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 BUSINESS AND THEMES OF GENERAL INTEREST.

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Communications should be addressed to

C. W. SWEET

Downtown Office: 14-16 Vesey Street, New York
 Telephone, Cortlandt 3157

Uptown Office: 11-13 East 24th Street, New York
 Telephone, 4430 Madison Square

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GREAT things were expected this week in Wall Street from the passage by the United States Senate of the Aldrich financial bill, but so far from the market going up, it went down, so that at one time it seemed dangerously near to demoralization. A baker's dozen of leading issues touched new low records for the year. Louisville and Nashville reached the lowest point since September, 1904, and Brooklyn Rapid Transit sold below what it has been at any time since the same month in 1905. Of course there was aggressive professional selling all along the line, and stop loss orders forced liquidation, especially in Reading. Mere news, whether favorable or unfavorable, did not seem to have any influence, though assuredly the revelations of Mr. Harriman and others before the Interstate Commerce Commission can scarcely be said to have inspired confidence. Incidentally, on the Curb Nevada-Utah mining stock was dealt in largely, and scored an advance. While, of course, it is impossible to predict what the immediate future of the action of Wall Street prices may be, yet we must not be blind to facts that in themselves are distinctly favorable. The leading authority on the Iron trade points out that, so far as the finished branches of the steel and iron are concerned, business is developing in a very satisfactory manner, the mills being full of work and specifications coming in steadily. No recessions have been made in prices that ruled at the opening of the week, and the markets in Chicago, Cleveland, Cincinnati, Buffalo, Boston and Philadelphia have been quite active. There has not been much change in money rates, call loans going through at or under 4½ per cent. Time money was firm at 5½ to 5¾ per cent., concessions being withheld by lenders in view of the ending of negotiations for funds for the March disbursements. Apropos of money matters in connection with the Aldrich bill, the consensus of opinion of that measure is that, while it does not provide those changes in our monetary system which are so necessary and desirable, it is most certainly a forward step to general currency reform.

THE report of the New York City Improvement Commission has recently been issued in a handsome and fully illustrated volume; but it looks as if this volume would be the one substantial result of the labors of that body. It worked for a number of years; it took all the counsel it could get upon the problem of rearranging the plan of New York city, so as to make the city both more convenient and more beautiful; and the result is nothing more or less than a book—a book which will cost the taxpayers about \$10,000. There is no use seeking to ignore or disguise the fact that the work of the Commission is, from every practical point of view, a failure. Its report provoked little popular interest. Not one of the various improvements it recommended has received any serious consideration on the part of the municipal authorities. If, in the future, similar improvements receive more serious consideration, there is no reason to believe that the work of the Commission will have any effect upon the plans which may be actually realized. The report, that is, did not carry with it anything like the authority which the report of the Washington Commission obtained, or the similar report which Mr. D. Burnham made for San Francisco. What is the reason of this failure? We do

not believe that it is to be traced to the nature of the recommendations made by the Commission, because, as a matter of fact, the improvements suggested in the report were all of them sensible and desirable. The great trouble was that, from the start, an insufficient body of public opinion had been formed to support a plan which would have cost so much money. Furthermore, the Commission itself, while composed of well-informed and public-spirited gentlemen, did not carry with it sufficient prestige. The number of people who are vitally interested in the "Better New York" are not very large, nor are they very influential; and the practical difficulties which any plan of improvement must overcome are so enormous that no such scheme, however well considered, will have any effect until a much larger proportion of prominent New York citizens are willing to work actively on its behalf.

THE existing real estate situation in the business section of Fifth av., Manhattan, is extraordinary. As was pointed out in the Record and Guide some months ago, the success which has attended the removal of Altman & Co. to that thoroughfare showed what an advantage it was for the better class of dry goods stores to obtain a location on Fifth avenue; but with this discovery came the further one that it was difficult, if not impossible, to obtain sites large enough for general business purposes. A big dry goods store needs a plot containing at least 10,000 square feet, and, so far as we know, there is only one plot of this kind to be secured in the best part of the avenue. It is equally difficult to obtain a small frontage on the avenue connected with a larger area on the side streets, because the property on the side streets is strongly held, and has been much improved. What the outcome will be, it is not easy to see. The firms still located south of Twenty-third street will, in the course of time, be obliged to move, but where can they go? The demand already existing is forcing many of the decorators and picture dealers who first occupied Fifth avenue to remove to Madison avenue or the side streets, but their removal does not cause any very considerable vacancies. At the same time, the need of space on the avenue for minor business purposes is so considerable that every available corner is being improved with tall buildings. One result will be that business will push further up the avenue than has seemed probable hitherto; but even these additional blocks will do little to fill up the gap. It certainly appears as if in the end some other avenue or district north of Thirty-fourth street would have to be pressed into service, and large fortunes are assured to those real estate speculators who can anticipate the direction of this necessary expansion.

Governor Hughes and the Legislature.

AMONG the reforms which Governor Hughes has proposed to introduce in the traditional methods of government at Albany was one concerning the procedure, whereby legislation, supposed to be in the public interest, was enacted. In the past, and particularly during the régime of ex-Governor Odell, it had become customary for the Governor to interfere actively in legislative business. He would propose the passage of certain bills in his Annual Message and then subsequently use all of his influence with the Republican leaders to secure the enactment of this legislation. His influence, official and unofficial, was so considerable that he was usually successful in persuading the Legislature to adopt his views. Governor Hughes proposed to change all this, because he did not like the idea of interference by the Executive with what was properly the business of another division of the State government. He also recommended a large amount of extremely important legislation in his message; and bills embodying his program will, of course, be introduced into the Legislature. But he has declared that he will do nothing actively to promote the enactment of these bills after their introduction. The Legislature must deal with them undisturbed and must alone take the responsibility for its action or its refusal to act. The Governor's constitutional duty in respect to legislation was confined to recommendation, and subsequently either to the approval or to the disapproval of any bills passed by the Senate and the Assembly.

The Record and Guide is inclined to think that in this respect the Governor is allowing a scruple about the letter of the constitution to interfere with his ability effectually to promote the public interest. It is true that his express constitutional duties in the matter of legislation are confined merely to recommendation, and then after passage either to approval or disapproval. But the practice which has come into existence of a more active participation of the Governor in the work of legislation met a real need, and a real defi-

ciency in our constitutional arrangements. The individual members of our Legislatures have never proved adequate to their constitutional function either of originating the legislation needed in the popular interest, or of acting upon proposed legislation with that interest entirely in mind. Our legislators are usually small politicians, without any adequate political ideas or without any disinterested and intelligent devotion to the public welfare. They are accustomed to dictation by their party leaders, and the whole system which elects them to office implies such dictation. If they are left alone, and are allowed to pass only those bills which appeal to their judgment, the result will be that only useless or unwise legislation will be sent up to the Governor. It was to meet this situation that the practice has come into existence which Mr. Hughes does not like; and if an excellent Governor like Mr. Hughes abandons it, the result will be simply that his whole legislative program will fail. It would be a great pity that a purely partisan or half-corrupt Governor could secure the legislation he proposed, while an intelligent and public-spirited Governor would be condemned to failure and to inefficiency. We are unable to discover any good reason why a public-spirited Governor should not use the influence which his position gives him to secure the adoption of his legislative program. There are, of course, certain expedients, turning on the use of patronage, which have been popular at Albany, and which an honorable and public-spirited gentleman would naturally eschew; but there is every reason why he should seek by every legitimate means, to bend a stubborn or a merely partizan Legislature to his will.

In pursuing such a course Mr. Hughes would only be doing what other public-spirited executives have always been obliged to do. Our executives, whether of the nation or of a state, are usually a much more public-spirited and intelligent set of men than our legislators. They represent the whole people instead of only a little district; and they are much more likely to be independent in character, sound in opinion, and disinter-

ested in motive. The legislation which they favor is usually the legislation demanded by the intelligence and the conscience of the community, and the bitterest opposition to such legislation nearly always comes from the petty politicians, who represent small districts and special interests in our senates and assemblies. The fact, however, that the Executive does represent the whole people, and has a large and loyal popular following, gives him a power over these petty politicians, which they frequently do not dare to defy. It is by virtue of his general popularity that President Roosevelt has succeeded in forcing through Congress a mass of legislation in the national interest, which his party associates would have refused to pass, in case they had dared to assume the responsibility of such a refusal. He has continually and actively interfered with the legislative work of Congress, and the consequence is, that he has managed to drag a number of his reluctant fellow-Republicans with him large enough to secure the passage of many of his bills. Governor Hughes is in precisely the same situation in this State. He was elected by the people just because he was an upright, public-spirited and disinterested man—just because he represented those things in our public life which the Republican machine at Albany had persistently and flagrantly disregarded. The Legislature, on the whole, represents this machine. It will reject just as much of Governor Hughes' programme as it dares to reject. The Governor should make them understand that he will not be trifled with. His own interests, the interests of his party and the interests of the public, all demand that his reforming bills should be enacted into law; and he should bring to bear all the pressure he can towards that end. Such men as our State Assemblymen and Senators are easily cowed and persuaded. They have no stubborn convictions to overcome, no valuable counter proposals to offer. They can be forced to act in the public interest for fear of the consequences which a refusal will entail, and Governor Hughes should not scruple to bring such pressure to bear. No matter what the precise constitutional limitation of his powers, the responsibility for the passage of the reform bills is on his shoulders, and cannot be evaded.

MUNICIPAL OWNERSHIP

Its Effect on Real Estate Values

By Richard M. Hurd.

THE MOST noteworthy feature of the distribution of population in the United States has been the steadily increasing concentration of population in cities, which has raised the urban population from 3% in 1790 to over 33% in 1900, with every prospect that the figure may some day reach 50% or even 60% of the total population.

Such a rapid growth of cities has necessarily been accompanied by an increasing complexity of city life and a steady extension of the duties and functions performed by municipal governments. Whereas early in the life of American cities the City Council had but simple duties, now a city government manages the police, fire, water, health and tenement house departments, carries on street cleaning, builds and operates bridges, parks, docks, ferries and markets, and in some cities owns and operates street railroads and gas and electric light plants. The continual extension of municipal activities has but recently reached these latter activities so that when the problem of "municipal ownership" is mentioned it is generally municipal ownership of street railroads and light plants which is meant.

The broad ground on which the municipal ownership and operation of street railroads and light plants is urged is that they cannot be operated without a franchise from the city granting the use of the public streets, and since city streets are public property they should be kept for the benefit of the public and not turned over to private parties for private profit. In the same way that the product of individual labor belongs to the producer, the collective product due to the growth and prosperity of the community belongs to the collective body, so that it is obviously unjust for a few individuals to absorb the increasing revenues resulting from franchise privileges. Moreover, for a city to own and operate these utilities is not a step towards government ownership of private business but a step towards abolishing private ownership of government business analogous to the abolition in some of the older nations of the "farming out" of the collection of taxes, etc. It should not be overlooked that all municipal enterprises involve responsibility and are not to be lightly entered into. Mayor Tom L. Johnson, of Cleveland, gives four rules to test whether an enterprise is a fit subject for municipal ownership, these being (1) that it rests on a franchise; (2) that competition in it would

not benefit the people; (3) that a heavy expenditure for a plant is necessary, and (4) that a performance of its functions for a long period of time is contemplated. Of these four rules the second one, which refers to the fact that the ownership and operation of a public utility franchise in a city is either inherently or becomes eventually a complete monopoly is the real basis for the necessity of municipal ownership.

The arguments for and against municipal ownership of public utilities may be briefly outlined as follows: If city governments were entirely honest all disinterested persons would probably agree that municipal ownership would be advantageous for the community. Opponents of municipal ownership, however, make their chief argument on the ground that city governments are so corrupt that it would be unsafe to trust them with additional powers. The answer to this would be that if our city governments are so corrupt it is the duty of all to work to improve them, and also that the added responsibilities of municipal ownership furnish new incentives for political activity. The second and more forceful answer would be that the chief cause of political rottenness in our great cities is the use of the great funds of public service corporations to purchase control of the franchise-giving bodies, in order to insure absence of competition. Hence complete municipal ownership would remove the main source of the political corruption which now forms the chief argument against municipal ownership.

It is claimed against municipal ownership that the operation of street railroads and light plants would be more expensive than under private administration. The answer to this is that it might well be more expensive than private management and yet the community be better off, since under private management the rates are maintained at a high point and any saving in operation goes to the private owners and not the community. Moreover, if more expensive operation was due to fairer treatment, namely, higher pay and shorter hours to employees, there would be some resulting advantage to the community.

It is stated that municipal ownership results in lack of initiative as to new inventions and labor saving devices, but the reply is that since the result of such merely adds to the profits of the companies and not to the benefit of the public the argument lacks weight.

It is argued against municipal ownership that the service is

poor. The answer is that private corporations are apt to give as poor service as they dare, and that the best stimulus for improvement consists of a threat of municipal ownership, as recently seen in Cleveland, St. Louis and Detroit, where offers of better service and lower rates were quickly made by the local companies to avert municipal ownership.

It is claimed that municipal plants make no profits. The answer is that they should not be run for profit but should give low rates, good service and provide for maintenance and necessary extensions. The general basis for charges for any public service under municipal or private ownership may easily be compared. Under private ownership the charge must be large enough (1) to pay operating expenses; (2) to provide against depreciation and betterments; (3) to earn a fair dividend on actual capital invested; (4) pay dividends on securities issued in excess of the actual capital invested, and (5) to repay during the life of the franchise both the actual investment and the "water" as well.

Under public ownership the cost of service would only have to cover the operating expenses, provide for depreciation and extensions and create a sinking fund to retire the bonds which represent the cost of the plant. Also the expense incurred by a private corporation for enterprise, energy in getting the business, etc., can be entirely avoided under municipal ownership and the credit of cities is so much higher on the average than that of public service corporations that the capital could be obtained by a city for an average charge of about 4% as against 6% for private companies.

To sum up, the only strong argument against municipal ownership would be the incorrigible corruption of city governments. As one critic remarked, "There are not enough honest men in the United States to run municipal ownership in the cities." If true, this statement would apply equally to the general administration of National and State governments as well as of city governments, with the inevitable inference that democracy is a failure. This view, however, is not true. Municipal ownership removes the chief incentive to corruption in city politics, and sooner or later it is certain to come.

In beginning the consideration of the results which municipal ownership would probably bring to real estate values, we may start with the statement that value in real estate is a social conception having no necessary connection with the physical aspects of the land and buildings, but consisting solely of income capitalized. Any land which has never yielded an income has never had any value. If it sells at a price, such price is merely the discounting of future anticipated income. When buildings are added to land, if these yield no income, the aggregate of land and buildings has no value, regardless of the money cost of the buildings. In daily practice the value of a building is accepted as the cost of the building less depreciation, the substantial correctness of which is based on the fact that most buildings are suitable to their location. In proportion to their unsuitability to their locations the capital expended on them is wasted.

Income is the money expression of the use and occupation, in other words, utility is the feature immediately underlying income. Back of utility comes effective demand or the expression of competitive bidding for locations which set off against the supply of locations results in the market price or value of real estate. In other words income discounted or estimated ahead for a certain number of years creates capital and value.

The features which cause the difference of desirability and hence income of different locations are summarized in the social service rendered by the different locations or conversely the sacrifice which they save, land which is most convenient being first utilized and later that which is less convenient in proportion to its diminishing facilities. Thus the value of all city land ranges from that which least serves the smallest number of people of the lowest economic quality up to that which best serves the largest number of people of the highest economic quality.

Since gross rents are fixed by competition, the question arises, how do bidders determine what they can pay? The basis differs radically between business property which earns income for the occupant as well as the owner, and residence property which for the occupant consumes income only. The gross rents of business property consist of the normal proportion of what a location earns for the tenant. The proportion of location earning which a shop-keeper pays as rent varies according to the character and class of his business and also in part according to his ability as a tradesman, a fair average being from 20% to 40%. The better the location for retail trade the higher the proportion of receipts paid as rent. In retail trades the location and the consequent advertising perform the vital functions of selling the goods. In the wholesale trades but a small proportion of receipts is paid out as rent, but the saving goes to the drummers who sell the goods.

The gross rents of residences represent the proportion of income which various classes can afford to pay for house rent. Social ambition and the desire for healthy, safe and attractive surroundings for one's family are such powerful influences that all classes desire to live in the best neighborhoods which they can afford. The proportion of rent paid for residences is apt to vary inversely with the income, the very wealthy spending

from 10% to 20% of their incomes on rent, while the poorest tenement dwellers spend 25%, 35% and 40% of their incomes.

From gross rents are to be deducted taxes, insurance, repairs, and in certain classes of buildings operating expenses, such as for light, heat, elevators, janitors, cleaning, etc.

Taxes vary widely on different properties in the same cities owing to irregular assessing by tax officials, but a fair average would be an annual charge of 1% of the actual, not the assessed, value of the property. The cost of fire insurance is a small item in first-class buildings, the rates running from 12 cents to 30 cents per hundred dollars per annum on fireproof buildings or brick private houses, and from 40 cents to \$1 per one hundred dollars per annum on stores and office buildings of non-fireproof construction. Repairs average one-half of one per cent. of the cost of the building per annum for the highest type of fireproof buildings; 1% for ordinary mercantile buildings, and 2% to 3% for old buildings or those of cheap construction. An estimate of the proportion of total expenses to income of different classes of buildings would be as follows: 1 or 2 story retail buildings or wholesale buildings, 10% to 20%; residences, 15% to 20%; non-elevator office buildings and tenements, 25% to 35%; high-class apartments and fireproof office buildings, 45% to 55%.

Having now arrived at the net rents, the factor to convert them into capital is the rate of capitalization, which is broadly based on the interest rates for all classes of securities. In the same way that government bonds sell below a 2% basis; railroad bonds on a 3½% basis; municipal bonds on a 4% or 4½% basis, and various railroad stocks on a 5% to 6% basis and industrial stocks from a 6% to a 10% basis, so the rates of capitalization of New York City real estate incomes vary from 3½% for the highest class of office buildings and retail business property to 4% for high grade residences; 4½% to 5% for medium grade business property; 6% to 6½% for medium grade apartments, and 7% to 9% for tenements. In all classes of property where mortgage loans can be obtained at lower interest rates than the capitalization rate, the net rate of yield on the equity can be greatly increased. For example, with a property yielding 6% net, if two-thirds of the value is borrowed at 4½%, the net income on the equity is 9%, or with a property yielding 8% net, if two-thirds is borrowed at 5%, the net income on the equity is 14%.

The great power of capitalization rates on values is due to the fact that for every change of 1% in the rate of capitalization, values change from twenty to thirty times the difference in interest. For example, a property with a net income of \$10,000, if sold on an 8% basis, would bring \$125,000, and if sold on a 3½% basis would bring \$325,000. The lower the capitalization rate the greater the effect of any further lowering of the rate, as for example, a drop from 8% to 7% adds 14% to the value of the property, while a drop from 5% to 4% adds 25% to the value of the property. As a city grows and becomes more firmly established and wealthy the vast mass of real estate values within it is probably created more by the lowering of capitalization rates than by the increased rents paid, since these increased rents in many cases represent interest on the cost of new and expensive buildings, the residuum only being capitalized to create the additional value of the land. In practice the rate of capitalization is ascertained by figuring backwards, that is by dividing average prices paid for real estate by the net income which the community is satisfied to receive on such investments.

The chief cause for the wide difference in capitalization rates seem to be the fact that many people desire to own high-class property and few desire to own low-class property. As reasons for such preference are the facts that as to high-grade property rents are more firmly established and easily collected, the property is more quickly convertible, it can be mortgaged at a lower rate of interest and for a larger proportion of value, the buildings depreciate less rapidly and the prospects of increase in value are usually better.

The directions which the results of municipal ownership on real estate values would probably take would vary chiefly according to whether the policy of the city administration would be to maintain rates for services rendered or to reduce rates. If the policy should be to maintain rates and supply excess earnings to lowering the tax rate, the owners of real estate would receive the first direct benefit, while if the policy should be to lower rates the benefits would be first distributed among the citizens. Take as an illustration the street railroads of New York, which have been consolidated into two great companies, one in Manhattan and one in Brooklyn, with the result foreseen by the advocates of municipal ownership, of an entire elimination of competition. These two companies are capitalized at \$585,000,000, as against which the cost of their physical reproduction has been estimated at \$202,000,000 by James Creelman in an article in Pearson's Magazine, leaving \$383,000,000 to represent the value of their franchises. If the Interborough-Metropolitan and the Brooklyn Rapid Transit should be taken over by the city and fares maintained as at present, and if there should be a 5% net yield on \$383,000,000 of franchise value, the result would be that nearly \$20,000,000 a year would be contributed towards the city taxes. Since the total expenses of New York City range from \$100,000,000 to \$120,000,-

000, this would lower the annual tax rate from about 1.50 to 1.20 or 1.25. This reduction in the tax rate would make an equivalent increase in the net yield of real estate, and capitalizing this at 4% for the total value of New York City's property—assessed at \$5,805,219,530 and probably worth about \$8,000,000,000—would mean an addition of from \$500,000,000 to \$600,000,000 in the value of New York City real estate.

On the other hand, if rates should be reduced such a real saving in the cost of living would strengthen the general financial condition of the individual members of the community, and if the saving were of considerable amount,—as it would be if derived from all the public utilities,—real estate rentals and values would be indirectly affected in that the residents of the city would have a larger margin to use as rent in bidding for desirable locations. There would undoubtedly be another result in the case of the street railroads if fares should be reduced, in that cheaper care fares would cause a wider distribution of population. Taking into account the extreme density of New York City's population, there seems little doubt that the street railroads of New York could be run at a profit on 3c. fares and universal transfers, and if such were put into effect there would undoubtedly be a movement of population from the congested districts into the outskirts. Any such movement, however, would be lessened among the tenement house population, first by the gregariousness of the various nationalities which form the greatest congestions on the lower East Side, and second by the loss of time occupied in the two daily trips. The poorest class of workers in New York work from twelve to sixteen hours a day, mostly at piece-work, and the loss of one or two hours each day would seriously cut into their incomes.

