty loft; 10 payments6,000
Dec. 12.

Washington av, e s, 94.11 s Wendover av, 50x100. The City Mortgage Co loans Harry Lehr to erect a 5-sty tenement; 11 payments.30,000
Washington av, n w cor Wendover av 99x125. Same loans Kleban & Siegel to erect three 6-sty tenements; 7 payments90,000
118th st, s s, 125 e 7th av, 150x100.11. Harris Mandelbaum and Fisher Lewine loan Harris Friedman and Barnet Feinberg to erect two 6-sty tenements; — payments100,000
Jackson av, w s, 32.11 s 160th st, 84x74.11. The Commonwealth Mortgage Co loans Ole-nick Realty Co to erect two 5-sty tenements; 14 payments47,000
Dec. 14.

Taylor st, w s, 100 s Morris Park av, 50x100. Herbert S Ogden, att'y, loans Samuel Geller to erect two 2-sty dwellings; 3 payments.7,000
Amsterdam av, w s, whole front between 84th and 85th sts, 204.4x100. Pincus Lowenfeld and William Prager loan Gottlieb M Karpas to erect five 6-sty tenements; 10 payments.125,000
Dec. 15.

Manhattan av, n w cor 100th st, 100.11x100. The Corporate Realty Association loans Nathan Loewy to erect two 6-sty tenements; 4 payments15,000
95th st, n s, 100 e 2d av, 150x100.8. The Commonwealth Mortgage Co loans Ludins & Romm Realty Co to erect four 6-sty tenements; 14 payments124,000
148th st, s s, 461.10 e Terrace pl, 100x100. Same loans Garibaldi Realty & Construction Co to erect two 6-sty tenements; 15 payments70,000

SATISFIED MECHANICS' LIENS.
Dec. 9.

109th st, n s|
110th st, s s, 300 w Columbus av|
James McLaughlin Co agt The Women's Hospital et al. (Dec 1, 1905)\$310.90
Broadway, w s, whole front between 73d and 74th sts. C R Lyon & Son agt Onward Construction Co. (Jan 11, 1905)2,352.90
Dec. 11.

3139th st, Nos 251 to 255 West. Neilson Bros agt Crescent Mercantile & Realty Co. (Oct 23, 1905)300.00
Elm st, n e cor Worth st. F T Nesbit agt John S Radway et al. (Nov 16, 1905)1,074.00
Same property. A P Bigelow & Co agt same. (Nov 16, 1905)2,324.79
106th st, Nos 404 to 410 East. Frank Raimonde agt Florinda M Burke et al. (Feb 9, 1905)1,040.10
Dec. 12.

24th st, No 327 East. Thomas Lawless agt Julius G Knuth et al. (Oct 12, 1905)250.00
Vyse st, e s, 150 n 167th st, 105x275. Max

Feld agt Abram A Silberberg et al. (Dec 7, 1905)450.00
15th st, No 433 East. Leon Rubin agt Samuel Snow et al. (Nov 17, 1905)305.00
93d st, Nos 55 and 57 West. N Y Jack Co agt Henry A Robbins and ano. (Dec 12, 1905)2,753.59
72d st, No 149 East. N Y Jack Co agt E A Leroy, Jr, et al. (Dec 12, 1905)1,626.00
72d st, No 151 East. Same agt Henry C Beadleston et al. (Dec 12, 1905)1,021.00
390th st, No 304 West. George H Breen agt John D Griffen et al. (Sept 27, 1905)515.00
Dec. 13.