In the case of the street railroads also, there would be another important source of influence on the distribution of population and real estate values in the substitution of city government for a private corporation as the power determining what new lines were to be built and where they were to be placed. If it be objected that this is a dangerous power to put into the hands of city officials, it may be answered that real estate owners and private citizens are now in the hands of private corporations responsible to no one, and that there would be at least this lever in the hands of the public that city officials may be held responsible to public opinion. As to street railroad extensions, it is clear that if these lag behind the city's growth the tendency is for the city to remain within densely covered areas; if these keep pace with the city's growth the development is of the best type, and if these are built ahead of the city's growth there is an economic loss in the cost of building and operating, an investment which does not pay, and also vacant land speculations develop which are apt to be unhealthy because ahead of the needs of population. While transportation facilities are vital to the value of outlying land a fallacy exists in the supposition that the mere construction of a street railroad will add value to adjoining land. It not infrequently happens that where a million dollars is spent by a street railroad extension ten million dollars is added to the speculative price at which adjoining land is held. The fallacy here is shown by the fact that if this always held good vacant land owners could at any time add to the value of their lands ten times the cost of constructing street railroads to reach them. The removal of unsuccessful suburban street railroads furnishes another demonstration. Street railroads do not add a dollar to the value of land, but merely redistribute land values by forming a channel into which population and land values may flow, the general result being to add value at both ends of the line at the expense of the intermediate zone.

Let us take as another illustration the Consolidated Gas Company of New York, capitalized at \$80,000,000 stock and \$21,380,000 debentures, both selling on January 1st last at about 137, to which should be added underlying bonds of over \$92,000,000 (Manual of Statistics, 1906), or a total of about \$230,000,000. From the report of the Stevens Committee of 1905 the value of its physical property, based on the cost of reproduction, is given as \$27,298,576. The difference between this sum and the market value of its securities—in round figures \$200,000,000—represents the market value of the franchise. As a matter of fact, the majority of the franchises of the individual gas companies which now form the Consolidated Gas Company have expired, and if the City of New York should either build a new plant or purchase the property of the Consolidated Gas Company at the valuation put upon it by the Stevens Committee, it would not be necessary to earn and pay dividends on some \$200,000,000 of "water." If we assume that the plant of the Consolidated Gas Company could earn 5% on its present capitalization, this rate on the "water" in its securities would yield about \$10,000,000 to be applied in reduction of the taxes in New York City. This would lower the annual tax rate by about one-fifth of one per cent. and might add about \$300,000,000 to the total real estate values of New York City.

If it be objected that the Interborough-Metropolitan, Brooklyn Rapid Transit and Consolidated Gas Company are not now earning 5% on their estimated franchise value, being the difference between their capitalization and the estimate of their physical value, the answer is, first, that the financial reports of these

companies are extremely complicated and obscure, so that it is most difficult to ascertain the real facts, and, furthermore, that if these companies are not earning such a yield the growth of the city will undoubtedly some day cause them to earn such a yield, which was undoubtedly in mind when the watered securities were issued.

The Consolidated Gas Company report the approximate net earnings of the company as being in 1903, \$8,475,080; for 1904, net about \$9,000,000, and for 1906, net about \$11,000,000. Contrasting these approximate earnings with the estimate of the Stevens Committee for the physical value of their plant at about \$27,000,000, would show in the case of the Gas Company net earnings of over 40%; but as stated in the case of practically all public service corporations, it is impossible for the public to ascertain correctly what their net earnings are. The incentive of promoters of such enterprises to water their stocks is clearly seen when it is considered that if such companies should pay dividends of 50% or more per annum, as they could easily do if the stock and bonds were not watered, there would be such public clamor as would swiftly bring about reductions in rates to possibly a 50c. rate for gas and 3c. fares on the railroad.

In estimating the results of municipal ownership on real estate values by capitalizing the decrease in taxes and the consequent increase in income, the broad ground only has been covered. Analyzing these effects in detail along the lines of Prof. Seligman's "Incidence of Taxation" we may note, first, that the tax on real estate consists of two parts, the tax on the land and the tax on the building. The case of the tax on the land is quite simple in that it falls on the owner and cannot be shifted. The owner who leases his land will always endeavor to get as much as possible for it, and since the supply cannot be increased, and since there is no question of cost of production, the change in price can only be effected by the change in demand. The generally accepted doctrine as to the tax on the building is that buildings represent the investment of capital and labor, and no one will enter into the business of building houses for investment unless he can count on a definite return which in general must be equal to the return from capital invested in undertakings of approximately the same kind. A tax imposed upon the owners of the building will generally be shifted to the occupiers; for, if the tax could not be shifted, it would reduce the profits of the owner below the customary level in similar investments. The result would be a cessation of building operations, a consequent scarcity of buildings, and a gradual increase in the rent of existing houses, until the tax should be shifted to the occupier in the shape of higher rents. This doctrine is qualified by two exceptions; first, where the property is decreasing in value, and second, where the tax is a general and not an exclusive one. In the case of property decreasing in value the house owner cannot shift the tax to the occupier because no actual diminution in the supply of houses is possible, and because by the supposition that there is no increase in the demand but rather the reverse. Not until a stable equilibrium has been reached will the building owner cease to bear the burden. Hence, if population is stationary or declining, a tax on existing houses will inevitably fall on the house owner.

As to the second case, the previous argument has been based on the assumption that the house tax is an exclusive tax. As soon as other forms of capital are also taxed the argument falls. The doctrine of the shifting of a house tax to the occupier depends on the assumption that would-be house builders would otherwise prefer to put their money in investments paying them better, thus bringing about a scarcity of houses and an increase of rents; but if other capital or profits are also taxed, there will be no reason for refusing to invest in houses. Hence, rents and values will not rise, and the tax cannot be shifted to the occupier.

If the laws taxing all property were generally enforced the real estate tax would without doubt be borne by the owner. In American cities the general property tax has become a real estate tax. In other words, city real estate bears the greater part of the weight of taxation, personal property being virtually untaxed. In proportion as city houses are taxed at a higher rate than other capital, the main condition under which the tax may be shifted to the occupier is present. This condition is increased in the proportion that the building tax bears to the total tax. Where the building is worth two or three times the land it is quite certain that the greater part of the tax is shifted from the owner of the building to the occupier. The one modification of this would be the unconscious spread of the Single Tax ideas which leads assessors to bear more heavily on land values and more lightly on buildings, so as not to discourage new buildings.

To sum up, in so far as the real estate tax in New York City is levied against the land only, this tax is paid by the owner of the land without shifting, but in so far as the tax is levied on the building, the tax is shifted to the occupier, especially where the value of the building exceeds the value of the land. The exception to this would be where the value of the property is declining, which is not the case in New York, or where personal property is equally taxed, which is also not the case in New York.

Applying these principles of the incidence of taxation to the

effects on land values of a diminution of taxation, it follows that in so far as the tax has been levied against the land the removal of such tax directly benefits the owner of the land by its capitalized value, and in so far as the tax is levied against the building and shifted to the occupier the removal of such tax proportionately benefits the occupier by lowering rents. In other words, the benefit from a reduction of taxation due to municipal ownership would accrue both to land owners and to occupiers of buildings in New York.

The chief step towards municipal ownership, and yet one which may delay the actual accomplishment thereof, is the taxation of franchises of public service corporations. Under the recent Ford Law taxing special franchises these are assessed at such figures as the assessors determine, and are then taxed at the same rate as real estate; namely, about 1½% per annum. In practice the corporations have contested and refused to pay these taxes, and they are now running in amounts of many millions of dollars against the corporations. Within the past few weeks on the appearance of activity by the City Comptroller in proceeding against the corporations some of these franchise taxes have been paid. It is theoretically possible that if proper management of municipal activities could not be obtained, the best possible compromise would be along the lines of increased franchise taxation. The power to tax always includes the power to confiscate, and the State or City might in this way confiscate annually for the benefit of all the people the unearned increment in the value of these franchises due to the increase in population.

On the other hand, could honest and competent city administration be obtained there seems no reason to doubt that if New York City owned and operated all its utilities, street railroads, gas, electric lights, telephones, docks, ferries, markets, etc., the yield from the same at the existing or even lower rates would relieve real estate owners from paying any taxes. Under any circumstances it is difficult to see how municipal ownership would injure the value of real estate unless, of course, a city administration should plunge into expensive undertakings which were unproductive, thereby increasing taxes and lowering the city's credit. Barring this source of weakness, which alert voters with frequent city elections could prevent, it would seem to be safe to say that municipal ownership would be highly advantageous to both real estate owners and occupiers.

A Few Words About Structural Steel and Architecture.

ARCHITECTS are complaining that the beauty of their designs is often impaired or even destroyed by the horrid structural members. As a matter of fact, we must concede that it is not unusually the case where plans, carefully worked out to meet the requirements of the owner and present the most beautiful effects, are altered quite extensively, in order to satisfy the practical requirements of safety and economy.

The architect, in most of the cases, will blame the engineer for paying insufficient attention to his design and especially to his details, and on the other side, the engineer will explain matters, by trying to show what those brackets, gussets, deep girders with wide flanges, large columns, etc., are necessitated by the presence of great loads, wind stresses, or by the unsymmetrical concentration of loads, due to the location of columns, as given and insisted upon, by the architect.

As the building must be erected, a series of compromises will take place between the architect and the engineer, in order to avoid too much delay in working out the plans. The architect will usually be forced to reduce the height of a ceiling by "furring down," in order to conceal some unexpected deep beam; or to increase the diameter of a column in order to make it safe; or he will have to add some undesirable brackets or false arches in order to hide a knee-brace or gusset.

The engineer will put up a hard fight before he will make any changes, especially if the detailing of the steel work has been started. He will be forced, nevertheless, to reduce the lateral dimensions of a column and increase the metal area instead, in order to have the same radius of gyration; he will have to alter the design of a heavy girder; weaken its supports by omitting brackets, cut down the fireproofing and even revise the whole layout of the steel work in order to satisfy the architect.

All those changes will necessarily cause a lot of correspondence, conferences, telephoning and delay in preparing the working plans, therefore in erecting the building, besides other unexpected troubles and expenses.

The above mentioned troubles are very familiar to architects, but they are forced by circumstances to accept them with Oriental resignation and consider the structural steel as an unavoidable or necessary evil. If anybody would look into the

matter more closely and with impartiality, he would discover that both the architect and the engineer are at fault.

It is a recognized fact that the architect nowadays must be an artist, a thorough business man, and above all know in all their details the requirements particular to each kind of building, and all the elements entering in the construction of buildings. To possess all these qualifications is an ideal very rarely reached. The constructional part of important buildings could be familiar in detail only to those who possess especial technical education and experience.

As a rule, architects in preparing their plans have in sight two things; first, to satisfy the requirements of their clients, and second, to embody their own ideas of beauty. The plans are sent to the engineer which has to design the steel skeleton to fit the plans as worked out by the architect.

The engineer in designing his steel work will have in view considerations of safety and economy, but very, very seldom will he be allowed to carry them out, as the consideration of economy would require that the architect should revise somehow, if not entirely, his plans. In such conditions even the safety of the building is secured at an increased cost, as unusual, and therefore expensive framing is forced upon it.

As soon as the shop drawings are submitted to the architect, new troubles are in store for him, as the detail steel work often interferes with the architectural details; and if those unexpected lugs, knee-braces, or beams are not detected in time, terrible blunders are caused, terrible because very seldom and only at great cost and risk can they be remedied.

In the two years of experience as an architectural draughtsman (although being at that time already civil engineer) I had many opportunities to see architectural failures due to the steel work, failures which could have been easily avoided.

As the general as well as personal welfare requires that we reach the best results in the shortest way and with the least waste of energy and material under any form, it is desirable that a better and more logical cooperation should take place between these two important factors of our civilization—the architect and the engineer. It is desirable that the architect should not stick too much to his first layout of plans, but should pay more attention to the arguments and suggestions presented him by the engineer.

Engineers, as it is commonly admitted, are too little familiar with the special requirements and peculiarities inherent to each class of buildings and designs. In most of the cases it is quite true, and that is why architects show a reluctance in accepting any changes in their plans suggested by the engineers.

Civil engineering has a vast field, and it is quite natural that a man experienced in railroad work, bridge construction, subway or water works could not be very familiar with the special requirements to be fulfilled by the structural steel in a high-class apartment house, hotel or bank building.

All the considerations of economy, possible and justified in the designing or detailing of a bridge, would be often causes of delay, trouble and increase in the final cost of the building.

Building construction in order to be of real value in architecture nowadays must become a specialty. The designer of the structural members of a first-class building must be very well acquainted with its architectural and practical requirements and details, and with even plumbing, heating and ventilating, without being necessarily an expert in those lines.

Cases are not seldom where elaborate ceilings in important rooms have to be lowered considerably in order to conceal plumbing and heating pipes, or ventilating flues, which had to run across a very deep beam or girder, a mistake which could have been avoided if the designer of the steel work could have foreseen that difficulty and consequently could have arranged differently the floor beams, without increasing in the least the cost. A reduction of a few inches or a foot in the height of an important room may not seem very appreciable to some people, but, in fact, it reduces the beauty of the room, and not seldom it causes a revision of all detailed plans for interior decoration.

The fear of such complications forces a good many architects to start the detailing of the interior work after the detailed steel plans are approved as satisfactorily, which means a good deal of time wasted besides inconveniences for the contractor. Architects having their own engineering department could testify that the steel plans worked out in harmony with the architectural features and details do not cause trouble, increase in final cost of the building or waste of time.

As very few architects can afford to have a permanent engineering department, they are forced to have the steel work designed outside of their own office, incurring all the above-mentioned risks. In order that the steel work should be designed and detailed to fit the architectural features of a building, besides satisfying the requirements of economy and safety, the engineer must be in close and continuous contact with the architect, and as this is very often even a physical impossibility, the only thing to be done is that the engineer should understand the spirit of the design and its details, besides the practical requirements of the building itself. Then, and only then, his suggestions will seem acceptable to the architect, and the design will be carried out to the satisfaction of everybody.

ALEXANDER BROCIER, C. E.

THE REALM OF BUILDING

Plans for the Enlarged Martinique.

BROADWAY.—The Record and Guide was informed on Tuesday at the office of W. R. H. Martin, owner of the Martinique, 56 West 33d st, that operations for the proposed addition to that hotel which will mark the completion of Mr. Martin's original plans for that structure are to be commenced as soon as the new "Marbridge" building, now under course of erection at 6th av, northeast corner 34th st, is ready to open. The present hotel, a 16-sty building, occupies the plot fronting 67.10 ft. at Nos. 54-58 West 33d st, having a depth of half the block, or 98.9 ft., with an "L" in Broadway at Nos. 1264-1268, 39.2 ft., having a depth of 74.2 ft. The new portion will occupy the northeast corner of Broadway and 32d st, now occupied by the Rogers-Peet building, a 5-sty brick structure, which will be demolished as soon as the Rogers-Peet Co. move to the 6th av and 34th st corner. In June, 1905, it will be recalled, Mr. Martin commissioned Henry J. Hardenberg, of 1 West 34th st, to prepare plans for these improvements. It was estimated at that time that the cost of the new portion, and alterations to the old, would total \$2,500,000. The building contract has not yet been awarded. Chas. T. Wills, of 156 5th av, has been Mr. Martin's builder in previous operations. The improvement of the southeast corner of Broadway and 33d st, 118.6 ft. on Broadway and 97.4 ft. on the street, with the 20-sty hotel which Geo. B. Wilson and Felix Isman, of Philadelphia, Pa., are to erect, will complete the block, making this the largest hotel district in Manhattan. This structure is being planned by Architect R. E. White, of Philadelphia, Pa., and is estimated to cost about \$2,000,000. (See issue Feb. 9, 1907.)

Marvel of Beauty is Mexican Postoffice.

CITY OF MEXICO.—The first of a superb group of government buildings, most of them already under construction, has just been finished in Mexico City. The new post office building, the cornerstone of which was laid on Sept. 14, 1902, now awaits only the special furniture ordered from the United States to be complete.

Architecturally the new post office is unexcelled by any building in the country, and as a thing of real beauty surpasses, in the opinion of many, even the Congressional Library at Washington. It is far superior to any office building owned by the United States government.

The interior of the building is in rare marbles, mosaics and bronze. Every bid of decoration is of the finest material, and the imitation stone and marble which have so often been remarked in otherwise handsome buildings in Mexico are nowhere to be seen.

The new post office building is the first government building in Mexico of any architectural design worthy of the name. It is of fireproof construction, its frame being the first steel frame to go up in Mexico City.

Erie Railroad Improvements Under Way.

From all appearances the Erie Railroad is now making active preparations for the construction of its proposed terminal shops at Jersey City. The company purchased property in Jersey City for terminal purposes over a year ago. Plans have been prepared and reconsidered time and again, but from all accounts they have not been entirely approved, and beyond the fact that the company proposed to spend about \$1,000,000 in shop construction and equipment at that point the trade has learned but little about the actual plans. It is now stated that the company is filling in the property at Jersey City for the proposed terminal with material excavated in connection with the work in constructing the open cut through Bergen Hill, and making other excavations for a four-track system through that section. The company is pushing work on its suburban division with a view to increasing its passenger facilities, and it is probable that the terminal shops will be rebuilt in connection with the railroad's plans for adding to and improving its New Jersey system.

Carrere & Hastings to Beautify Atlantic City.

ATLANTIC CITY, N. J.—Messrs. Carrere & Hastings, No 28 East 41st st, Manhattan, have been appointed architects to prepare plans for the beautification and partial transformation of Atlantic City. The hotel men have formed a combination to supply capital for the undertaking. The avenues are to be widened, unsightly structures razed, and a great boulevard paralleling Pacific av, now the chief drive of the resort, laid out midway between the latter thoroughfare and the ocean front at an estimated cost of \$478,000. Ornamental pavilions enclosed in glass and steam heated are to be erected at convenient intervals along the five-mile promenade. The architects will devise a system of illumination, and are to submit their plans to a general committee comprising the city government, hotel proprietors and business men in about two months. The actual work of improvement will be undertaken in the fall.

Plans for the New Nineteenth Ward Bank.

34TH ST.—William Emerson, of No. 281 5th av, has been commissioned to design the plans for the new branch building which the 19th Ward Bank, 953 3d av, is to establish at Nos. 152-154 West 34th st. The structure will be fireproof, two stories in height, similar in construction to the 72d st branch, which was erected last year. The exterior will be in limestone, with a tile or gravel roof. The interior will be fitted in Caen stone, resembling an artificial marble, with tile and marble trimmings. Work will not begin demolishing and clearing the site before Oct. 1. Four buildings will be torn down. Mr. Emerson will receive all figures, awarding all contracts.

Chinatown to Have an Arcade.

MOTT ST.—Maximilian Zipkes, architect, 147 4th av, has been commissioned by Commissioner J. Alexander, State Inspector of Gas Meters for the State of New York, to prepare plans for alterations to three old buildings and the erection of a new 2-sty building covering a plot running from Mott st to Doyer st. It is intended to build an arcade which will connect these streets and construct booths on each side. The improvement is estimated to cost about \$20,000. No estimates will be taken until condemnation proceedings have been settled; this property being in the centre of the ground intended to be used as a park.

Philadelphia Builder Gets Belmont Contract.

George F. Payne & Co., No. 401 South Juniper st, Philadelphia, Pa., has obtained the general contract to erect the new \$500,000 mansion, 152x109 ft., which Hon. Perry Belmont, 580 5th av, Manhattan, is to erect at New Hampshire av, 18th and R sts, Washington, D. C. Work has already been commenced. The structure will have an Indiana limestone exterior, with carved facades. Horace Trumbauer, Philadelphia, Pa., is architect. Mr. Belmont denies the report current in real estate circles that he has sold his town residence, No. 580 5th av, Manhattan. He says no negotiations for its sale are pending.

Proposed Plan a Substitute for Bridges.

Contractor D. D. McBean, of No 13-21 Park Row and the Waldorf-Astoria Hotel, has prepared plans for a type of tunnel as a substitute for bridges. The scheme is advocated especially for a system of thoroughfares under the East and North Rivers. Mr. McBean proposes to construct a tunnel at least 100 ft. in width, with sufficient room for roadways for teams and automobiles, four car tracks and sidewalks. Such a tunnel is estimated to cost less than any bridges of equal capacity. For the terminals a system of elevators is proposed for cars and teams as well as passengers.

Large Contract for Murphy Construction Co.

LAFAYETTE ST.—The directors of the American Brass and Copper Company, No. 193 Centre st, have commissioned the Murphy Construction Company, Nos. 5-7 East 42d st, to design the plans and erect the new 12-sty business structure which they will build on the southwest corner of Lafayette and Howard sts, on a plot 100.5x87 ft. The building will be of steel frame construction, with exteriors of brick and terra cotta. The estimated cost is placed at about \$350,000. (See issue February 16, 1907.)

Elevator Apartment for Morningside Park.

MORNINGSIDE PARK WEST.—The West Side Construction Co., Riverside Drive and 93d st, of which Jacob Axelrod is president, will build on a plot, 100x125 ft., at the southwest corner of Morningside Park West and 118th st, a high-class elevator apartment house, containing all modern improvements. George Fred Pelham, 503 5th av, is the company's architect. No building contracts have yet been awarded. The owners are usually the general contractors, subletting all the work.

Central Park West Improvement.

CENTRAL PARK WEST.—Louis M. Jones, 350 Broadway, has purchased a plot, 75.8x248 ft., at the northwest corner of Central Park West and 93d st, in all containing nine city lots, on which it is proposed a high elevator apartment house will be erected. Mr. Jones said on Wednesday that no plans have yet been prepared or architect selected. The property is now vacant.

Eleven-Story Loft Building for Seventeenth St.

17TH ST.—Architect Geo. Fred Pelham, 503 5th av, has been commissioned to prepare plans for an 11-sty loft building to be erected on a plot 53x92 ft., at Nos. 17-19 West 17th st, at a cost of about \$250,000. The R. M. Silverman Realty & Construction Co., 66 West 107th st, is the owner. No sub-contracts have yet been issued.

Apartments, Flats and Tenements.

2D AV.—Morris Leonard, 59 East 105th st, will build at Nos 2404-2408 2d av two 6-sty 22-family flats, 30x85.6 ft, to cost \$56,000. F. W. Herter, 50 Manhattan av, is making the plans.

MULBERRY ST.—Chas. M. Straub, 122 Bowery, is preparing plans for a 6-sty 33-family flat, 40x76.9 ft, for M. Briganti, 19 Marion st, to be erected at Nos 280-282 Mulberry st, to cost \$35,000.

BROOME ST.—Rosehill Realty Corporation, 35 Nassau st, will build on the southeast corner of Broome and Sullivan sts a 6-sty 35-family tenement, 72x56 ft, to cost \$55,000. Chas. M. Straub, 122 Bowery, is planning.

AMSTERDAM AV.—Moore & Landsiedel, 148th st and 3d av, are making plans for a 6-sty flat, 25x90 ft., for Henry Raabe, 64th st and North River, to be erected on the southwest corner of Amsterdam av and 178th st, to cost \$25,000.

MULBERRY ST.—M. Berardini, 34 Mulberry st, will erect on the east side of Mulberry st, 150.6 ft. south of Bayard st, a 6-sty 31-family tenement, 92.8x50.7 ft, to cost \$50,000. Bernstein & Bernstein, 24 East 24th st, will make the plans.

DELANCEY ST.—Gross & Kleinberger, Bible House, are preparing plans for a 6-sty 15-family tenement, 16.4x97.7 ft, to be erected on Delancey st, southwest corner Chrystie st, to cost \$20,000. Adolph Schlesinger, 7 Stanton st, is the owner.

12TH ST.—Hillman & Golding, No. 124 Bowery, have purchased Nos. 313 to 321 East 12th st, a plot 80x103.3 ft., on which they will build 6-sty tenements. Messrs. Bernstein & Bernstein, 24 East 23d st, have prepared plans in previous operations.

HUGHES AV.—Messrs. Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 4-sty brick tenement, 25x70 ft, for Crolondo Ciprioni, 148th st and 3d av, to be erected on the west side of Hughes av, 131 ft. south of Pelham av, to cost \$16,000.

146TH ST.—Messrs. Moore & Landsiedel, 148th st and 3d av, are preparing plans for three 6-sty tenements with stores, 33x87 ft., for Joseph Goldberg and Louis Kramer, 835 Broadway, to be erected on the south side of 146th st, 215 ft. west of Brook av, to cost \$105,000.

LONGFELLOW AV.—Two 5-sty flats, 37.6x88 ft., will be erected on the west side of Longfellow av, 25 ft. north of Freeman st, Bronx, to cost \$90,000. Plans are now being prepared by Moore & Landsiedel, 148th st and 3d av. Messrs. Charles Wahlig and Joseph Sousin, 1353 Boston Road, are the owners.

Mercantile.

5TH AV.—I. H. Beller has leased for a term of 21 years 381 5th av, on plot 25x125 ft. The old 4-sty building will be demolished and a new mercantile structure erected. The Record and Guide was assured on Thursday that no architect has yet been selected or plans drawn.

6TH AV.—Architect Frederick Ebeling, 420 East 9th st, has awarded to Louis L. Cavinato, 303 West 111th st, the general contract to erect the 12-sty loft building which Mrs. Leah Goldstein, 2382 2d av, is about to build, 105 ft. on 6th av, 9.3 ft. on West 4th st, 115 ft. on Cornelia st, by 81 ft. irregular. The structure will be of steel frame construction, with cast iron columns, limestone, brick and terra cotta, and there will be one passenger and one freight elevator. The estimated cost is placed at about \$275,000.

5TH AV.—The Record and Guide is informed that there will not be a mercantile building erected at No. 99 5th av, adjoining the corner of 17th st, a plot 29.6x100, as reported this week in the daily papers. Mrs. Gertrude B. Miller, of Poughkeepsie, N. Y., is the purchaser of the property, who buys for investment. F. R. Bain, of No. 8 West 40th st, is her agent.

Factories.

ST. MARKS AV, BROOKLYN.—Plans are ready for the 4-sty brick factory, 122x73 ft., which the Bristol Realty Co., 2117 Dean st, is to build on St. Marks av, south side, 140 ft. east of Hopkinson av, Brooklyn, to cost about \$30,000. L. Danancher, 377 Rockaway av, is architect.

Stables.

HALL ST, BROOKLYN.—On the west side of Hall st, 80 ft. north of Park av, Brooklyn, L. Horstman, 153 Washington av, will build a 1-sty brick, gravel roof stable, 44x100 ft. J. J. McDermott, 752 Broadway, Brooklyn, has plans ready.

Alterations.

BROOME ST.—M. Zipkes has plans for alterations to the 6-sty flat corner of Broome and Ludlow sts for J. Solomon, of 691 Broadway.

MADISON AV.—Plans for alterations to the 5-sty building No. 1689 Madison av are being prepared by M. Zipkes, 147 4th av. H. Leibowitz, owner.

CHRYSSTIE ST.—M. Zipkes, 147 4th av, has plans for extensive alterations to two buildings No. 136 Chrystie st to cost \$10,000. Messrs. Dan & Goldstein, owners.

PARK ROW.—M. Zipkes, 147 4th av, is preparing plans for alterations to 103 Park row for Wm. Goldstone, 87 Park row, to consist of new show windows, marble, tile and electric work.

MADISON ST.—M. Zipkes has plans for alterations to a 4-sty front tenement and rear 5-sty shop building at 213 Madison st for Messrs. Schancupp and Goldberg. He will take estimates March 15.

11TH AV.—Morgan Steam Laundry Co., 546 East 133d st, has purchased the 4-sty structure northeast corner 11th av and 38th st, 100x125 ft., for occupancy. Extensive alterations will be made. Mr. Wendell, 546 East 133d st, can inform.

VESEY ST.—Plans have been prepared by C. F. Bozemon, 16 East 23d st, for the installation of an electric elevator and shaft, to the 5-sty store and printing structure Nos 35-37 Vesey st, for Ida C. Bracher, 40 Wall st. No contracts let.

Miscellaneous.

The Snead Co. Iron Works, Jersey City, have submitted the lowest bid for book stacks in the library at Louisville, Ky., at about \$33,000.

Ambrose B. Stannard, St. James Building, 1133 Broadway, Manhattan, has submitted the lowest bid, at \$887,500, for the erection of the proposed court house at New Orleans, La. Other New York bidders were: James Stewart & Co., 135 Broadway, and Wells Bros. Co., 160 5th av.

Josephine Wright Chapman, 11 West 8th st, Manhattan, has been commissioned by the State of Vermont to design plans for a State exposition building, 2-stys, 40x54 ft., frame and shingle roof, to be erected at the Centennial Exposition, Jamestown, Va. The estimated cost is about \$10,000. She will receive figures in the near future.

Contracts Awarded.

Otis Elevator Co. has received the contract for installing elevators in the mess hall at the U. S. Soldiers' Home, Washington, D. C.

L. Barth & Son, 30 Cooper sq, Manhattan, have submitted the lowest bid for furnishing twenty-four hotel ranges to the government at \$3,458.

Art Metal Construction Co., of Jamestown, N. Y., at \$1,625.50, was awarded contract for furnishing metal furniture in the new Custom House, Manhattan.

4TH ST.—Wm. Collins, 336 West 24th st, has received the contract for the improvement of No. 249 East 4th st for Margaret Folsom, Lenox, Mass. M. Zipkes, architect.

New Jersey Foundry & Machine Co., 9 Murray st, Manhattan, has obtained the contract for furnishing high-pressure gates for Shoshone and Pathfinder dams, at Cody, Wyo., at \$123,500.

2D AV.—M. Zipkes has awarded the general contract for alterations to 915 2d av to Louis Pomerantz, 150 Madison st; also the contract for mason and carpenter work for A. Ottenberg at No. 67 Columbia st.

BROADWAY.—Rusling Co., No. 26 Cortlandt st, has received the contract for improvements to Nos. 932-938 Broadway, for the estate of Catherine N. Fane, Katonah, N. Y., from plans by Chas. C. Haight, 452 5th av.

BROADWAY.—A. & W. Gray & Co., 237 West 37th st, have received the contract for improvements to the 4-sty store and loft building, No. 1697 Broadway, for B. J. Falk, 14 West 33d st, from plans by Hugh McLean, 426 West 42d st.

Cooper & Evans, 220 Broadway, on Tuesday, received the contract from Bridge Commissioner Stevenson, at \$92,761, for the elevated track connections between the Brooklyn Rapid Transit tracks and the Williamsburg bridge. The work is to be finished by August 30 next.

71ST ST.—C. W. Luyster, Jr., 35 Nassau st, has obtained the general contract to erect the 7-sty brick and stone studio building at No. 167 West 71st st, for Edwin Cudlipp, 262 West 83d st, to cost about \$30,000. One building will be demolished. John H. Duncan, 208 5th av, is architect.

WEST BROADWAY.—Norman Fireproofing Construction Co., 412 West 125th st, received the contract for improvements to the 5-sty warehouse No. 454 West Broadway, from plans by Richard Berger, 309 Broadway. Wm. Mitchell, 44 Wall st, and Elsie M. Ferriday, 101 East 65th st, are the owners.

CENTRAL PARK WEST.—The Gotham Building and Construction Co. has awarded to the U. S. Gypsum Co., of No. 1133 Broadway, the contract for equipping with U. S. A. fireproofing plaster partition blocks, the new addition of the 12-sty apartment house fronting in Central Park West between 85th and 86th sts. They also had the contract for similar fireproof partitions in the old part of the building.

Bureau of Construction and Repair, Navy Dept., Washington, D. C., has awarded to the Babcock & Wilcox Co., 85 Liberty st, Manhattan, contract for furnishing marine boilers for colliers "Vestal" and "Prometheus," at Mare Island and New York navy yards, respectively, at \$147,000. The District Commissioners have awarded to M. J. Drummond & Co., 182 Broadway, Manhattan, contract for furnishing pipe specials at \$63.85 per ton.

Estimates Receivable.

DELANCEY ST.—M. Zipkes, 147 4th av, is taking estimates for alterations to 318 Delancey st on mason, carpenter and plumbing work.

102D ST.—M. Zipkes, 147 4th av, is completing plans for alterations to 224 East 102d st, new partitions, plumbing, bulk-

heads, iron work, etc. He will take estimates in about two weeks.

WILLIAM ST.—E. Wilbur, 120 Liberty st, has plans ready for a 6-sty side addition 28.2x74 ft., to the warehouse Nos 222-224 William st, for the Zinsser Realty Co., 38 Park row. Estimated cost is \$20,000. No contracts let.

ATLANTIC AV, BROOKLYN.—Bids will be received by John H. O'Brien, Comr. Water Supply, Gas and Electricity until March 13 for furnishing, constructing and remodeling the Ridgewood Pumping Station, Atlantic av and Logan sts, Borough of Brooklyn.

SIST ST.—No contracts have yet been awarded for \$20,000 worth of alterations to the 5-sty dwelling No. 18 East 81st st for Mrs. Ada H. Strauss, 166 East 71st st. Plans specify a 5-sty front extension, 20.5x6.3 ft., and general interior changes. Messrs. Cleverdon & Putzel, 41 Union sq, are the architects.

BROADWAY.—Figures will be received by Messrs. Westervelt & Austin, 7 Wall st, for \$50,000 worth of improvements to the 5-sty store and apartment No. 47 Broadway for James H. Jones, of Sairholme, Washington. Plans specify an electric elevator, fireproof shaft, and general interior changes. No contracts let.

47TH ST.—No contracts have yet been awarded for the 5-sty store and loft building, 32.10x88.5 ft., which Ella A. Gray, 9 West 29th st, is to build at Nos. 218-220 West 47th st, to cost \$35,000. Brick, terra cotta and limestone, vitrified tile coping, tar and gravel roof, and two buildings will be demolished. Messrs. Gillespie & Carrel, 1123 Broadway, are the architects.

86TH ST.—Plans are now ready for the 6-sty dwelling and chapel, 122.8x54 ft., which the Sisters of Misericorde, 531 East 86th st, will build at Nos. 523-531 East 86th st, at a cost of \$125,000. One building will be demolished, stone and brick, tile roof, hot water heat, etc. Sister St. Helen, 531 East 86th st, is president, and Messrs. Schickel & Ditmars, 111 5th av, are the architects.

MADISON AV.—No contracts have yet been awarded for \$50,000 worth of improvements to the 8-sty apartment building southwest corner of Madison av and 62d st, owned by the Securities Investment Co., of No. 15 Exchange place, Jersey City, N. J. Plans by Alfred H. Taylor, 6 East 42d st, call for an 8-sty front extension, 30.6x22 ft., the center tower will be raised eight stories higher, and store fronts, shafts, partitions, etc., are to be installed for store and studio purposes.

Bids Opened.

Bids were opened on Monday, Feb. 25, by the Board of Education: No. 1, for installing electric equipment in new Public School 150, Brooklyn. Reis & O'Donovan, Inc., \$16,240, low bidders. Other bidders were: Stevens-Hewitt Engineering Co., T. Frederick Jackson, Inc., Griffin & Co., Frederick Pearce Co., Gore-Duggan Engineering Co., Commercial Construction Co., Thompson-Starrett Co., Peet & Powers. No. 2, for installing electric equipment in new Public School 68, Queens. Commercial Construction Co., \$6,346, low bidders. Other bidders were: T. Frederick Jackson, Inc., Griffin & Co., Gore-Duggan Engineering Co., LeBaron B. Johnson, Stevens-Hewitt Engineering Co., Frederick Pearce Co.

Kings County.

DOUGLASS ST.—Klein & Glass, 3 Ames st, will build a 4-sty tenement, 50x88.5 ft., on west side of Douglass st, 292 ft. north of Sutter av, to cost \$27,000. F Buchar, 1774 Pitkin av, has completed plans.

EAST 29TH ST.—T. Bennett, 3d av and 52d st, has completed plans for five 2-sty dwellings, 20x50 ft., for the Lester Realty Co., 44 Court st, to be erected on the east side of East 29th st, 280 ft. south of Clarendon road; total cost, \$22,500.

CLEVELAND ST.—C. Infanger, 2634 Atlantic av, is planning for six 3-sty tenements with stores, 25x60 ft., for B. Kolinsky, 196 Ellery st, on the west side of Cleveland st, 100 ft. north of Glenmore av, to cost \$42,000.

LINCOLN ROAD.—W. A. A. Brown, 2044 Bedford av, will build on the north side of Lincoln road, 308.6 ft. east of Rogers av, four 4-sty brick tenements, 30.8x72 ft., 8 families, steam heat, to cost \$64,000. B. Driesler, 13 Willoughby st, is making plans.

MYRTLE AV.—R. T. Rasmussen, 30 Graham av, has plans ready for five 4-sty brick stores and tenements, 20x82.4 ft., for F. Richtberg, 72 Sumner av, to be erected on the south side of Myrtle av, 50 ft. west of Sumner av, to cost \$46,500.

ROGERS AV.—Eight 3-sty frame dwellings with stores, 20x55 ft., for two families each, will be erected on the east side of Rogers av, 22.6 ft. south of Lincoln road, at a cost of \$48,000. W. C. Bush, 359 Fulton st, owner; C. H. Heck, 4 Court square, architect.

ROGERS AV.—Serota Bros., 1907 Douglass st, will begin at once the erection of ten 3-sty dwellings, brick, 20x50, 2 families, total cost \$50,000, on the west side of Rogers av, 100 ft. west of Clarendon road, from plans by L. Danancher, 377 Rockaway av.

MOORE ST.—Samuel Sass, 23 Park row, Manhattan, has completed plans for a 6-sty 15-family tenement and store, 25x88.10 ft., for S. Gallin, 185A Vernon av, to be erected on the northeast corner of Moore and Leonard sts, to cost \$30,000.

EAST 14TH ST.—Paramont Construction & Realty Co., 123 Bay 19th st, will start immediately the erection of nineteen 2-sty brick dwellings, 20x50 ft., on the east side of East 14th st, 100 ft. north of Avenue R, to cost \$85,500.

EMERSON PLACE.—Feldman & Maroselli, 54 Graham av, will build on the west side of Emerson pl, 100 ft. south of Myrtle av, two 4-sty 8-family tenements, 25x83 ft., to cost \$27,000. R. T. Rasmussen, 30 Graham av, has plans ready.

ST. MARK'S AV.—No contracts have yet been awarded for the 4-sty brick factory, 122x73 ft., which the Bristol Realty Co., 2117 Dean st, is to erect on St. Mark's av, south side, 140 ft. east of

Hopkinson av, to cost \$30,000. L. Danancher, 377 Rockaway av, has plans ready.

AMES ST.—A row of twelve 6-family 3-sty brick tenements, 20x60 ft., will be erected on Ames st, east side, 92 ft. north of Sutter av, to cost about \$96,000. Messrs. Rubinson & Richtberg, 72 Sutter av, are the owners, and S. Millman & Son, 1778 Pitkin av, architects.

RIDGEWOOD.—Board of Education will erect a school building on Covert av, between Center and George sts.

Queens County

LONG ISLAND CITY.—Only two bids for rebuilding the Long Island City Court House were submitted, as follows: Charles Wille, of Woodside, \$237,000; F. A. Carlin Construction Company, of Brooklyn, \$279,000; a Long Island City builder had a bid, but he did not reach the scene of operations in time to get it in the box.

FLUSHING.—A 2-sty brick office building, 25x57, will be erected by C. F. Bartlett, owner, from plans of R. E. Parsons, to cost \$11,000. No contracts let.

JAMAICA.—W. A. Finn has plans for 2-sty frame dwelling for G. Roller, Charlotte st, Jamaica, to be erected in Washington st, 50 ft. south Rensen st. Estimated cost, \$4,000.

RICHMOND HILL.—C. W. Vanderbeck has plans for a frame dwelling, to cost \$4,000, 20x30, to be erected for D. R. Woodin on the west side Waterbury av, 200 ft. south of Orchard st.

OZONE PARK.—S. E. Cairio, of Woodhaven, will build two 2-sty brick houses, 20x50, to cost \$7,000.

FLUSHING.—The Wallace-Appleton Co. of this place will build, from their own plans, a frame dwelling, 32x44, to cost \$8,000.

COLLEGE POINT.—H. Hamberger, of Jackson av, Long Island City, will build two 2-sty frame, 20x45 each, to cost, together, \$7,000. E. Ross is the architect.

UNION COURSE.—L. Berger & Co. have plans for 6 2-sty brick houses, each 20x52, to be erected on Ocean View av, corner of Brandon st, 20x52, to cost \$18,000, for W. Newnam, of Brooklyn.

JAMAICA.—Plans have been prepared for a brick church to be erected for the St. Joseph Polish Church, Father Emil Strenski, pastor. Estimated to cost \$50,000.

Suffolk County.

RIVERHEAD.—The Riverhead Board of Trade has been notified by President Peters, of the Long Island Railroad, that plans for a new passenger station at Riverhead, to cost about \$10,000, have been completed and that the company is getting ready to invite bids for the work.

New York State.

GENEVA, N. Y.—L. E. Kisor is preparing plans for remodeling the Geneva House. Plate glass, hardwood floors, mantels, fireplaces, gas and electric fixtures, complete plumbing, lavatories and baths.

BUFFALO, N. Y.—The building containing Wm. F. White's bowling alleys burned. Loss, \$20,000.—Mizpah Lodge, No 518, I. O. O. F., will erect a 2-sty brick building at 221 West Ferry st, corner Herkimer st, to cost \$31,000.

SYRACUSE, N. Y.—The Odd Fellows expect to build an Odd Fellows' temple this spring.

WEST POINT.—Bids will be received by the Quartermaster at West Point until March 22 for supplying steel wall lockers.

MAYVILLE.—Shelberg, Lindquist & Bailey, of Jamestown, submitted the lowest bid for erecting a court house for Chautauqua County, at \$125,101.

BUFFALO.—Mayor J. N. Adam has sent to the Common Council his approval of its action in authorizing Col. F. G. Ward, Commissioner of the Public Works Department, to contract with the Buffalo Dredging Co. for the construction of the new intake, piers, tunnels and shafts in connection with the improvement of the water supply system. In his message Mayor Adam expresses his gratification that the matter has been definitely settled.

ROCHESTER.—At a meeting of St. George's Episcopal parish a committee was appointed to determine whether it is advisable at present to raise funds to build a new church edifice. The committee consists of Joseph S. Vick, Ward K. Angevine and John W. Cook.

TROY.—M. F. Cummings & Son, Times Bldg., Troy, have prepared plans for a new building for the Troy Waste Mfg. Co., to take the place of one burned. Five stories, brick, 130x165 ft.

New Jersey.

TRENTON, N. J.—Plans have been drawn by W. W. Slack for a department store building for Elting, Siegel & Co. at Broad and Front sts. The structure will be four stories, 135 ft. on Front st and 50 ft. on Broad st.