40th st, Nos 457 and 459 West. Max Schlesinger et al agt Isaac M Cohen et al. (Nov 27, 1905)5,000.00
173d st, Nos 562 to 566 West. Dominick Lordi et al agt Ernestine Nickelsberg et al. (Oct 19, 1905)600.00
Union av, n s, 50 w 4th av, 25x100, Bronx. Bronx Sash & Door Co agt Borgia & Co et al. (Oct 23, 1905)280.00
115th st, No 266 West. Robert Marsh agt Samuel Luria. (Nov 24, 1905)1,182.00
Kinsella av, n s, 75 w Rose st, 50x100, Bronx. Patrick J Twomey agt Antonio D'Andre et al. (Sept 25, 1905)282.00
55th st, Nos 133 and 135 West. J B & J M Cornell Co agt J Henry Smith et al. (Dec 11, 1905)4,752.84
115th st, No 334 East. Emilio Magaldi agt Maria Liberti et al. (Sept 25, 1905)56.00
Dec. 14.

13th st, No 34 West. J F Blanchard & Co agt Timothy J Kiely. (Oct 3, 1904)338.88
Same property. Geo S Holmes agt same. (Feb 10, 1905)600.00
Same property. Bernet Masor agt same. (Oct 6, 1904)835.10
Same property. Empire City Woodworking Co agt same. (Oct 8, 1904)593.35
Same property. Robert Hogan agt same. (Nov 15, 1904)100.00
Same property. Yale & Towne Mfg Co agt same. (Nov 9, 1904)139.90
172d st, s s, whole front between Longfellow and Boone sts. Union Woodworking Co agt Benjamin Viau et al. (Nov 16, 1905)286.00
Same property. Wm L McElroy agt same. (Nov 16, 1905)170.00
Same property. H C Spaulding Co agt same. (Nov 16, 1905)347.26
Same property. Hartman Bros Mfg Co agt same. (Nov 17, 1905)105.84
Same property. F T Nesbit & Co agt same. (Nov 20, 1905)694.00
Corlears st, e s, 10 s Front st|
Water st, s s, 200 e Corlears st|
R G Packard Co agt Hecker-Jones-Jewell Milling Co. (Sept 8, 1905)21,068.00
Spring st, No 20. Ross, Goemann et al agt Givacchino Acierne et al. (Dec 13, 1905)3,200.00
Mulberry st, No 64. Same agt Angelo Legmiti et al. (Dec 13, 1905)778.85
32d av, No 104. John Simmons Co agt Philip Horowitz. (Nov 1, 1904)264.56
Dec. 15.

Broadway, e s, 55 s 99th st. Candee, Smith & Howland Co agt Thomas J Healy et al. (Nov 25, 1905)505.00
74th st, No 484 East. Ike Silberstein et al agt Samuel Sobel et al. (Dec 1, 1905)635.00
45th st, No 531 West. Charles Levy agt Philip Westenfelder. (July 10, 1905)57.00
Tremont av, No 1027. Thomas Morgan agt Philip Decker et al. (Aug 3, 1905)1,800.00
Same property. Same agt Becker Bros. (Aug 2, 1905)1,800.00
Suffolk st, No 79. Hyman Glick et al agt Louis Kaufman et al. (Sept 18, 1905)9,966.00
Discharged by deposit.
Discharged by bond.
Discharged by order of Court.

ATTACHMENTS.
Dec. 9.

Vincennes Paper Co; Box, Board & Lining Co; \$4,279.31; Hornblower, Byrne, Miller & Potter.
Dec. 12.

Pitkin-Holdsworth Worsted Co; M E Lawler by gdn; W D McNulty.
Dec. 13.

The A H Andrews Co; John Bergonzi; \$679.76; A R Bunnell.
The Mankato Malting Co; Keitel & Co; \$5,000; T M Simonton.
Dec. 14.

The Mankato Malting Co; Keitel & Co; \$753.35; T M Simonton.

CHATTEL MORTGAGES.
AFFECTING REAL ESTATE.
Dec. 8, 9, 11, 12, 13 and 14.

Altieri, C. 353 Pleasant av..Abendroth Bros. Range. \$49
Same. Spencer Place, 175 n of 144th st. 108
same. Ranges.
Kolzer, M. N w cor 10th st and Dry Dock. 828
I A Sheppard & Co. Ranges.
Landsman, M. 31 Essex..J Efron. Range. (R) 165