TRENTON, N. J.—John Goldenbaum, contractor and builder, Trenton, will erect eleven houses on his property in the Deutzville section.

CAMDEN, N. J.—The Board of Health, care of Dr. H. H. Davis, is having preliminary plans prepared for a 2-sty municipal hospital. Brick, slag roof, open plumbing, electric light fixtures, tile and marble work, plate glass, etc. Estimated cost, \$50,000.

JERSEY CITY, N. J.—Joseph Weigel, 16 Neptune av, has purchased two lots on Columbia Park South and will erect a 2-sty frame residence, with shop at the rear.

JERSEY CITY, N. J.—Jackson Homan, 214 Seaview av, has purchased a plot on Columbia Park North on which he will erect a 2-sty and attic frame residence.

PERTH AMBOY.—The biggest boom in the Jerseys for a small place is now beginning in Perth Amboy. Dwellings representing a total cost of \$90,000 are in course of construction.

PASSAIC.—Just now Passaic is erecting homes and commercial buildings of a total value of \$1,595,000. The buildings completed this year or now in course of construction in the city of Paterson, exclusive of mills and factories, number 250, and represent a valuation of \$450,000. In East Orange building has increased wonderfully in the last six months, owing to the coming of new industries to Orange and adjacent cities, the extension of trolley facilities between the Oranges and adjacent suburbs and the establishment of five-cent fares and transfer privileges equivalent to five-cent fares. East Orange is now erecting \$200,000 worth of residences, two-family houses and combination stores and apartments. Newark, of course, leads when one considers the value of

industrial plants which it is building along with its homes. Mills and factories to the value of \$3,500,000 are now in course of erection in Newark, and before the end of this year other plants to the value of \$5,000,000 will be begun. Just now Newark is putting up apartments and two-family houses of the value of \$800,000.

HILTON.—Through Samuel S Scheuer & Co., of 738 Broad st, the Commercial Realty Co., of Newark, has bought a tract of 10 acres of land, with buildings, in Hilton. The tract has a frontage of 1,100 ft., 800 ft. on Springfield av and 300 ft. on Millburn av. The company expects to improve the land and divide it into building lots.

ORANGE.—Plans are ready for estimates for the erection of a 2½-sty frame house for Mary L. Mulgrave, of Orange, on North Jefferson st, this place. The building will measure 24x58 ft. and contain apartments for two families, at an estimated cost of \$6,000. Specifications call for all improvements, including ranges, mantels, steam heat, gas fixtures, and a slate roof. The plans were drawn by Romalo Bottelli, 185 Market st, Newark, who has entire charge of the awarding of all contracts.

NEWARK.—Hyman Rosensohn, 188 Market st, has prepared plans for Jacob Frankel, 49 Hillside pl, for the erection of four double frame flats, at an estimated cost of \$7,500 each. The buildings will be located on Ridgewood av, between Madison and Avon avs, and have a frontage of 118 ft. by 60 ft. in depth. Specifications call for frame construction, three stories in height, and containing all improvements, including mantels, gas fixtures and steam heat. The owner will award all contracts.

JERSEY CITY.—The Erie Terminal Railway, a holding corporation, was incorporated last week with a New Jersey charter for the purpose of carrying on important work in New Jersey, and it is stated that its principal object is to add one track to its system from Suffern to Jersey City, a distance of 32 miles. It is known, however, that the company has plans for erecting, in addition to a large passenger terminal, an extensive system of railroad shops, including a machine shop, a repair shop, power house and other buildings. No machinery has been purchased as yet, and in fact the trade has heard of no very large requirements from this road for some time.

NEWARK.—Thomas Cressey, architect, has completed plans for a 5-sty brick and limestone business building at 791 Broad st, 20x60, to cost \$15,000. Trustees of the First Presbyterian Church own the property, and Edgar E. Bond & Co., real estate agents, are the lessees. No contract let.

BLOOMFIELD.—E. C. Hewett, owner, will build four 2-sty and attic frame dwelling houses, 59, 14, 22 Berkeley Heights Park, Bloomfield. Contracts have been let as follows: Starre & Archenbach, East Orange, plumbing and heating, \$3,100; E. H. Crasley, East Orange, painting, \$1,000.

MONTCLAIR.—The Town Council has appointed a committee consisting of Mayor Crawford and Town Attorney Boyd to draft a legislative bill to permit of erecting a town hall. An option has been obtained on the Van Riper residence property on Bloomfield av, 200x150, as a suitable site, centrally located and accessible. The price fixed in the option is \$150 per front ft. Estimated cost of land and building, \$100,000. No plans yet ordered.

ATLANTIC CITY.—The Atlantic City Lodge of the Benevolent and Protective Order of Elks will shortly invite competitive plans from a number of architects for a large hall and lodge building, to be erected on South Carolina av Atlantic City. It is to be constructed of stone and brick and will cost \$100,000. Further details later.

ATLANTIC CITY.—John D. Allen & Co., architects, Betz Building, Philadelphia, Pa., will invite estimates shortly for the completion of the proposed auditorium on the Boardwalk and Arkansas av, Atlantic City. The foundations for this structure were completed last year. Nixon & Zimmerman, theatrical managers, are interested.

CAMDEN, N. J.—Bids are asked by the Camden County Board of Chosen Freeholders until March 13, for constructing superstructure 96 ft. long for through truss highway bridge over Big Timber Creek, at Clements Bridge, between Camden and Gloucester Counties. Fred W. George is Clk., Bd. of Chosen Freeholders; J. J. Albertson is County Engr.

PLAINFIELD.—The Board of Education is considering the erection of a 12-room brick school at Darrow av and Essex st, to cost \$75,000.

GLOUCESTER CITY.—Clyde S. Adams, of Philadelphia, Pa., is reported to be preparing specifications for the high school which is to be erected at a cost of \$35,000.

NEWARK.—A. W. Brunner, 33 Union sq., Manhattan, has been selected by the Congregation Oheb Sholem to prepare plans for a temple to be located on High st, between Spruce st and Waverly av. Brick and stone, to cost \$60,000. S. Heyman, 73 Market st, is president of the board of trustees, and E. Heyman, 117 Market st, is chairman of the building committee. No details have been decided upon.

HOBOKEN.—Bids will be received until March 7 by the Board of Chosen Freeholders, Walter O'Mara, clerk, Jersey City, for constructing a new viaduct to connect 14th st, Hoboken, Hudson County.

POMPTON.—W. E. Ludlum, secretary Ludlum Steel Co., writes that it is proposed to rebuild the dam here.

EAST ORANGE.—The Morris & Essex Realty Co. has been organized, with a capital of \$30,000, to operate in real estate in northern New Jersey. Henry K. Hannah, of New York, president; J. M. F. Gibbons, of Montclair, vice-president, and Fred H. Siegfried, of Glen Ridge, secretary and treasurer. The principal office is at 277 Broadway, New York. This company has purchased five tracts of land on Prospect, Myrtle and Olive sts, Watsessing and East Orange, and possibly 15 or 20 two-family houses will be erected there during the spring.

Connecticut.

BRIDGEPORT.—Plans drawn by Architect Charles E. Graham are out for figures for tenement block to be erected on Colorado av for Max J. Buechler. It will be frame, two stories high, 36x75 ft., arranged for four apartments, with tar and gravel roof. It will be finished in hardwoods and provided with the usual conveniences.

HARTFORD.—E. T. Hapgood, of Hartford, and Donn Barber, 24 East 23rd st, New York, have prepared plans for a library and supreme court building, 3-stys high, 80x337 ft., with a wing 20x34 ft. An appropriation of \$1,000,000 is to be asked from the Legislature.

LEBANON.—Arrangements are being made for the construction of a chapel in connection with the Baptist Church in Lebanon. The plan contemplates a building 32x36, containing a conference

room, ladies' parlor, kitchen, pantry, sink, all conveniences. It is hoped to begin construction early in spring.

WALLINGFORD.—Fire destroyed the wooden block on Center st, owned by James Gaffney. The total loss will reach \$15,000.

BRIDGEPORT.—Charles T. Beardsley has been selected to draw plans for the new Hollister schoolhouse in place of Ernest G. Southey, who declined the commission.

WATERBURY.—Griggs & Hunt will plan an 11-room school building for the Watertown district. Cost about \$50,000.

HARTFORD.—Michael O'Donahue, Hawthorne st, has plans ready for figures for a parochial school building in Parkville for the Church of Our Lady of Sorrows, Rev. Simon Forestier, pastor, 85 New Park av.

NEW BRITAIN.—W. P. Crabtree has plans for a convent for St. Mary's Roman Catholic congregation, Rev. John T. Winters, pastor, Main st. Three stories, 56x110 ft., brick, stone trimmings, iron columns and beams, tiled baths, open plumbing, mantels, etc.—The building committee of Northeast school district has accepted plans by Brown & Van Buren, New Haven, for a 9-room school building instead of a 20-room, as first planned, and will get figures at once. Geo. W. Corbin, chairman.

WATERBURY.—Leonard Asheim's plans for an addition to the Griggs School, on Woodlawn terrace, are ready for bids. It will be three stories, containing 12 rooms.

PUTNAM.—The Putnam Light & Power Co. is contemplating installing a new engine and generator in its plant in the spring. A. W. Bowen is manager.

MERIDEN.—Miller Bros.' Cutlery Co., of Meriden, is having plans prepared for an additional factory. The structure will be of brick, 32x60 ft., three or four stories high.

Pennsylvania.

PHILADELPHIA.—Work will soon be started on the erection of the new Y. M. C. A. building which is to be built on Arch st, from plans and detailed specifications by Horace Trumbauer, architect. The new building will be constructed of brick, stone and iron, fire-proof, and will have steam heating, electric lighting, and all modern appliances. Previously mentioned.

Government Work.

WASHINGTON.—The contract for constructing the mess hall and dormitory at Soldiers' Home, Washington, D. C., bids for which were opened November 12, has been awarded to Cramp & Co., Philadelphia, Pa., at \$164,000, and 30 cents per ft. for setting extra granite.

WASHINGTON.—The contract for building the power plant at the U. S. Soldiers' Home, Washington, D. C., bids for which were opened January 30, has been awarded to the Brennan Construction Co., of this city, at \$73,100; for concrete foundations, \$7.50; for concrete foundations of same grade as reinforced concrete, \$9.

WASHINGTON.—About the middle of March Superintendent Elliott Woods, of the U. S. capitol building and grounds, will issue an advertisement calling for bids for the finished flooring in the new office building of the House of Representatives. It is probable at the same time a call for bids will be asked for the finished wood work.

BUILDING NOTES

George B. Post & Sons, architects, 33 East 17th st, will move to the sixteenth floor Nos. 341-347 5th av.

O'Rourke Engineering and Construction Co., 1 West 34th st, has rented the entire fifteenth floor Nos. 341-347 5th av.

Messrs. Lord & Hewlett, architects, 16 East 23d st, have leased the rear half of the twelfth floor Nos. 341-347 5th av.

Schuyler Hamilton, a retired architect, formerly connected with the firm of Warren & Wetmore, Manhattan, died at his home in Norwalk, Conn., Feb. 13, of Bright's disease.

The work of laying the brick facing on the business structure being erected by Henry Corn at northeast corner of 6th av and 42d st, is proceeding rapidly, notwithstanding the prolonged cold weather.

Duryea & Potter, Inc., decorations, 477 5th av and 2 East 41st st, New York, announce that Mr. F. P. Duryea, who for a number of years was connected with their business, has severed his connection, and that his interest has been acquired by his former associates, who are continuing the business without other changes in their personnel.

Hartmann Bros. Mfg. Co., of Mount Vernon, have the sympathy of the building trades in the great loss sustained by the burning of their factories at Mount Vernon. The loss is estimated at \$400,000. The Messrs. Hartmann are large manufacturers of interior trim and also of Koll's Patent Wood Porch Columns. They will undoubtedly rebuild and arrange to take good care of all their contracts.

David J. Comyns, the former chief examiner of the Tenement House Department, has severed his connection with the Bureau and will hereafter devote himself to the interests of the firm of David J. Comyns & Co., builders, with offices in the German Savings Bank, at 14th st and 4th av. The firm makes a specialty of alteration of old tenements, a line of business which now receives a great deal of attention.

"Orators are dumb when beauty pleadeth." So there was no speechmaking at the Ladies' Night Social of the Master Plumbers of New York (Manhattan Branch) at the Lexington Assembly Rooms, 155 East 58th st, on Tuesday night. After a vaudeville entertainment and supper there was dancing. Committee—T. S. Cochrane, Jr., I. J. Brown, E. B. Lasette, T. J. Byrne, E. J. Brady, Frank Reynolds, J. D. McEntee, T. A. Hill, John Renehan, F. J. Fee, B. F. Donohoe, J. P. Knight.

Michael Cohen & Co., 1133 Broadway, have been appointed Eastern representatives for the Bedford Stone and Construction Co., whose main office is in the Traction Terminal Building, at Indianapolis, Ind. The company has quarries in the celebrated Bedford region of Indiana, and owns the Bedford and Wallner Railroad, which runs to the quarries and connects with the Baltimore & Ohio Railroad. Harry S. New is the president of the company. He is also widely known as the chairman of the Republican National Committee.

Mr. H. R. Southworth, formerly of Binghamton, N. Y., has become manager of the publicity department for the General Fireproofing Co., at Youngstown, Ohio. Originally the sole manufacturers of herring-bone expanded steel lath, this firm followed with the kindred line of expanded metal and has developed, in line with the modern tendencies in construction, other types of material which in combination comprise a system for the reinforcement of concrete. It is particularly with the view of exploiting the new Pin Connected Girder Frame and Cold Twisted Lug Bar, now being placed on the market by the company, that Mr. Southworth has been engaged.

United States Civil Service Commission announces examinations on March 13-14 to secure eligibles from which to make certification to fill seven vacancies in the position of junior architectural draftsman in the Supervising Architect's Office, Washington, D. C., at salaries ranging from \$840 to \$1,000 per annum, and several vacancies in the positions mentioned as they may occur during the period of eligibility, at the salaries indicated: Architectural draftsman (male), \$1,400 to \$1,800 per annum; junior architectural draftsman (male), \$840 to \$1,200 per annum; engineer draftsman (male), \$1,600 to \$1,800 per annum; heating and ventilating draftsman (male), \$1,200 to \$1,600 per annum. Also on March 13-14 to secure eligibles to fill at least three vacancies in the position of topographic and cartographic draftsman, at \$1,000 per annum each. Also March 20-21 to secure eligibles to fill a vacancy in the position of draftsman and surveyor, \$150 per month, Office of the Assistant Engineer, Twelfth Light-House District, Honolulu, Hawaii. Applicants should at once apply to the United States Civil Service Commission, Washington, D. C.

The plant of Harris H. Uris, located at 525 to 535 West 26th st, worker in structural and ornamental iron work for buildings, is becoming better known each year. Mr. Uris employs a large force and has every facility for producing the best grade of work with the greatest dispatch. Mr. Uris's present contracts include the New York County Bank, 8th av, corner 14th st, R. L. Daus, architect, Philip Herman's Son, contractor; Police Headquarters, Grand and Centre sts, Hoppin, Koen & Huntington, architects, Gillespie, Walsh & Gillespie, contractors; Studio Building, 67th st, near Columbus av, Pollard & Steinam, architects, William J. Taylor, builder; office building at 43-45 West 34th st, Howells & Stokes, architects, Samuel Green, builder; Speedometer Building, Broadway and 76th st, Oscar Lowinson, architect, Wm. L. Crow Construction Co., contractors; Girls' Home, 106th st, near Lexington av, Neville & Bagge, architects, Calumet Construction Co., contractors. He has also recently completed the following: Engineers' Club, 32-34 West 40th st, Whitfield & King, architects, Wm. L. Crow Const. Co., contractors; Rhinelander Building, William and Duane sts, Clinton & Russell, architects, Ed. Corning Co., contractors; Astor Theatre, 45th st and Broadway, Geo. Keister, architect, M. R. Bimberg, owner; Mercantile Building, 15th st and 5th av, Samuel Sass, architect, Richman Realty Const. Co., contractors; Knickerbocker Building, 16th st and 5th av, Albert S. Gottlieb, architect, Metropole Const. Co., contractors; Stuyvesant Building, 15th st and 5th av, Albert S. Gottlieb, architect, Metropole Const. Co., contractors; and sales stable and auction mart, 24th and 25th sts, near Lexington av, Horgan & Slattery, architects, Centaur Realty Co., contractors.

The Brick Market.

When brick manufacturers came to balance their books after navigation closed on the Hudson, it was generally found that the past season had not been a profitable one. Labor strikes in the spring time and the sudden fall of prices in midsummer to a very low level—where they have since remained—counteracted the good market of the early part of the year.

Reports state further that manufacturers consider the outlook for brick in the immediate future as discouraging. This is their interpretation of the statistics of plans filed as published in the Record and Guide. They note that last week's report showed only \$7,220,000 worth of work planned in Manhattan so far this year, against \$19,740,000 worth in 1906. In the Bronx the total is only \$2,495,000. Brooklyn building projects are away ahead of last year, but Brooklyn is another story—for most of her material she goes to the lumber yard, rather than to the brick dealer.

Brick values are expected to rule very low as far into the season as anyone can now see. An immense need for new work exists and builders are eager to proceed. But a stingy money market curbs enterprise. As more favorable monetary circumstances are confidently expected ultimately, manufacturers are saying to builders that if they can otherwise arrange matters the present is a good time to make contracts for material.

Sailors' Snug Harbor Leaseholds.

HAVE THE TRUSTEES ADOPTED THE TRUST IDEA?—TENANTS COMBINE, HOLD MEETINGS AND APPOINT COMMITTEES.

Tenants of the Sailors' Snug Harbor property are having trouble over their leaseholds similar to or worse than the Columbia College tenants. Faced with demands for an advance in ground rents they are asking if it is the intention of the corporation to adopt the "trust" idea? David B. Ogden, a corporation attorney, has been appointed by the trustees appraiser of the land values. So high are the ground rents which are now asked, the tenants have combined and are holding meetings to see what is best to do. Committees have been appointed to appeal to the trustees for fair treatment. "You must appoint your appraisers in accordance with the terms of the lease," is the answer of the trustees.

Mr. Wm. Henry Folsom, an appraiser in the Sailors' Snug Harbor district, when asked for some account of the state of affairs, said that "never before were old and good tenants so unfairly treated. The Sailors' Snug Harbor income has now become so large that a freeze-out policy seems to have been adopted, in order to secure the ground leases of such tenants as refuse to accept an 11 years' lease at 30% increase in the ground rent, while the building, with its lease and renewal rights, is to revert at once to the Sailors' Snug Harbor trustees." Mr. Folsom added:

"Granting that the 'trustees are not responsible for tenants' bad bargains,' what will the Sailors' Snug Harbor do without these tenants, to whom this great accumulation of income is due? If a fee lot in this section (improvements deducted) sells for \$42,500, when not surrounded by leaseholds and susceptible of improvement with a ten or more story building, surely a lot surrounded by 300 leaseholds, whose terms expire at different periods, is worth, you must appreciate, proportionately much less, but how much less, with all the covenants and restrictions which the lease contains, is a study. This question has been asked publicly by Mr. John H. Dye. In my judgment it is worth nearer 50% less than 33 $\frac{1}{3}$ %.

"The value of the land is largely based on the income it can produce, but where is the fool tenant, who, HAVING the money to improve (FOR IT CANNOT BE BORROWED), would expend it on a leasehold property, except for his own business occupancy? Wanamaker has done so, and this, we agree, is a different proposition, until the time comes for cashing up."

"Where is the joker in the Sailors' Snug Harbor ground lease," Mr. Folsom was asked.

"That is simple and has just been forcibly shown up to one of the tenants. A 'know-it-all,' having one house, has gotten together a combination of eight or ten other tenants and induced them to bow down and accept 11-year leases. One of them, on receiving his new cast-iron lease for 11 years, showing no ownership in the building, found that not only must it be kept insured to its full value in favor of the trustees, but that one-third of the taxes for the last year of the term must be paid, though this would not become a lien on the property for five months thereafter. Therefore, having discovered the onesidedness of this lease, he refused to execute it, and decided to sell his property rights for the first spot cash offer. His neighbor, desiring to protect her own property, though she had refused to take less than a 21-years' lease for it, was the accepted purchaser. What happened? This woman, though an old tenant, was refused by the attorney for the trustees consent for the assignment of this lease, unless she accepted an 11-years' lease on her own house, even though she had named her appraiser and obligated herself to pay his fee. This refusal not having the desired effect, she, a widow with children, was told further that 'even if you appoint your appraiser, and the appraisers their umpires, you shall not have a 21-years' lease on your lot (the house where she was born), for who shall exercise our rights to pay for the improvements?"

"This is your perpetual lease joker, for of all the ground leases in the City of New York, the Sailors' Snug Harbor leaseholds have always been considered the nearest to a perpetual ground lease."

Another group of tenants held several meetings and appointed a committee of three to personally visit the trustees. This committee, after seeing the trustees and endeavoring to explain the seriousness of their position, were simply referred to their leases and advised to appoint their appraisers. One appraiser was selected and he called on Mr. Ogden, but failed to secure satisfactory results.

After a long argument, the nearest these two appraisers could come together was the trustees' representative demanding an increase in the ground rental of 350%, and the tenants' appraiser conceding to a raise of 240%. The tenants on receiving the report of the appraiser, conceding to an increase of 240%, declared it was an outrage, and that the property could never be made to pay at such a figure.

"What was the answer from the trustees' appraiser?"

"I don't agree with your figures. Appoint your umpire. Mr. Blank (a corporation attorney) would be satisfactory to me."

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 1906 and 1907:

MANHATTAN AND THE BRONX.

CONVEYANCES.

1907.		1906.	
Feb. 21 to 28, inc.		Feb. 23-Mar. 1, inc.	
Total No. for Manhattan.....	239	Total No. for Manhattan	520
No. with consideration.....	18	No. with consideration..	37
Amount involved.....	\$671,580	Amount involved.....	\$2,604,420
Number nominal.....	221	Number nominal.....	483

1907.		1906.	
Jan. 1 to date.....		Jan. 1 to date.....	
Total No. Manhattan, Jan. 1 to date.....	2,307	Total No. Manhattan, Jan. 1 to date.....	3,854
No. with consideration, Manhattan, Jan. 1 to date.....	160	No. with consideration, Manhattan, Jan. 1 to date.....	237
Total Amt. Manhattan, Jan. 1 to date.....	\$9,393,776	Total Amt. Manhattan, Jan. 1 to date.....	\$10,115,846

1907.		1906.	
Feb. 21 to 28, inc.		Feb. 23-Mar. 1, inc.	
Total No. for the Bronx.....	175	Total No. for The Bronx	229
No. with consideration.....	12	No. with consideration..	23
Amount involved.....	\$86,350	Amount involved.....	\$239,189
Number nominal.....	163	Number nominal.....	206

1907.		1906.	
Jan. 1 to date.....		Jan. 1 to date.....	
Total No., The Bronx, Jan. 1 to date.....	1,397	Total No., The Bronx, Jan. 1 to date.....	1,809
Total Amt., The Bronx, Jan. 1 to date.....	\$713,310	Total Amt., The Bronx, Jan. 1 to date.....	\$1,357,724
Total No. Manhattan and The Bronx, Jan. 1 to date.....	3,704	Total No. Manhattan and The Bronx, Jan. 1 to date.....	5,663
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$10,107,086	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$11,473,570
Total No. for Manhattan, for February.....	1,057	Total No. for Manhattan, for February.....	1,720
Total Amt. for Manhattan for February.....	\$2,742,599	Total Amt. for Manhattan for February.....	\$6,075,062
Total No. Nominal.....	993	Total No. Nominal.....	1,604
Total No. for The Bronx, for February.....	661	Total No. for The Bronx, for February.....	833
Total Amt. for The Bronx, for February.....	\$421,225	Total Amt. for The Bronx, for February.....	\$549,759
Total No. Nominal.....	622	Total No. Nominal.....	764

Assessed Value, Manhattan.

1907.		1906.	
Feb. 21 to 28, inc.		Feb. 23-Mar. 1, inc.	
Total No., with Consideration.....	18	Total No., with Consideration.....	37
Amount Involved.....	\$671,580	Amount Involved.....	\$2,604,420
Assessed Value.....	\$383,000	Assessed Value.....	\$895,500
Total No., Nominal.....	221	Total No., Nominal.....	483
Assessed Value.....	\$10,197,800	Assessed Value.....	\$15,609,500
Total No. with Consid., from Jan. 1st to date.....	160	Total No. with Consid., from Jan. 1st to date.....	237
Amount involved.....	\$9,393,776	Amount involved.....	\$10,115,846
Assessed value.....	\$5,055,900	Assessed value.....	\$6,202,300
Total No. Nominal.....	2,146	Total No. Nominal.....	3,617
Assessed Value.....	\$96,758,700	Assessed Value.....	\$119,487,000

MORTGAGES.

1907.		1906.	
Feb. 21 to 28, inc.		Feb. 23-Mar. 1, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	260	Total number.....	358
Amount involved.....	\$8,333,758	Amount involved.....	\$6,215,090
No. at 6%.....	93	No. at 6%.....	203
Amount involved.....	\$1,341,933	Amount involved.....	\$368,138
No. at 5 1/2%.....	3	No. at 5 1/2%.....	47
Amount involved.....	\$22,000	Amount involved.....	\$350,425
No. at 5%.....	8	No. at 5%.....	42
Amount involved.....	\$77,300	Amount involved.....	\$1,219,750
No. at 4 1/2%.....	92	No. at 4 1/2%.....	13
Amount involved.....	\$3,763,000	Amount involved.....	\$180,652
No. at 4%.....	22	No. at 4%.....	1
Amount involved.....	\$752,000	Amount involved.....	\$6,500
No. at 3 1/2%.....	3	No. at 3 1/2%.....	1
Amount involved.....	\$420,000	Amount involved.....	\$400
No. without interest.....	47	No. without interest.....	12
Amount involved.....	\$2,034,825	Amount involved.....	\$69,250
No. above to Bank, Trust and Insurance Companies.....	76	No. above to Bank, Trust and Insurance Companies.....	9
Amount involved.....	\$2,946,000	Amount involved.....	\$226,000

1907.		1906.	
Jan. 1 to date.....		Jan. 1 to date.....	
Total No., Manhattan, Jan. 1 to date.....	2,983	Total No., Manhattan, Jan. 1 to date.....	3,025
Total Amt., Manhattan, Jan. 1 to date.....	\$75,363,733	Total Amt., Manhattan, Jan. 1 to date.....	\$50,240,723
Total No., The Bronx, Jan. 1 to date.....	1,327	Total No., The Bronx, Jan. 1 to date.....	1,212
Total Amt., The Bronx, Jan. 1 to date.....	\$8,950,322	Total Amt., The Bronx, Jan. 1 to date.....	\$9,544,497
Total No., Manhattan and The Bronx, Jan. 1 to date.....	4,310	Total No., Manhattan and The Bronx, Jan. 1 to date.....	4,237
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$84,314,555	Total Amt. Manhattan and The Bronx, Jan. 1 to date.....	\$59,785,220
Total No. for Manhattan for February.....	1,165	Total No. for Manhattan for February.....	3,032
Total Amt. for Manhattan for February.....	\$28,955,379	Total Amt. for Manhattan for February.....	\$22,981,105
Total No. for The Bronx, for February.....	548	Total No. for The Bronx, for February.....	517
Total Amt. for The Bronx, for February.....	\$3,640,942	Total Amt. for The Bronx, for February.....	\$3,806,834

PROJECTED BUILDINGS.

1907.		1906.	
Feb. 23 to 28, inc.		Feb. 24-Mar. 2, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan.....	10	Manhattan.....	45
The Bronx.....	47	The Bronx.....	39
Grand total.....	57	Grand total.....	84
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan.....	\$513,000	Manhattan.....	\$2,444,050
The Bronx.....	751,050	The Bronx.....	342,950
Grand Total.....	\$1,264,050	Grand Total.....	\$2,787,000

Total Amt. Alterations:

Manhattan.....	\$237,148	\$242,475
The Bronx.....	5,050	62,700
Grand total.....	\$242,198	\$305,175
Total No. of New Buildings:		
Manhattan, Jan. 1 to date.....	119	312
The Bronx, Jan. 1 to date.....	267	275
Mhltm-Bronx, Jan. 1 to date	386	587
Total Amt. New Buildings:		
Manhattan, Jan. 1 to date.....	\$7,733,200	\$22,184,050
The Bronx, Jan. 1 to date.....	3,246,075	3,458,120
Mhltm-Bronx, Jan. 1 to date	\$10,979,275	\$25,642,170
Total Amt. Alterations:		
Mhltm-Bronx Jan. 1 to date	\$2,919,812	\$4,577,419
Total No. New Bldgs., Manhattan, for February.....	59	111
Total Amt. New Bldgs., Manhattan, for February.....	\$4,433,300	7,216,950
Total No. New Bldgs., The Bronx, for February.....	121	114
Total Amt. New Bldgs., The Bronx, for February.....	\$1,937,750	\$1,104,370

BROOKLYN.

CONVEYANCES.

1907.		1906.	
Feb. 20 to 27, inc.		Feb. 21 to 28, inc.	
Total number.....	554	Total number.....	864
No. with consideration.....	30	No. with consideration.....	74
Amount involved.....	\$268,829	Amount involved.....	\$652,814
Number nominal.....	524	Number nominal.....	790
Total number of Conveyances, Jan. 1 to date.....	4,811	Total number of Conveyances, Jan. 1 to date.....	6,544
Total amount of Conveyances, Jan. 1 to date.....	\$3,372,346	Total amount of Conveyances, Jan. 1 to date.....	\$4,031,747

MORTGAGES.

Total number.....	633	Total number.....	563
Amount involved.....	\$3,651,213	Amount involved.....	\$2,049,514
No. at 6%.....	308	No. at 6%.....	292
Amount involved.....	\$1,254,488	Amount involved.....	\$891,328
No. at 5 1/2%.....	192	No. at 5 1/2%.....	172
Amount involved.....	\$1,322,650	Amount involved.....	\$744,235
No. at 5%.....	119	No. at 5%.....	28
Amount involved.....	\$990,325	Amount involved.....	\$66,054
No. at 4 1/2%.....	1	No. at 4 1/2%.....	1
Amount involved.....	\$9,000	Amount involved.....	\$10,000
No. at 4%.....	1	No. at 4%.....	1
Amount involved.....	\$400	Amount involved.....	\$400
No. at 3%.....	1	No. at 3%.....	1
Amount involved.....	\$5,500	Amount involved.....	\$5,500
No. without interest.....	12	No. without interest.....	69
Amount involved.....	\$69,250	Amount involved.....	\$337,497
Total number of Mortgages, Jan. 1 to date.....	5,713	Total number of Mortgages, Jan. 1 to date.....	4,650
Total amount of Mortgages, Jan. 1 to date.....	\$27,145,271	Total amount of Mortgages, Jan. 1 to date.....	\$19,184,116

PROJECTED BUILDINGS.

No. of New Buildings.....	203	No. of New Buildings.....	179
Estimated cost.....	\$1,501,850	Estimated cost.....	\$1,105,710
Total Amount of Alterations.....	\$38,526	Total Amount of Alterations.....
Total No. of New Buildings, Jan. 1 to date.....	1,284	Total No. of New Buildings, Jan. 1 to date.....	943
Total Amt. of New Buildings, Jan. 1 to date.....	\$8,952,526	Total Amt. of New Buildings, Jan. 1 to date.....	\$6,861,247
Total amount of Alterations, Jan. 1 to date.....	\$506,802	Total amount of Alterations, Jan. 1 to date.....	\$531,624

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

ALLEN ST.—B. Lipshitz sold for M. Helleman to D. Davis the 5-sty front and rear tenements 167 Allen st, 25.6x87.

CHARLTON ST.—Joseph E. Muhling sold for Frederick Orth the 5-sty dwellings 1, 1 1/2, 3, 5 and 7 Charlton st, adjoining the northwest corner of Macdougall st, 125x125.

GOERCK ST.—Bene Posner bought from Paul Shalet 27 and 29 Goerck st a 6-sty building, 50x100.

Martin Engel Buys a Corner.

GRAND ST.—S. Steingut & Co., in conjunction with Sokolski & Son, sold for the Clug Realty Company to Martin Engel the northeast corner of Grand and Thompson sts, three 7-sty tenements, 100x100.

HUDSON ST.—Clifford N. Shurman sold for Ferdinand W. Roebing 424 Hudson st, a 4-sty store and tenement, 22x60. The buyer owns the adjoining house.

MACDOUGAL ST.—McCotter Construction and Improvement Co. purchased the northwest corner of Macdougall and Vandam sts (opposite the Butterick Co.'s building), and will at once improve the plot with a 7-sty business building.

SPRING ST.—John E. Olson bought from Lowenfeld & Prager the plot at the southeast corner of Spring and Crosby sts, including 72 to 78 Spring st and 65 and 67 Crosby st, old buildings, 92x99. William Sugarman was the broker.

SPRING ST.—G. Carlucci & Co. and James Couper, Jr, sold for Isidore Cohen 266 Spring st, a 6-sty tenement, 25x100. The purchaser buys for investment.

WATER ST.—E. H. Ludlow & Co. sold for Lillian Dowdell to Albert H. Frankel 11 Water st, 5-sty business building, 23.11x70.

6TH ST.—E. Wagner sold for L. Haims 423 East 6th st, a 5-sty tenement, 22x92.

12TH ST.—William Linnen sold 78 West 12th st, a 3-sty and basement dwelling, 19.10x103.3.

12TH ST.—M. Kahn & Co. sold for the Mulry estate 313, 315, 319 and 321 East 12th st, old buildings, on plot 80x103.3, to Benjamin Menschel, and resold the properties to Samuel Golding, of Hillman & Golding, for improvement. These parcels are among those which have been advertised for sale at auction next week by order of the executors of the Mulry estate.

13TH ST.—Chenken & Freedman sold for the Kotzen Realty Co. to Edward A. Prentice 523 East 13th st, a 6-sty tenement, 37.6x103.3, and to the City Boroughs Realty Co. 527, similar and adjoining.

15TH ST.—L. Kovner sold to Stone & Sheintag 342 and 344 East 15th st, 6-sty double tenement, 42x103, the buyers giving in exchange 317 and 319 East 121st st, two 5-sty double tenements, 50x100. S. Bergman, M. Kraus and J. Sado were the brokers in the deal.

16TH ST.—I. Goldblatt sold 617 and 619 East 16th st, two 5-sty tenements, 50x92, to S. Stern.

To Build in 17th Street.

17TH ST.—George Backer, as broker, sold 17 and 19 West 17th st, old dwellings, 53x92, to Robert M. Silverman, who will erect an 11-sty building on the site.

18TH ST.—Henry Corn bought from Julius Lowenthal 34 and 36 West 18th st, two old buildings, 50x92. He will erect a 12-sty store and loft building on the site, which will be finished next February.

19TH ST.—The firm of L. J. Carpenter sold for the Hutchinson estate to the Skin and Cancer Hospital 309 East 19th st, a 3-sty dwelling, 29x46.8, adjoining the hospital's holdings at the northeast corner of 2d av and 19th st.

22D ST.—Harry B. Cutner resold for Santiago P. Cahill to the estate of Michael Rowan, who owns the adjoining property, 135 West 22d st, a 3-sty dwelling, 21x98.9.

Dwellings in 22d Street Find Buyers.

22D ST.—Rosanna M. Sweeney sold 136 West 22d st, 3-sty and basement dwelling, 20x10x98.9.

22D ST.—George R. Read & Co. sold for Harry D. Michaels to Maria S. Simpson 440 West 22d st, 3-sty dwelling, 25x98.9.

28TH ST.—The Whitehall Realty Co. sold 433 West 28th st, 5-sty flat, 25x68.9. The purchaser buys for investment.

Quick Turn in 32d Street.

32D ST.—The Century Investing Co. and Daniel B. Freedman sold through Douglas Robinson, Charles S. Brown & Co. to the City Real Estate Co. 39 and 41 West 32d st, two 4-sty dwellings, 43x100. The property is east of Broadway and adjoining the Hotel Pierrepont. The sellers purchased the above parcel about a month ago.

Stable Sells in 32d Street.

32D ST.—George Dudley Waring sold for James P. Lee 120 East 32d st, a 4-sty stable, on a lot 20.5x98.9.

32D ST.—Samuel Fine sold for M. Kantowitz 310 and 312 East 32d st, a 6-sty tenement, 40x100. The purchaser buys for investment.

33D ST.—Lawrence & Wolff sold to a client 163 East 33d st, a 4-sty brick building, 20x98.9.

Bank to Erect Building in 34th Street.

34TH ST.—The 19th Ward Bank bought 152 and 154 East 34th st, two 4-sty dwellings, 35.4x98.9. Emil Wittengil and Josephine C. Nichols hold title. The bank will erect a new structure on the site.

37TH ST.—Philip Liberman and H. Shapiro bought from the Held estate 339 West 37th st, 5-sty flat, 25.8x98.9.

38TH ST.—It is reported that Henry M. Weill, in conjunction with Palmer & Finneran, sold the building 438 West 38th st.

39TH ST.—John Peters & Co. sold for Carrie Baruch to Christian G. Froelich the 5-sty tenement 308 East 39th st, 25x75.

43D ST.—Palmer & Finneran sold for Patrick Kiernan to the New Amsterdam Realty Co. the five 5-sty tenements, with stores, making a plot 75x100, situated on the northeast corner of 43d st and 8th av.

44TH ST.—Henry M. Weill, in conjunction with Palmer & Finneran, sold for A. Olsen 438 West 44th st, a 3-sty flat, 20x100.5.

47TH ST.—Polizzi & Co. sold for Mrs. Tillie Jalonack and Bernard Mendel to a client the 5-sty tenement at 331 East 47th st, 25x100.

48TH ST.—Edward C. Williams sold for the Investors' and Traders' Realty Co. 240 and 242 West 48th st, two 3-sty dwellings, 42x93.9, between Broadway and 8th av, to Samuel Lebowitz.

53D ST.—R. Morgan Olcott bought from the Nicoll estate 40 East 53d st, a 5-sty American basement dwelling, 18x100.5.

54TH ST.—Henry M. Weill sold for Dr. Meyer 402 West 54th st, a 3-sty building, 20x50.2.

New Houses Sell on Avenue A.

AV A.—Sigmund Schneer bought from Julius Tischman the two new 6-sty tenements 55 and 58x80.6 at the northwest corner of

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11 East 24th Street

Av A and 8th st. A. Dietch and B. Kaufman were the brokers. The price is reported to have been \$300,000.

AV B.—Isaac Goldberg bought 90 and 92 Av B and 544 6th st, a 6-sty building, with stores, 40x89.

LEXINGTON AV.—R. T. Wilson sold 727 Lexington av, a 4-sty dwelling, 15x95, together with 135 East 58th st, a 4-sty flat, 19x50.5. The two parcels form an L around the northeast corner.

MADISON AV.—Slawson & Hobbs sold for Jeremiah W. Dimick to Bernhard Frankenfelder the 4-sty high stoop dwelling 75 Madison av, adjoining the southeast corner 28th st, 24.8 $\frac{1}{4}$ x100.

1ST AV.—The Enterprise Realty Co. sold to M. Canno 220 1st av, a 5-sty tenement, 25.6x66.

1ST AV.—Mandelbaum & Lewine bought from the Meagher estate 515 1st av, northwest corner of 30th st, a 5-sty building, 25x75. The property has been leased to the Koehler Brewing Co. for ten years.

2D AV.—Mandelbaum & Lewine sold 500 2d av, northeast corner of 28th st, a 4-sty tenement, 20x80.

2D AV.—M. Glass and B. Meltzner sold for Kay & Martin 552 and 554 2d av, a 6-sty flat, 40x100.

3D AV.—It is reported that Auerbach Bros., of the Kry Lyn Realty Co., have purchased through E. A. Turner 587 3d av, 5-sty brick building, with store.

4TH AV.—James P. Lee sold 344 4th av, northwest corner of 25th st, a 4-sty building, on lot 19.9x75.

Fifth Avenue's Phenomenal Business Invasion.

5TH AV.—Thos. R. A. Hall is reported to have bought from the Babcock Estate 636 5th av, a superb 4-sty and basement dwelling, situated at the southwest corner of 51st st and occupying a plot 36.1x131, being Columbia College leasehold, which expires May 1 next. It is generally conceded in real estate circles that Mr. Hall has also practically acquired ownership of 634 5th av, occupied by D. Ogden Mills. This is another palatial mansion, with a 50 foot frontage and having a depth of 131 ft. This, with the adjoining corner house, forms a plot 86.1x131, totalizing an area of 11,277 square feet. The site is one of the choicest in the built-up sections of New York City. Facing the Cathedral it is thus insured with perpetual light, air and the imposing view of its massive work of art, the Union Club occupying the northeast corner of 51st st, with the beautiful Frick-Vanderbilt mansion on the opposite corner. Mr. Hall recently bought the Schley dwelling, No 628, on the same block through Taylor Brothers. This is separated by 630 and 632, and owned by Henry Clews and Russell Sage, respectively. It is not believed that Mr. Hall is endeavoring to secure control of the entire block front, as

it is stated that Benjamin Altman, who owns 626, at the northwest corner of 50th st, would not consider selling out.

Mr. Hall would neither deny nor affirm any report at his office, although it is learned from good authority that if the present negotiations are successfully closed, the present buildings will be razed and upon the site a handsome high-class apartment hotel will be built, which may outrival the St. Regis.

Activity on Lower Fifth Avenue.

5TH AV.—Pease & Elliman sold 99 5th av, a 4-sty dwelling, 29.6x100, adjoining the corner of 17th st, for H. Van Rensselaer Kennedy to a client. It is reported that Mrs. Gertrude B. Miller, of Poughkeepsie, is the buyer. This is the second sale on lower 5th av within five weeks. No 57 was the preceding purchase, it being a 3-sty building, 25x100, having been bought by Maas & Blum.

257 Fifth Avenue in a Trade.

5TH AV.—Edward C. Williams resold to Bryan L. Kennelly the 5-sty Von Valkenburg building 257 5th av, 24.8x100, between 28th and 29th sts. Philip Von Valkenburg sold the property recently at a figure reported at less than \$310,000. In part payment Mr. Kennelly gave the plot 52.8x85.3x50.11x98.8, at the northeast corner of Riverside drive and 113th st. Silas H. Furman is reported to be the seller of the 5th av parcel.

5TH AV.—Following closely the sale of 257 5th av, comes the announcement of the purchase of another parcel situated on the westerly side of the thoroughfare, No. 226. The property is a 5-sty business building, 22.4x100, containing about 2,233 sq. ft. The seller is the estate of Isabella Clark, and the buyer is reported to be Wm. Spaulding. It is said that the price paid was about \$300,000, or \$134.34 per sq. ft. N. A. Berwin & Co. were the brokers.

Purchase on Fifth Ave. Opposite New Library.

5TH AV.—The New York Life Insurance & Trust Co as trustees of the estate of Julia A. Chase, sold the 7-sty business building 481 5th av, 17.4x100, adjoining the northeast corner of 41st st, to John Hoge, of Zanesville, Ohio. The buyer also owns 483 and 485 5th av and 3 E. 41st st, adjoining the above parcels in the rear. By his latest purchase Mr. Hoge is enabled to close an old alleyway and now has a plot of 50x100 on the avenue, with a 22x100 "L" to 41st st. In addition the buyer has a right-of-way over a 4-ft. alley in the rear of the premises on the corner. It is said that the price paid for the parcel was about \$200 per sq. ft. Such being the case, this figure closely approaches the reported sum paid by Felix Isman for the southwest corner of 5th av and 42d st, which was \$211 per sq. ft. No transfer of title to the property in question has taken place within 50 years. The brokers in the deal were The Cruikshank Co. and Pease & Elliman.

6TH AV.—The Charles E. Blaney Amusement Co. sold 857 6th av, a 3-sty building, 25x100, adjoining the southwest corner of 49th st.

8TH AV.—Pocher & Co. sold the 5-sty apartment house, with large store, at 741-3 8th av for J. Schmithaus to Leon Chase, who buys for investment. This building is 100 ft. deep, lot 40x150, and is the only lot on 8th av above 42d st which is so deep.

9TH AV.—Max Marx sold through M. Alexander to William Cohen 452 9th av, adjoining the northeast corner of 35th st, a 5-sty tenement with store, 24.8x100.

Big Purchase by Laundry Company.

11TH AV.—The H. H. Fuller Realty Co. sold for McCutcheon & Busby the property at northeast corner of 11th av and 38th st, 100x125. The building is of brick and iron, 4-stys, with stables and offices and separate buildings for shipping departments and power plant. The property was formerly occupied by the New York Bread Co. The buyer is the Morgan Steam Laundry Co., which will occupy the premises after alterations are completed. The property has been held at \$175,000.

NORTH OF 59TH STREET.

60TH ST.—S. Koneig sold to I. Goldblatt 403 and 405 East 60th st, two 6-sty tenements, each 25x100.

"Jerome" Apartments Sold.

61ST ST.—N. A. Berwin & Co. sold for Charles Palm to a client for investment the "Jerome" Apartments, 100x100, situated at the northeast corner of 61st st and Columbus av, at about \$250,000.

63D ST.—Harry E. Zittel sold for Caroline Loomis to Charles S. Faulkner 154 East 63d st, a 3-sty dwelling, 16x100.5.

Side Street Business Invasion.

63D ST.—Daniel C. Whearty sold for George J. Humphrys to Mrs. Margaret M. Ferguson 113 West 63d st, a 4-sty brick and stone dwelling, 18.9x100. The purchaser will use the premises for an Employment Agency Bureau. This is another instance where light business that caters to private families is forced farther north by reason of the upward march of large business interests.

65TH ST.—Margaret Morrison sold 43 East 65th st, a 4-sty dwelling, 19x100.5.

65TH ST.—H. C. Senior & Co. sold 132 West 65th st, a 3-sty dwelling, 18x100.5, to a Mrs. Hubert.

Private House Opposite Normal College Sold.

69TH ST.—Pease & Elliman sold for Francis G. Lloyd, president of Brooks Bros., 107 East 69th st, a modern 5-sty brick

front American basement, 20xhalf the block, facing the Normal College. The buyer will occupy the house.

70TH ST.—Wm. P. Rooney sold the northwest corner of 70th st and Av A, a 5-sty tenement, with stores, 27.8x94, for the estate of Henry Stube to the Gem Realty Co.

70TH ST.—Fred'k Zittel sold for the Misses Neuman 6 West 70th st, a 5-sty American basement dwelling, 21x100.5.

70TH ST.—Luder Reinkes sold 267 West 70th st, a 3-sty brownstone high-stoop dwelling, 18.9x100.5.

71ST ST.—Bloodgood, De Saulles & Talbot sold for Thomas J. McLaughlin 51 West 71st st. This completes the sale of three adjoining houses bought and extensively remodeled by Mr. McLaughlin.

72D ST.—Pease & Elliman sold for R. H. E. Elliott 235 East 72d st, 4-sty high stoop brownstone dwelling, 18.9x102.2, to a client for occupancy.

75TH ST.—Pease & Elliman sold for A. W. Smith 62 East 75th st, a 4-sty high stoop brownstone dwelling, 18x84, to a client for occupancy.

75TH ST.—Pease & Elliman sold for E. Reinheimer 60 East 75th st, 4-sty high stoop brown stone dwelling, 17x84, to a client for occupancy.

75TH ST.—Cecile R. Swartz sold to Charles Weinberg 150 West 75th st, a 4-sty and basement dwelling, 20x102.2.

76TH ST.—Douglas Robinson, Charles S. Brown & Co. sold for Stuyvesant Wainwright to a client for occupancy 50 East 76th st, a 4-sty and basement dwelling, 17x102.2.

78TH ST.—Slawson & Hobbs sold for Sarah R. Belden to a client for occupancy the 5-sty American basement 318 West 78th st, 18x60x102.2.

79TH ST.—Ernest N. Adler sold for Chas. Brodil to James O'Connell 348 East 79th st, a 3-sty and basement brownstone dwelling, 16.8x80.

79TH ST.—Ernest N. Adler sold for Jane H. Rockwell to a client 346 East 79th st, a 3-sty and basement brownstone dwelling, 17x80.

80TH ST.—Pease & Elliman sold for Edward J. O'Brien 313 West 80th st, a 4-sty English basement dwelling, 16x102.2, to a client for occupancy.

81ST ST.—L. J. Phillips & Co. sold for Emilo y de la Belari 312 West 81st st, a 3-sty brownstone dwelling, 20x100. The buyer will occupy the house.

83D ST.—Rudolph R. Brodil sold for Annie and John Muller to the Bovjou Real Estate Association 543 East 83d st, a 5-sty brick triple flat, 26.6x80.

West Side Apartment Houses Sell.

84TH ST.—Fred'k Zittel sold for Francis Thompson 152 and 154 West 84th st, two 5-sty double apartment houses, 33.4x100 each, at \$115,000.

89TH ST.—Slawson & Hobbs sold for Ida B. Dodge to a client for occupancy the 4-sty high-stoop dwelling, 20x60x100.8, situated at 340 West 89th st.

93D ST.—Max Blau sold for Harry Goldberg 308 to 314 East 93d st, two 6-sty new law apartments, 75x100, to a private investor.

93D ST.—L. J. Phillips & Co. sold for Max Marx to the Realty Mortgage Co. a plot, 50x146, in the south side of 93d st, between West End av and Riverside drive.

93D ST.—John Prager sold to Dr. Robert P. Muellenbach the dwelling 164 East 93d st, 16.6x100.

97TH ST.—Clifford N. Shurman sold for Tri-Centennial Realty Co. to a client of S. B. Goodale 175 West 97th st, 3-sty dwelling, 17x100, and resold the same to Annie E. Dillon for occupancy.

97TH ST.—Joseph Burke sold for Louise Auerbach 110 East 97th st, a 5-sty flat, 25x100.

100TH ST.—H. C. Senior & Co. sold for Frank Bourne the 5-sty flat 144 West 100th st, 22x100.11, to Mrs. Carrie Blitz.

101ST ST.—Isaac Harris sold to Leo Strauss the 5-sty American basement dwelling 314 West 101st st, 17x100.11. Benjamin Englander was the broker.

102D ST.—S. Bergman and J. Sado sold for a client to E. V. Pescia 302 East 102d st, a 5-sty double tenement, 25.06x100, the buyer giving in exchange 38 Hamilton st, 5-sty front and rear double tenements, 27x103.

104TH ST.—F. R. Wood & Co. sold for Paul Lessow 140 and 142 West 104th st, a 5-sty elevator apartment house, 52.4x101.

104TH ST.—Lowenstein, Papae & Co. sold for Heinrich Reuter to a Mr. Gellart 57 and 59 East 104th st, two 5-sty double flats, 50x100. The seller has owned the property for ten years.

Manhattan Avenue Corner Apartment Sold.

108TH ST.—F. Wm. Sohns sold in conjunction with Sonnabend & Gromer for John Kafka the southeast corner 108th st and Manhattan av, a 6-sty quadruple flat, 40.11x95, to Henry Rieper, who gives as part payment the vacant plot, 50x100, on southwest corner Jerome av and Buchanan pl.

110TH ST.—Sol. Freidus sold for Jacob J. Zinsler 126 East 110th st, a 5-sty flat, 25x100.11.

113TH ST.—M. Bargebuhr & Co. sold for the Palisade Realty Co. 136 West 113th st, a 5-sty double flat, 27x100.11, to a Mr. Stengler.

113TH ST.—L. J. Phillips & Co. sold for the Palisades Realty Co. 138 West 113th st, a 5-sty apartment house, on plot 27x100.11.

113TH ST.—David Lion sold to John Carucci 202 East 113th st, a 4-sty tenement house, 26x100.11.

115TH ST.—Clifford N. Shurman sold for a client of S. B. Goodale to Eliphalet L. Davis 223 West 115th st, 5-sty single flat, 18x100.

120TH ST.—Shaw & Co. sold for Ambrose G. Todd 11 West 120th st, 3-sty and basement dwelling, 18x50x100.

121ST ST.—Mrs. Florence Spear Lockwood sold to a Dr. Gould 6 West 121st st, a 4-sty dwelling, 20x100.11.

121ST ST.—Stone & Sheintag sold to Louis Kovner 317 and 319 East 121st st, two 5-sty tenements, 50x100.11.

126TH ST.—Thomas E. Dempsey sold for Dr. H. D. Burnham to Mrs. John H. Van Time 145 West 126th st, a 3-sty dwelling, 15x99.11.

128TH ST.—Shaw & Co. sold for Richard Bonnamy 33 West 128th st, a 3-sty and basement brownstone and brick dwelling to an investor.

Claremont Hall Sells for About \$400,000.

BROADWAY.—Fred'k Zittel sold for the Cabot Real Estate Co. a 7-sty elevator apartment house, being the northwest corner Broadway and 112th st, 100x100.

Great Renting Demand for High Class Apartments.

BROADWAY—Through a series of sales closed by J. Romaine Brown & Co., in conjunction with Jesse C. Bennett & Co., the block front on the west side of Broadway, between 77th and 78th sts, is now controlled by two interests. Mrs. Louis Livingston, who owns the two 5-sty flats 2195 and 2197 Broadway, has acquired from August Schierloh 2199, a similar structure at the southwest corner of 78th st, and from Catherine L. Lowther 2191 and 2193, abutting her holdings on the south. Walter S. Shaefer, who owns the four houses 2181 to 2187 at the northwest corner of 77th st, has bought the adjoining house, 2189, from Catherine L. Lowther. The block to the north of these holdings, bounded by Broadway, 78th and 79th sts and West End av, is being improved by Wm. Waldorf Astor with a 12-sty apartment house, to be known as the "Apthorpe," which will be one of the finest in the city, and as an effect will no doubt add greatly to the value of the surrounding properties. Mr. J. Romaine Brown said that many of the apartments in the "Apthorpe" have already been leased.

CENTRAL PARK WEST.—Edgar Van Winkle sold to Louis M. Jones the northwest corner of Central Park West and 93d st, a plot of nine lots fronting 75.5 ft. on the avenue and 248 ft. on the street.

Central Park West Apartment Brings \$1,250,000.

CENTRAL PARK WEST.—John H. Berry sold for the Monticello Realty Co. to David H. Taylor for investment the Central Park View apartment house, at the southwest corner of Central Park West and 86th st, occupying a plot of 100x150, a new 12-sty fireproof building, containing 47 apartments.

Block Front Brings About \$550,000.

COLUMBUS AV.—Sonn Brothers sold through L. J. Phillips & Co. and Goodwin & Goodwin the block front on the west side of Columbus av, between 103d and 104th sts, with a frontage of 100 ft. in 103d st and 109 ft. in 104th st. The buyer, whose name is withheld for the present, is said to have acquired the property as an investment.

COLUMBUS AV.—Arnold & Byrne sold for George C. Engle to Frank Koch the northwest corner of Columbus av and 97th st, a 5-sty flat, with stores, 26x100.

CLAREMONT AV.—H. L. Sonand sold for the Jumel Realty Construction Co the 5-sty apartment house 192 Claremont av, 50x100; also the 5-sty double flat 532 West 159th st, 25x100.

Plot Sold for Improvement on Morningside Park West.

MORNINGSIDE PARK WEST.—A. L. Mordecai & Son., Inc., sold for Heilner and Wolf and the Realty Mortgage Co. to the West Side Cons. Co. (Jacob Axelrod, president) the plot at the southwest corner of Morningside Park West and 118th st, 100x125, on which will be erected a 6-sty elevator apartment house, containing six families on a floor.

MADISON AV.—George J. Humphreys bought from James R. Pierson 712 Madison av, a 4-sty dwelling, 20x70.

RIVERSIDE DRIVE.—Bryan L. Kennelly gives in part payment for 257 5th av the northeast corner of Riverside drive and 113th st, a plot 52.8x85.3x50.11x98.9, to Virginia D. Furman. Edward C. Williams was the broker.

RIVERSIDE DRIVE.—Huberth & Gabel sold for Archibald C. Loomis, former vice-president of the City National Bank, the lot, 21x100, on the east side of Riverside drive, 59 ft. south of 105th st. The same brokers recently sold the adjoining corner, 59x100, for Edwin R. Holden to the same purchaser, who now has a plot 80x100. A short time since Morris Schinasi bought the northeast corner of Riverside drive and 107th st, 59.10x100. Wm. Randolph Hearst is said to be the purchaser.

WEST END AV.—Florence H. Eager sold to Mrs. Coventry 530 West End av, a 4-sty and basement brick dwelling, 19x80, between 85th and 86th sts.

1ST AV.—Charles B. Gumb sold 1625 1st av, a 4-sty double flat, with store, 25.6x75, through Freund & Kreielheimer.

2D AV.—Alexander Schaie sold for the Haggerty estate 1172 2d av, a 4-sty tenement, with stores, 25x79.7, between 61st and 62d sts. The property has been in the Haggerty family for about 70 years.

2D AV.—Schindler & Liebler sold to Charles B. Gumb 1430-32 2d av, a 3-sty single flat, with store, and a 4-sty single flat, with

store, covering a plot of 35.2x102; also 1434 2d av, a 4-sty double flat, with store, 25x100.

2D AV.—Chas. B. Gumb sold 1585 2d av, a 4-sty tenement, with stores, 29.1x57, through Wm. Wolff's Son.

7TH AV.—It is reported that Joseph Toch has resold the northwest corner of 7th av and 110th st, a plot 70x100.

8TH AV.—Wm. Richtberg sold for the New Amsterdam Realty Co. and Beekman Realty Co. 2547-2553-2555 8th av, three 5-sty double flats, with stores, 75x85.

WASHINGTON HEIGHTS.

144TH ST.—The Berman Realty Co. sold for Elias Gussaroff 541 and 543 West 144th st, a 5-sty new law house, 40x99.11.

159TH ST.—Kramer & Rockmore sold 524 and 526 West 159th st, a new 5-sty apartment house to Edw. Baumann.

159TH ST.—H. L. Sonand has sold for Isidore Kosminsky 532 West 159th st, a 5-sty flat, on lot 25x99.11.

173D ST.—Chas. Griffith Moses & Bro. sold for Phoebe M. Mitchell to J. J. McDermott the 4-sty American basement dwelling 554 West 173d st, 16.6x50.

AMSTERDAM AV.—Thomas & Son sold for Wartell and Marks to Henry Marks and Caspar Levy the 5-sty triple flat house, with store, 1772 Amsterdam av, 25x100.

AMSTERDAM AV.—Thomas & Son sold for Miss Nellie Dougherty to a client the 5-sty double flat house with store 1808 Amsterdam av.

BOLTON ROAD.—W. J. Huston & Son sold for the Allien estate to a client a plot of 8¼ lots in the north side of Bolton rd, 300 ft. north of Dyckman st and 400 ft. west of Prescott av, size 268x80x250x77.1. The Allien estate has held this property since 1872.

BROADWAY.—Max Marx bought through Sumner Deane from Henry R. Hoyt the twelve lots at the northeast corner of Broadway and 145th st, fronting 175 ft. on Broadway and 225 ft. on 145th st.

BROADWAY.—Max Marx bought from the Hudson Realty Co. 3820-3824 Broadway, a 6-sty elevator apartment house, at the northeast corner of 159th st, 99.11x100. The Fluri Construction Co. was the builder.

BROADWAY.—A. B. Mosher & Co. bought from Max Marx plot, 75x100, on east side of Broadway, 100 ft. north of 145th st. A 6-sty elevator apartment house will be erected on the site.

BROADWAY.—James Berndt bought three 7-sty apartment houses on the west side of Broadway, between 148th and 149th sts, giving a plot in West 93d st in part payment. The houses formerly belonged to Isaac H. Clothier.

Harlem River Front Taken.

HARLEM RIVER.—W. J. Huston & Son sold to a client of Sumner Deane half block front on the Harlem River, between 210th and 211th sts, being 85 ft. in the north side of 210th st and 111 ft. 7 ins. in depth.

BRONX.

CHISHOLM ST.—Loeb & Kaufman sold for Chas. Hartman to one of their clients a 2-family house 1342 Chisholm st, near Jennings st.

HOME ST.—Richard Dickson sold for Emma J. Zumbuehl premises 1154 Home st, 20x82, with a 2-family house thereon.

SIMPSON ST.—Rose R. Hecht bought from Henry Friend, of Chicago, 22 lots in the west side of Simpson st, running through to Barretto st, a plot 275x200, situated 230 ft. south of 167th st. M. Morgenthau, Jr. Co. announces that the plot, which is half a block north of the Simpson st subway station, will be improved by the buyer. The price paid is said to be \$108,000. Mrs. Hecht gave in exchange five 3-family apartment buildings in Chicago, Ill., namely, 729 to 739 East 50th st pl, between Vincennes av and Washington Park court.

141ST ST.—Zinser & Clausen sold for a client the 5-sty double flat 881 East 141st st, 27x100, to a client.

148TH ST.—Block Brothers sold through Simon Kalmus 464 to 470 East 148th st, two 6-sty new law tenements houses, 100x100.

155TH ST.—Duggan & Wall sold for William Eckenfelder to a client the 4-sty double flat on the south side of 155th st, 95 ft. east of Morris av, known as 516 East 155th st.

156TH ST.—Loeb & Kaufman sold for A. Harris 1107 East 156th st, a 3-family brick house, 25x100.

165TH ST.—Duff & Brown sold for the Washington Heights Realty Co. the northwest corner of 165th st and Ogden av, a plot 70x95.

169TH ST.—Loeb & Kaufman sold 1015 East 169th st, a 2-family house to a Mrs. Weber.

172D ST.—Henry M. & Joel H. Ribeth sold for Marcus Nathan a 3-sty frame corner building, the northwest corner of 172d st and Vyse av, 25x75; also for the same client a 2-sty frame 2-family house on 172d st, 75 ft. west of Vyse av; also for M. Sondberg two lots on the east side of Clinton av, 245 ft. south of 182d st, plot being 66x145.

178TH ST.—Loeb & Kaufman sold for Cohen & Axelrod a 2-family house in 178th st, between Hughes and Arthur avs, 25x100.

217TH ST.—Frank S. Whalen and John H. Behrmann sold for

James P. Niemann and another to William D. Lenihan, Jr., two lots, with frame dwelling, 796 East 217th st, Williamsbridge.

224TH ST.—Clifford N. Shurman sold for Tri-Centennial Realty Co. to a client of Eugene Sharum a plot of lots on 224th st, 100 ft. east of Paulding av, 41x100; a plot on 214th st, 75x100, 100 ft. east of Laconia av; a single lot on Eastchester road, 30x177, through to 223d st.

Activity in Two-Family House Sales.

231ST ST.—D. H. Sarfaty, of 67-9 West 125th st, sold to William Doll the 2-sty frame 2-family dwelling in the north side of 231st st, 280 ft. west of White Plains av, Wakefield, being the eleventh one sold of twelve similar buildings erected within the last eight months in this neighborhood by Mr. Sarfaty.

BAINBRIDGE AV.—Charles V. Halley, of Tremont, has purchased through William E. Brooker the triangular plot of ground situated on the northwest corner of Bainbridge av and 194th st.

BENSON ESTATE.—Steven B. Ayres sold for Annie A. McCort to Mrs. Marie Watson lots Nos. 9 to 11 of the Benson estate. These lots are along the extension of Westchester av.

BRYANT AV.—Wiederman & Co. sold for the Hawthorne Building and Construction Co. two 2-family houses on the east side of Bryant av, 100 ft. north of Jennings st; also, for R. Piccitella the 1-family house 2 Guion pl, in the Mapes estate property.

BROOK AV.—McLaughlin & Co. sold to the M. Leiner Co. 1250 Brook av, a 2-sty brick factory, 42x100, now occupied by them.

BRIGGS AV.—M. F. Kerby sold to a builder for Mr. Buckley five lots at the corner of Briggs av and 197th st, who will erect 2-family houses; also for Judge J. C. Julius Langbein to H. Lang a plot of four lots on Park av, south of 176th st; also, for W. J. Van Pelt to A. J. Thomas a plot on the southwest corner of La Fontaine av and 178th st; also, for August Ganzenmuller to a client a lot in the north side of 197th st, 55 ft. west of Valentine av; and for Mrs. Virginia Sampter to a client a plot on the east side of Valentine av, south of 197th st.

CEDAR AV, ETC.—A. Shatzkin & Sons sold a plot 93x125 in the east side of Cedar av, 125 ft. south of Bartholdi st, to Sobin Bros.; a lot 25x74x57 in the north side of 226th st, 325 ft. east of Bronxwood av; also the southeast corner of 213th st and Maple av, 25x100, and to F. Defazo a lot 25x95 in the north side of 209th st, 393 ft. east of White Plains road.

CROTONA AV.—Richard Dickson sold for Rosenberg & Feller a lot 22x70 on the east side of Crotona av, near 182d st, with a 2-family house thereon.

LONGWOOD AV.—Herman Schmuck sold for Henry Asker to an investor the new 6-sty apartment house at the southwest corner of Longwood av and Hewitt pl, on plot 50x100.

PROSPECT AV.—A. Hollander sold to a builder for improvement the northeast corner of Prospect av and 178th st, a plot 150x110.

TREMONT TERRACE.—Steven B. Ayres sold to Charles S. Thompson lots 12 and 13 Tremont terrace, along the line of the proposed extension of Westchester av.

TREMONT TERRACE.—Steven B. Ayres sold for A. P. Grinnell to Charles S. Thompson the plot 50x196, running through from Pelham road to Pier av, 100 ft. south of Lee st.

TREMONT HEIGHTS.—F. M. Weiss & Co. sold lots 1 and 2 at Tremont Heights for the Lamport Realty Company to a client, who will build a dwelling and stables on the property; also, lots 217 and 218 on Middletown rd, for Mary J. Hurd, of Mount Vernon, to the Collins-Taylor Realty Co.

WESTCHESTER AV.—Walter Wilkins sold for Frank B. Walker to Joseph F. Beaman 1107 Westchester av, a 3-sty flat, 20x52.2.

WOODYCREST AV.—E. Osborne Smith & Co. sold to John J. O'Brien a lot on the west side of Woodycrest av, south of 165th st.

3D AV.—Wm. P. Rooney resold 2715 3d av, between 144th and 145th sts, a frame building, with stores, 27.6x100, for Nathan Low.

LEASES.

Maguire & Co. leased for the Haynes Automobile Co. the first loft in 508-512 West 58th st for a term of years.

The McVickar, Gaillard Realty Co. leased for a term of years for F. F. Proctor to Dr. I. Weinstein 211 West 34th st, a 4-sty residence, 24x98.9.

Huberth & Gabel leased for Philip Bauer for a term of years the 4-sty tenement 17 1st av, to a Mr. Kaplan, at an aggregate rental of \$15,000.

The Charles F. Noyes Company leased for a term of years the third floor of the Mallinckrodt Building at 90 William st to Brown, Lent & Pett.

Cuozzo & Gagliano Co. leased for H. Forman to a client the 6-sty tenement at 323-325 Bleecker st for a term of five years at an aggregate rental of \$24,000.

Shaw & Co. leased for De Witt C. Judson for a term of 21 years the northeast corner of 120th st and St. Nicholas av, known as the St. Nicholas Hotel.

The old mansion site of Judge John J. Freedman, at 120 West 125th st, between Lenox and 7th avs, 50x100, with a modern

business building now occupied by Luh's Furniture Co., has been leased for a term of 21 years to Annie Piser.

The Gross & Gross Co. has leased the 2-sty building 1626 Broadway, owned by Cyrus Clark, to Edson W. Sutphen for a term of years. This adjoins the plot owned by Charles T. Barney, part of which is being improved for the Matheson Automobile Co.

N. A. Berwin & Co. leased for A. Iselin & Co. to I. H. Beller for a term of 21 years, the 4-sty and basement business building 381 5th av, 25x125, at the aggregate rental of about \$500,000. The lessee will erect a 6-sty mercantile building on the site.

The United Merchants Realty Co. has taken a lease of the building 35-37 Broad st, adjoining the Broad-Exchange Building, for 21 years, at an aggregate rental of \$380,000. The structure will be remodeled for the United Cigar Stores Co., with offices in the upper floors.

The Corporation of the Night and Day Bank, 527 5th av, doing business in the building at the southeast corner of 44th st, has leased the ground floor and basement at the above address from May 1, 1906, with renewals till 1953, at an approximate rental of \$40,000 per annum.

Robert C. Birkhahn, of the office of N. A. Berwin & Co., leased for A. Iselin & Co. to I. H. Beller for a term of 21 years the 4-sty and basement altered building 381 5th av, 25x125, at the aggregate rental of about \$500,000. The lessee will improve the property with a new 6-sty mercantile building.

Charles F. Noyes Co. leased for a term of years from May 1 next the entire third floor of the Mallinckrodt Building to Brown, Lent & Pett, who will occupy for their offices and salesroom; also the store, basement and sub-cellar of 23 John st for Bertha Volkening to Paul Langerfeld for a term of years at an annual rental of about \$5,000.

Ames & Co., in conjunction with C. E. Deppler, leased for Anna L. Daly to Harry Levey the buildings 462 to 468 7th av and 209 and 211 West 35th st, being the northwest corner of 35th st and 7th av, 83.9x100, for a term of 63 years at an aggregate rental of more than \$1,500,000. Plans are being drawn for an 18-sty hotel, which will probably be erected on the plot.

Pease & Elliman leased for W. D. Sloane 647 5th av, a 6-sty stone dwelling, 37.6x100. The lease is for a long term of years, and the lessee is a prominent New Yorker. He will finish the interior construction of the house, which is one of two built by Mr. Sloane two years ago as a protective measure, the other being occupied by his son-in-law, W. B. Osgood Field. They occupy the space between the Union Club and the Morton F. Plant residence, at the southeast corner of 52d st.

T. Sherwood Boyd made the following leases for long terms of years in the building 341 to 347 5th av, opposite the Waldorf-Astoria, for the Improved Property Holding Co. (Henry Corn, president): To George B. Post & Sons, 16th floor; to O'Rourke Engineering and Construction Co., 15th floor; to Benjamin W. Morris, rear half of the 14th floor; to Ewing and Chappell and E. F. Hinkle, front half of 14th floor; to Lord & Hewlett, rear half of 12th floor; to Auto Strop Safety Razor Co., front half of 12th floor, and to J. W. Bishop & Co., one-fourth of a floor for their New York offices.

LAW DEPARTMENT

Whose Customer Is He?

To the Editor of the Record and Guide:

A. affiliates himself with B. & Co. under the following conditions: (1) Any property on file-cards of B. & Co. sold by A., A. receives 50% of commission. (2) Any property procured by A. and sold by B. & Co., A. receives 50% of commission. (3) Any property procured by A. and sold by A., A. receives or shares 50% of commission with B. & Co. In the course of time, A. procures a client, X., who never before had any business transactions with B. & Co. A. shared 50% commission with B. & Co. in this transaction. Later B. & Co. sell X. a piece of property in which transaction A. is ignored.

A. contends that he should receive 50% commission on all deals made by B. & Co. with X., since he, A., was the first to procure X. as a client for B. & Co. A. claims that were he in a commercial line X. being his customer in the first transaction with B. & Co. should continue to be his customer in all future dealings with B. & Co.

Answer.—The case referred to is not covered by any of the conditions named, and A.'s contention cannot be supported by his contract, and we know of no custom in the sales of real estate to support A.'s contention.

Mechanic's Lien.

To the Editor of the Record and Guide:

(1) How many days are allowed a contractor in which to file a lien after he has completed the work? (2) Is it legal if he files a lien after that time?

Answer.—(1) Within ninety days after completion of contract or final performance of the work.—See Section 10, Chapter 418 Laws of 1897, known as the Lien Law. (2) No.

Tax Department Methods

By LAWSON PURDY.*

Contrary to the usual opinion, we find a good many persons who desire to pay taxes that cannot legally be exacted. We do not approve of this attitude, for we are not in charge of a donation party, and if any persons desire to make presents to the City, their gifts should be known as such, and not contributed in the form of taxes. There are men who have paid personal taxes for years who were not liable, and who knew they were not. The assessments on some of these very men have been publicly criticized because they are regarded as small. Unfortunately, many people think that a large income is evidence of liability to personal taxation. The reverse of this is the truth. Wealthy men can arrange their investments so as to escape legal liability to personal taxation, while it is often difficult for a merchant with a small stock of goods to avoid a heavy assessment. The practice of paying taxes that are not lawfully required is an evidence of generosity, but it does positive harm by conveying a wrong impression and giving a false appearance of strength to a weak, unwise and unjust system.

Years ago, when the Commissioners were fewer in number, it was sometimes necessary for persons applying for a reduction to wait a long time for attention. In recent years this has seldom, if ever, happened. Unless people come in unusual numbers just before the books close, we do not anticipate that any one will have to stand in line a moment or wait more than a few minutes to be heard. The hours are from ten until twelve on Saturday, and from ten until two on other days. To ensure the orderly work of the office and to prevent any appearance of favoritism, the Board has adopted a fixed rule that no one not present at the closing hour will be heard later. If any one finds it more convenient, however, to come earlier, he will always find a Commissioner in the office by 9 o'clock who will be glad to hear his statement.

The suggestion has been made that it would be an improvement if the Tax Department sent to the persons assessed blanks to be filled out and mailed to the Department. This would require a change in the law, and would not, as a rule, be desirable. It is now the practice in the case of corporations, and most of the mistakes giving rise to litigation occur through imperfect statements sent by mail. The law is complicated, and many people, if unadvised, would make serious mistakes.

THE ASSESSMENT OF REAL ESTATE.

The Department is bound by the law of the State and the Charter of the City, and by recent practice, to assess real property at its ordinary selling value, and every effort will be made to meet this obligation. In some parts of the City the value of land is practically stationary; and in some it is even less to-day than ten years ago; in other parts the increase in value is very rapid, amounting to even 20 per cent. a year. The utmost vigilance is needed to keep pace with these rapidly advancing values, and unless this is done those who own property that is stationary or declining in value bear a grossly excessive burden.

Unfortunately it has become the fashion to omit the true consideration from deeds. In the County of New York last year only about 5 per cent. of the deeds contained what appeared to be the true consideration for the transfer. The Department is thus deprived of about 95 per cent. of the best evidence of value, and is obliged to depend to a great extent on mortgages and such unofficial information as can be obtained regarding rentals and prices.

In the old City of New York for many years the owner of real property whose property was assessed at a higher percentage of the true value than the average, but not more than its market value, could obtain no relief. Under the present Charter relief can be given on the ground of inequality as well as on the ground of over-valuation. At the same time, it is exceedingly difficult for the Board to grant such relief, unless the evidence clearly shows that the property is over-assessed as compared with property in the immediate neighborhood. It may be that some sections of the City are assessed at a higher rate than the average, but it is physically impossible for the Board to re-assess a whole district in order to equalize assessments. Unless an applicant can show discrimination against his property as compared with his neighbors there is little chance of his obtaining a reduction. Applicants for reduction should state clearly and concisely facts, if any exist, tending to show discrimination, and in every case should state whether in their judgment the over-assessment complained of relates to the land or the improvements.

No matter how faithfully and intelligently the Department may do its work, it can never achieve the best results without the hearty co-operation of those who are acquainted with values, and who will give the Department the benefit of their knowledge. This co-operation can best be given by furnishing the Department with information of under-assessments, particularly of under-assessments covering whole districts. No one need feel that if he gives such information he is placed in the light of an

*From an address by Hon. Lawson Purdy, President of the Board of Tax Commissioners, City of New York, at the Waldorf-Astoria, Feb. 18, 1907, before the Real Estate Board of Brokers.

informer, for he need not even know the owners of the property, but may be well acquainted with the true and the assessed value. Any information coming to the Department of this nature will be treated as confidential, and no names will be disclosed. We welcome intelligent criticism, and will be very thankful for facts which will aid the Deputies in making fair assessments. The members of the Real Estate Board of Brokers better than any other body of men have the information which would enable the Tax Department to improve the standard of assessment; if they do not help the Department they should be slow to criticize its shortcomings.

The citizens of New York do not generally know that their Tax Department costs less in proportion to the income of New York than the Tax Department of any other large city in the country. Judged by any basis you please,—population, area or revenue,—the New York Tax Department spends less than one-half as much as Boston, and Boston is generally recognized as a well-administered city. In the course of time we shall ask for more Deputies and more money for our Deputies. The Tax Department lays the foundation for the City's whole financial system, and this foundation should be strong and honest and fair; if it be not sound, the City cannot prosper.

REAL ESTATE NOTES

The Nicoll estate is reported to have sold 40 East 53d st, a 4-sty brownstone dwelling, 18x100.5.

David Adler, real estate broker, has removed his office to the Bennett Building, 99 Nassau st, room 703.

Messrs. Schindler & Liebler announce that Mr. J. W. Schultz was associated with them as broker in the sale of 1430 to 1434 2d av.

Lewis M. Thiery, real estate, insurance, begs to announce the removal of his office to 2780 Broadway, corner 107th st. Telephone, 1963 Riverside.

Albert H. Frankel, the buyer of 11 Water st, is the owner of the adjoining property, 7 and 9. Mr. Frankel now controls a plot of about 4,000 sq. ft.

Hulbert Peck & Sons were the brokers in the sale of the two 5-sty brownstone double flat houses 122 and 124 West 102d st, 26x87x100.5 each, for Emanuel E. Fox.

J. Edgar Leaycraft & Co., the old established firm of real estate brokers and appraisers, have opened a down-town office in the Washington Life Building, 141 Broadway.

Ex-Mayor Seth Low has mortgaged his business property 502 and 504 Broadway, Manhattan, a 5-sty building, to Nathaniel Whitman for \$300,000. The mortgage has three years to run at four per cent. interest.

Raphael Carero loaned to the Bankers Construction Co. \$630,000 on the property north side 32d st, 420 ft. west of 5th av, and extending through to 33d st. A 12-sty studio office and mercantile building will be erected on the parcel.

The Baltimore & Ohio R. R. is getting ready to accommodate 10,000 freight cars at Arlington, in the Borough of Richmond. This is an indication of the large volume of freight business the company expects to handle on Staten Island in the near future.

By mutual consent the contract for the purchase of 198 Broadway has been cancelled. Max Marx, the reported purchaser, demanded a reformation of the agreement, but the seller, Isaac H. Clothier, of Philadelphia, offered cancellation of contract, which was accepted.

Mr. Ashley M. Herron, for the past twelve years a representative of the firm of Fred'k Southack and Alwyn Ball, Jr., real estate and insurance brokers, announces he has opened an office in the St. James Building, 1135 Broadway, for the transaction of a general real estate business.

Golde & Cohen, 171 Broadway, offer a tract of East River water-front property on advantageous terms. The plot is 200x200, and is situated on the north side of Stanton st, from Mangin to Tompkins st. It is the largest stretch of water front for sale to-day on the island south of 14th st. (See advertisement.)

Wm. P. Rooney, 773 8th av, near 47th st, commenting upon the innovation of the proposed colored department store, which is to be located at the northeast corner of 8th av and 47th st, believes that there will not be enough patronage on the part of the people of their race to support such an elaborate enterprise. He thinks that its influence will not better the condition of the neighborhood, but will have a tendency to hurt the respectable restaurants, saloons and other stores in the immediate vicinity, as the shoppers going to and fro will necessarily have to stop by the wayside to rest and refresh themselves.

Large Estate at Auction.

The Eliza Mulry estate is to be sold at public auction on Wednesday, March 6, by order of the executors, Thomas M. Mulry, Esq., president of the Emigrant Savings Bank; Harold Swain, Esq., of the Title Guarantee & Trust Co.; Dr. Joseph H. F. Egan and Thomas F. Mulry, Esq. The property comprises numerous holdings on the lower East Side, among them

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First-class man acquainted with building trades wanted as advertising salesman on high class weekly publication. Address "C. B. H.," care of Record and Guide, 11 East 24th Street.

WANT

Particulars of Business Properly FOR SALE OR LEASE 8th to 42d STREETS

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UPTOWN OFFICE 1165-1167 Broadway N. W. Cor. 27th Street
DOWNTOWN OFFICE 604-606 Broadway S. E. Cor. Houston St.

TO SELL

A NEAT LITTLE TWO-STORY PRIVATE RESIDENCE IN THE BEST PART OF BROOKLYN. EASY TERMS; PRICE \$7,500.

E. LOGAN, Attorney
106 Wall St., New York

WANTED, BY A NEW YORK BUILDER, a man experienced in taking off quantities of mason and carpenter work from Architects' drawings and making up mill lists. State references, age and salary required. "ACCURATE," Box B. F. C., c/o Record and Guide, 14 Vesey St.

SALESMAN wants position with reliable contracting firm; knowledge of plans; best references. BOX 125, Record and Guide, 14 Vesey St.

Lawyers Title Insurance & Trust Company

CAPITAL AND SURPLUS - \$9,500,000

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SALESMEN, \$3,000; Office Manager, \$1,300; Draftsman, \$1,200; Teacher, \$1,500; Superintendent, \$1,800—other positions now open for high grade men. Write us to-day, stating age, experience and position desired. HAPGOODS, 305 Broadway, N. Y.

PARTNER WANTED.—Thoroughly trained young architect wishes to form partnership, preferably with some one connected with Real Estate and able to get business. Knowledge of profession not essential, but business ability and a good personality required. Address BOX 409, c/o Record and Guide, 11 East 24th St.

WANTED—Loft or small building, 3,000 to 6,000 sq. ft., for light metal work, in manufacturing section. State location, price and when possession. AMERICAN MACHINERY CO., 1135 Broadway, City.

SOLICITOR AND ESTIMATOR on waterproofing, composition and tile roofing. Apply by letter, stating experience, salary, etc. "CONFIDENTIAL," Box 198, Room 705, 41 Park Row, N. Y. C.

FOR SALE.—Copies of Record and Guide 1891 to 1905, bound, with Indexes. Bargain. MRS. M. K. WALLACH, 73 East 90th St.

To Let—Business Purposes

—TO LEASE—

The large and commodious offices on the FIRST FLOOR OF 56 WALL STREET extending through to Pine Street, with vault and basement on Pine Street, now occupied by the London Assurance Corporation, who are soon to remove to William Street, corner Maiden Lane. Apply to WM. O. PLATT, 56 Wall St., R. 401.

being property on East 12th st, between 1st and 2d avs, the corner of 12th st and Dry Dock st, a plot on East 12th st, east of Dry Dock st, six tenement houses on East 15th st, northeast corner of Av D and 11th st, and 739 and 741 East 11th st. Joseph P. Day is to act as auctioneer. Mr. Day, in an interview, this week stated that the executors in this sale decided to sell after carefully considering the market conditions, and their decision to sell should be good proof of the healthy condition of the real estate market. Later Hillman & Golding, the builders, have bought Nos. 313 to 321 East 13th st, four 3-sty dwellings, or plot 79.11x100.3.

Annual Entertainment of Employing Plasterers.

On last Thursday evening the International Employing Plasterers of the City of New York held their second annual entertainment and reception at their club house, 74 West 126th st. The entertainment, which consisted of all professional talent and Prof. Kelly's Lifeograph, proved a grand success under Secretary John F. Niebuhr, who acted as master of ceremonies. After the entertainment the club house was all open to the guests, who consisted of all the well-known-people in the building trades, among whom was seen Messrs. Crooker and Traxtell of the Rockland-Rockport Lime Co.; Mr. Benj. Darrow, of the firm of Rufus Darrow & Sons; Theo. Woods, Mr. N. Wise, Mr. Young, of the Manhattan Lime Co., and William Caldwell, Jr., of the Kelly Island Lime Co.; Mr. John Shanassey, cashier of the United States Exchange Bank, which is at 23 West 125th st, and is open until 10 P. M. every night; Mr. Pelham, of the Pelham Hod Co.; Chas. F. Russell, John Kingston, M. J. Monahan, Plumb & Scott, Adolph Wishing, all employing lathers, and Alderman Dunwoodie, of the 34th District. The evening was spent in a most enjoyable manner. This association was formed for the purpose of creating a better feeling in the trade and has a membership to-day of over sixty, who meet on the second and fourth Wednesdays of each month at 74 West 126th st. The officers of the association are: Thomas J. Mannion, president; John McCahill, vice-president; Joseph Van Note, treasurer; John F. Niebuhr, secretary; Thomas Brennan, sergeant-at-arms. On and after March 1, 1907, the initiation fee of this association will be \$100.

Remarkable Activity in Waldorf-Astoria Section.

No part of Manhattan is at present attracting so much attention as that section of 5th av lying below 42d st, familiarly termed "the new shopping centre." The character and volume of the trading along that thoroughfare during the past two weeks has been little short of phenomenal, and abundantly bears out the predictions of many brokers and investors of prominence who have wisely chosen the Waldorf-Astoria section as their field for operations. In the light of the occupation of 5th av by many leading merchants and tradesmen, and owing to the improvements in new mercantile and office buildings which naturally follows a movement of this kind, an increase in realty trading is to be counted upon; but some causes other than local are attributed to the recent purchasing by those professing to be authority on values in the locality. One well-known broker advanced the opinion that the much talked of improvement believed to be projected by the N. Y., New Haven & Hartford R. R. is responsible for the sudden activity of last month. Others credit the movement to the desire of business firms to become their own landlords, thus following the precedent recently established by several well-known merchants on lower Broadway. One feature of the sales in question is the disparity between the prices obtained per square foot for corners and those obtained for inside lots. In the latter instance sales have been reported at about \$160, \$117, \$125 and \$134 per square foot, as against \$130 obtained for the northeast corner of 31st st. Perhaps the most interesting sale of the week, however, was the purchase by John Hoge, of Zanesville, Ohio, of 481 5th av. 17.4x100, at a price reported at \$200 per square foot, which nearly equals the sum paid for the southeast corner of 42d st when bought by Felix Isman last fall, for about \$211 per square foot.

Taxpayers' Dinner.

The members and guests of the East Tremont Taxpayers' Association enjoyed the fourth annual banquet on the eve of Washington's Birthday at Proessel's Hall, which was largely attended. President Frank Becker was the toastmaster of the occasion and delivered the address of welcome. Other speakers were Mr. William Gill, Hon. J. F. Murray, Charles Forbach, Charles A. McRae and J. A. Dougherty.

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Real Estate

AUCTIONEER AND APPRAISER
MAIN OFFICE: AGENCY DEPT.:
31 NASSAU ST. 932 EIGHTH AVENUE

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn, or adjourned during week ending March 1, 1907, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjudgment of legal sales to next week are noted under Advertisd Legal Sales.

The total amount at the end of the list comprises the consideration in actual sales only. *Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

- Cypress av, s e cor 141st st, 91.6x120, vacant.
Fanny Heilbrunn21,636
132d st, Nos 52 to 60, s s, 510 w 5th av,
87.6x99.11, five 3-sty frame dwellings. Adj
to March 26
104th st, Nos 115 to 121, n s, 135 e Park av,
65x100.11, two 6-sty brk tenements and stores
Adelstein & Avrutine\$9,634
10th av, No 415, w s, 24.9 n 33d st, 24.8x75,
4-sty brk tenement with stores (exrs sale),
Joseph Wenner20,500
Av A, No 145, n w cor 9th st, Nos 441 to
447, 26.4x113, four 5 1/2-sty brk tenements
(exrs sale). Lowenfeld & Prager.....72,725
Boston rd, w s, about 346 s 166th st, runs s
71.6 x w 308.2 to Franklin av, x n 108.7
x e 200 x s 41.3 x e 108.2 to beginning, 6-sty
unfinished brk building (exrs sale). Samuel
Hess40,000
126th st, Nos 205 to 213, n s, 92 e 3d av, 80x
100, five 3-sty brownstone dwellings (exrs
sale). Albert Deutsch & Ignatz Roth..42,500
Madison av, No 1935, e s, 135.10 s 125th st, 22
x85, 4-sty brownstone building with stores
(exrs sale). Bid in at \$25,250.....
113th st, s s, 525 e Broadway, 25x45x27.6x
56.6, 1-sty brk building. N. A. McBride..\$7,700
45th st, No 554, s s, 70 e 11th av, 30x80.11,
4-sty brk tenement and store. (Partition.)
Withdrawn
Lenox av, Nos 500 to 510 n e cor 135th st, 99.11
135th st | x110. Adj to March
14.....
Grote st, n s, 37.1 w Prospect av, 25x112.4,
2-sty frame dwelling. C F Muxoll5,900
79th st, n s, 223 e Av A, 225x102.2, two 1-sty
frame buildings and vacant. Adj sine die.
*Av A, Nos 1427 and 1429, w s, 51.1 s 76th st,
51.1x100, 6-sty brk tenement and store. Isi-
dore Jackson et al41,811

BRYAN L. KENNELLY.

- Barrow st, No 45, s s, 144 w Bleecker st, 21x40,
3-sty brk dwelling (exrs sale). Sampson H
Schwarz6,650

D. PHOENIX INGRAHAM.

- *182d st, Nos 515 and 517, n s, 200 w Amster-
dam av, 50x79.9. D Boris De Wattoff..33,000

Total \$383,056
Corresponding week, 1906 1,586,525
Jan. 1, 1907, to date 4,675,230
Corresponding period, 1906..... 5,819,342

VOLUNTARY AUCTION SALES.

For the coming week, to be held at Real Estate Exchange, 14 and 16 Vesey St., unless otherwise stated.

March 6.

- 11th st, Nos 739 and 741 East, one 4 and one 5-
sty brk buildings. By Jos P Day.
11th st, n w cor Av D, one 4 and one 5-sty brk
buildings. By Jos P Day.
12th st, s s, 50 e Dry Dock st, old building, 49x
103.3. By Jos P Day.
12th st, s e cor Dry Dock st, old buildings, 50x
103.3. By Jos P Day.
12th st, Nos 319 and 321 East, two 3-sty brk
buildings, 39.11x103.3. By Jos P Day.
12th st, Nos 313 and 315 East, two 3-sty brk
buildings, 40x103.3. By Jos P Day.
15th st, Nos 533 and 535 East, two 5-sty brk
buildings in front and two 2-sty brk buildings
in rear, 42.6x103.3. By Jos P Day.
15th st, Nos 537, 539, 541 and 543 East, four
5-sty brk buildings in front and one 4-sty
brk building in rear, 82.6x103.3. By Jos P
Day.

HARRY W. HOPTON
REAL ESTATE

No. 150 BROADWAY
Tel. 6988 Cortlandt
6989 Cor. Liberty St.

West End av, No 916, 4-sty and basement stone
front dwelling, 20x90. By Bryan L Kennelly.

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange,
14 and 16 Vesey St., except as elsewhere stated.

March 4.

- 7th st, No 117, n s, 243.2 w Av A, runs n
97.6 x w 14.6 x n w 15 x w .10 x s 111.9 x
e 21 to beg; 3-sty brk dwelling. Annie Heim
agt Anthony Schwoerer et al; Henry C Botty,
att'y, 49 Chambers st; Maurice Rapp, ref.
(Partition.) By Joseph P Day.
158th st, No 970, s s, 113.11 w Union av, runs
s 75 x w 25 x s 25 x w 25 x n 100 x
e 50 to beg; 5-sty brk tenement. Richard S
Collins agt Max Sternberg et al; Stephen W
Collins, att'y, 69 Wall st; Sampson H Wein-
handler, ref. (Amt due, \$26,363.33; taxes, &c,
\$450.) Mort recorded June 1, 1905. By
Joseph P Day.
Vandewater st, Nos 170 to 27 n s, 71.9 w Pearl|
Rose st, Nos 45 to 51. | st, runs n 87.2 x
e 7.9 x n 106.3 to Rose st, x w 91.11 x s
144.3 x s w — x s 81.10 x e 133.1 to beg;
8 and 9-sty brk loft and store buildings.
Vandewater st, No 29, n s, 179.5 w Pearl st,
runs n 95.8 x w 11.11 x s 15.6 x w 7.9 x
s 85 to beg; 3-sty brk buildings and store.
Vandewater st, No 31, n s, 161.4 w Pearl st,
runs n 38 x w 18 x n 53 x w 13.2 x s 95 x e
18.1 to beg; 3-sty brk building and store.
Alice Lederer agt Geo W Munro et al; Frank
& Lederer, att'ys, 27 William st; Joseph
Wilkinfeld, ref. (Amt due, \$10,482.19; taxes,
&c, \$8,032.73; sub to two mortg aggregating
\$434,000 on parcel A; mort of \$18,500 on
parcel B, and mort of \$14,000 on parcel C.)
Mort recorded Aug 20, 1906. By Joseph P
Day.

March 5.

- Beeckman st, w s, Nos 3 to 9, [whole front between
Nassau st, n s, Nos 119 to 137] Nassau st and
Theatre alley, s s. | Theatre alley,
149.1 x 100.8 x 145.9, 10-sty brk and stoen
office and store building, Temple Court. The
National Ulster County Bank agt Eugene J
Beales et al; Olcott, Gruber, Bonyng & Mc-
Manus, att'ys, 170 Broadway; Nicholas J
Hayes, sheriff. Sheriff's sale of all right, title,
&c, which Eugene J Beales had on May 13,
1902, or since.) By Joseph P Day.
102d st, No 71, n s, 172 e Columbus av, 27x
100.11; 5-sty stone front tenement. Harry
Elias agt Gussie Harris et al; House, Gross-
man & Vorhaus, att'ys, 53 Park Row; Marcus
S Cohen, ref. (Partition.) By Joseph P Day.
Av St John, w s, [whole front between Fox and
Beck st, s s. | Beck sts, 250x100; vacant.
Fox st, n s.
Cohn, Baer, Myers & Aronson Co agt Joseph
Leitner et al; Myers & Schwersenski, att'ys,
299 Broadway; Marcus J Waldheim, ref.
(Amt due, \$8,615.68; taxes, &c, \$4,109.) Mort
recorded Dec 20, 1904. By Joseph P Day.

March 6.

- Broome st, Nos 19 and 21 s w cor Mangin st,
Mangin st, No 13 | 50x75; 6-sty brk ten-
ement and store. George Sprickerhoff et al
agt Pincus Ronginsky et al; Menken Bros,
att'ys, 87 Nassau st; William Blau, ref.
(Right, title, &c.) (Amt due, \$407.42.) By
Joseph P Day.
Av A, No 1425, w s, 76.7 n 75th st, 25.6x100;
5-sty brk loft and store building. Annie
Bohaty agt John Bohaty et al; Semple &
Liebe-kind, att'ys, 41 Park Row; Geo H
Cowie, ref. (Partition.) By Joseph P Day.

March 7.

- Stebbins av, e s, [intersection n s Home st, 112.7
Home st, n s | x98.5x112.7, gore, vacant. Samuel
Finkelstein et al agt Joseph Langan et al;
Chas H Friedrich, att'y, 35 Nassau st; Isidor
Cohn, ref. (Amt due, \$6,544.05; taxes, &c,
\$164.37; sub to two mortg aggregating \$10,000.)
Mort recorded April 12, 1906. By Joseph P
Day.
Amsterdam av, n w cor 167th st, 76.1x100; va-
167th st. | cant. Lambert Suydam agt
Max Rolinick et al; Quackenbush & Adams,
att'ys, 25 Broad st; Abraham Stern, ref.

(Amt due, \$7,170.44; taxes, &c, \$591.56; sub
to a prior mort of \$40,000.) By Joseph P
Day.

- 11th st, s s, 350 w 7th av, 125x71.10, two
6-sty brk tenements. Irving I Lewine et al
agt Abe T Harris et al; Eisman & Levy,
att'ys, 135 Broadway; George Haas, ref. (Amt.
due, \$19,856.82; taxes, &c, \$813.35.) Mort
recorded Apr 18, 1906. By Joseph P Day.
Audubon av, s e cor 174th st, 100x95; vacant.
174th st. | William Rankin agt Jacob Ruben-
stein et al; Quackenbush & Adams, att'ys, 25
Broad st; Sampson H Weinhandler, ref. (Amt
due, \$46,188.75; taxes, &c, \$1,676.96.) Mort
recorded May 9, 1905. By Joseph P Day.

March 8 and 9.

No Legal Sales advertised for these days.

March 11.

- Cortlandt av, Nos 819 and 821, s w cor 159th st,
159th st. | 48.6x98; 6-sty brk
tenement and store. Samuel Williams et al
agt Max Kessler et al; O'Brien, Boardman,
Platt & Dunning, att'ys, 35 Wall st; J R
Walsh, ref. (Amt due, \$10,799.50; taxes, &c,
\$371.83.) Mort recorded Dec 14, 1905. By
Joseph P Day.
Washington av, s, 68.6 n 183d st, 50x175 to
Bassford av | Bassford av, vacant. August
Limbert trustee, &c, agt Max J Klein et al;
Bowers & Sands, att'ys, 31 Nassau st; Warren
Leslie, ref. (Amt due, \$7,640.50; taxes,
&c, \$1,971.63.) Mort recorded Dec 13, 1905.
By Joseph P Day.

NOTICE TO PROPERTY OWNERS.

HEARINGS FOR THE COMING WEEK.

At 90-92 West Broadway.

Monday, March 4.

- West 214th st, Kingsbridge rd to Harlem River,
at 2 p m.
Storm relief sewer, Webster av to Harlem River,
at 2 p m.
Montgomery av, West 176th to West 177th st,
at 10.30 a. m.
Public Parks, Queens, at 11 a m.
West 189th st, Exterior st to bulkhead line of
Harlem River, at 11 a m.
West 191st st, Exterior st to the bulkhead line
Bronx, at 12 m.
Main st, City Island, at 3 p m.
West 162d st, Broadway to Riverside Drive, at
11 a m.
West 218th st, Seaman av to 9th av, at 4 p m.
Lawrence av, Lind av to West 167th st, at 4
p m.
Beck st, Longwood av to Intervale av, at 1
p m.
West 177th st, Amsterdam av to St Nicholas av
and Broadway to Riverside Drive, at 2.30 p m.
East 208th st, Reservoir Oval West to Jerome
av, at 2.30 p m.
1st st, east of Bronx River, at 3 p m.
The Parkway, Grand Boulevard and Concourse
and Claremont Park, at Weeks av, at 12 m.
Tremont av, Bronx River to Eastern Boulevard,
at 2 p m.
Joseph Rodman Drake Park, at 2 p m.

Tuesday, March 5.

- East 197th st, Bainbridge av to Creston av, at
12 m.
Strip of land at Boulevard Lafayette, at 11
a m.
Northern av, north of 181st st, at 4 p m.
Corlears Hook Park, at 4 p m.
Public Park at Rae, at 2 p m.
Tremont av, Eastern Boulevard to Fort Schuy-
ler rd, at 1 p m.
West 178th st, sewer easement, at 3 p m.
White Plains rd, northern boundary of city to
Morris Park av, at 11 a m.

Wednesday, March 6.

- Canal st West, between East 138th st, point 251
ft south, at 3 p m.
Public park, Southern Boulevard, Bronx, at
1 p m.
Willis av Bridge, at 9.30 a m.
Fox st, Prospect av to Leggett av, at 2 p m.
West 176th st, Spuyten Duyvil and Port Morris
R R to the Harlem River, at 1 p m.
West Farms rd, Bronx River to Westchester
Creek, at 4 p m.
Cypress av, closing, P R R to bulkhead line Har-
lem River, at 11 a m.

Thursday, March 7.

- Barry st, Leggett av to Longwood av, at 11 a m.
Johnson av, Spuyten Duyvil rd to West 230th
st, at 1 p m.

(Continued on page 457.)

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of February 9 to 25, 1907, of the confirmation by the Board of Revision of Assessments and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS IN THE BOROUGH OF MANHATTAN:

12TH WARD, SECTION 8 (MARBLE HILL). KINGSBRIDGE AVENUE—REGULATING AND PAVING, between Van Corlear Place and Wicker Place. KINGSBRIDGE AVENUE—PAVING, CURBING AND RE-CURBING, from Terrace View Avenue South to Van Corlear Place.

HERMAN A. METZ,
Comptroller.
City of New York, February 7, 1907. (32524)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF February 15 to 27, 1907, of the confirmation by the Supreme Court and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following-named street in the BOROUGH OF MANHATTAN:

12TH WARD, SECTION 8. WEST 164TH STREET—OPENING, from 11th Avenue to Amsterdam Avenue. Confirmed October 6, 1902, and January 30, 1907; entered February 14, 1907.

HERMAN A. METZ,
Comptroller.
City of New York, February 13, 1907.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF February 16 to 28, 1907, of the confirmation by the Board of Assessors and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS IN THE BOROUGH OF MANHATTAN,

TWENTY-FIRST WARD, SECTION 3. REPAIRING SIDEWALK at No. 587 FIRST AVENUE.

HERMAN A. METZ,
Comptroller.
City of New York, February 15, 1907.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF February 26 to March 8, 1907, of the confirmation by the Supreme Court and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following-named avenue in the BOROUGH OF THE BRONX:

23D WARD, SECTION 10. RANDALL AVENUE—OPENING, from Truxton Street and Leggett Avenue to the Bronx River. Confirmed February 9, 1905, and January 29, 1907; entered February 20, 1907.

HERMAN A. METZ,
Comptroller.
City of New York, February 25, 1907. (32753-1)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF February 21 to March 5, 1907, of the confirmation by the Supreme Court and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following-named avenue in the BOROUGH OF THE BRONX:

24TH WARD (ANNEXED TERRITORY). MORRIS PARK AVENUE—OPENING, from West Farms Road to Bear Swamp Road at the lands of the Morris Park Race Course. Confirmed November 20, 1906; entered February 19, 1907.

HERMAN A. METZ,
Comptroller.
City of New York, February 19, 1907. (32753-2)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF February 26 to March 8, 1907, of the confirmation by the Supreme Court and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following-named street in the BOROUGH OF RICHMOND:

2D WARD. AN UNNAMED STREET—OPENING, between William Street and Beach Street extending from St. Paul's Avenue to Jackson Avenue. Confirmed June 26, 1906; entered February 20, 1907.

HERMAN A. METZ,
Comptroller.
City of New York, February 25, 1907. (32743-2)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF February 25 to March 7, 1907, of the confirmation by the Supreme Court and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following-named street in the BOROUGH OF THE BRONX:

24TH WARD, SECTION 13. WEST 230TH STREET—OPENING, from Riverdale Avenue to Broadway. Confirmed February 6, 1907; entered February 20, 1907.

HERMAN A. METZ,
Comptroller.
City of New York, February 23, 1907. (32764-1)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF February 25 to March 7, 1907, of the confirmation by the Board of Revision of Assessments and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:

24TH WARD, SECTION 11. RYER AVENUE—SEWER and appurtenances between Burnside Avenue and East 183d Street with branches in EAST 180TH STREET, from Ryer Avenue to Anthony Avenue, in ANTHONY AVENUE, from East 180th Street to the Concourse; and on the east side of the CONCOURSE from Anthony Avenue to East 183d Street. Confirmed February 21, 1907; entered February 21, 1907.

HERMAN A. METZ,
Comptroller.
City of New York, February 23, 1907. (32764-2)

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of February 21 to March 5, 1907, of the confirmation by the Board of Assessors and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS IN THE BOROUGH OF MANHATTAN:

12TH WARD, SECTION 8. FENCING VACANT LOTS on the north side WEST ONE HUNDRED AND SEVENTY-FIRST STREET, 125 feet west of Amsterdam Ave.

HERMAN A. METZ,
Comptroller.
City of New York, February 19, 1907.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF February 25 to March 7, 1907, of the confirmation by the Supreme Court and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following-named lane in the BOROUGH OF MANHATTAN:

13TH WARD, SECTION 2. RACHEL LANE—OPENING, from Goerck Street to Mangin Street. Confirmed February 9, 1907; entered February 20, 1907.

HERMAN A. METZ,
Comptroller.
City of New York, February 23, 1907. (32743-1)

PUBLIC NOTICES.

THE CITY OF NEW YORK, DEPARTMENT OF TAXES AND ASSESSMENTS, MAIN OFFICE, BOROUGH OF MANHATTAN, HALL OF RECORDS.

NOTICE IS HEREBY GIVEN, as required by the Greater New York Charter, that the books called "The Annual Record of the Assessed Valuation of Real and Personal Estate of the Boroughs of Manhattan, The Bronx, Brooklyn, Queens, and Richmond, comprising the City of New York," will be open for public inspection, examination and correction on the second Monday of January, and will remain open up to and including the 31st day of March, 1907.

During the time that the books are open to public inspection, application may be made by any person or corporation claiming to be aggrieved by the assessed valuation of real or personal estate to have the same corrected.

In the Borough of Manhattan, at the Main Office of the Department of Taxes and Assessments, Hall of Records, No. 31 Chambers Street.

In the Borough of the Bronx, at the office of the Department, Municipal Building, One Hundred and Seventy-seventh Street and Third Avenue.

In the Borough of Brooklyn, at the office of the Department, Municipal Building.

In the Borough of Queens, at the office of the Department, Hackett Building, Jackson Avenue and Fifth Street, Long Island City.

In the Borough of Richmond, at the office of the Department, Masonic Building, Bay St., Stapleton, S. I.

Corporations in all the Boroughs must make application only at the main office in the Borough of Manhattan.

Applications in relation to the assessed valuation of personal estate must be made by the person assessed at the office of the Department in the Borough where such person resides, and in case of a non-resident carrying on business in the City of New York, at the office of the Department in the Borough where such place of business is located, between the hours of 10 A. M. and 2 P. M., except on Saturday, when all applications must be made between 10 A. M. and 12 noon.

LAWSON PURDY, President;

FRANK RAYMOND,
NICHOLAS MULLER,
CHARLES PUTZEL,
JAMES H. TULLY,
THOS. L. HAMILTON,

Commissioners of Taxes and Assessments. (31534)

CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE.

William H. Smith, Auctioneer.

PUBLIC NOTICE IS HEREBY GIVEN that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale at public auction the buildings, parts of buildings, etc., standing upon property owned by The City of New York, acquired for school purposes, the said buildings being situated in the

BOROUGH OF BROOKLYN

and being erected upon property described as follows:

BEGINNING at a point formed by the intersection of the easterly line of Flatbush Avenue with the northerly line of the lands of Erasmus Hall High School, and running thence northerly along the easterly line of Flatbush Avenue 57 feet 10 inches; thence easterly 138 feet 9 inches; thence southeasterly 359 feet 3 1/2 inches to the westerly line of the lands of Public School 90; thence southerly along the westerly line of the lands of Public School 90 seven (7) feet three and one-half (3 1/2) inches to the northerly line of the lands of Erasmus Hall High School; thence westerly along the northerly line of said lands of the Erasmus Hall High School 493 feet 6 inches to the easterly line of Flatbush Avenue, the point or place of beginning.

Pursuant to a resolution of the Commissioners of the Sinking Fund, adopted at a meeting held February 20, 1907, the sale of the above described buildings and appurtenances thereto will be held by direction of the Comptroller on

FRIDAY, MARCH 8, 1907,

at 11 a. m., on the premises.

For particulars see "City Record."
H. A. METZ,
Comptroller.
City of New York—Department of Finance,
Comptroller's Office, February 20, 1907. (32674)

PUBLIC NOTICES.

CORPORATION SALE OF BUILDINGS AND APPURTENANCES THERETO ON CITY REAL ESTATE.

William H. Smith, Auctioneer.

At the request of the President of the Borough of Brooklyn, public notice is hereby given that the Commissioners of the Sinking Fund of The City of New York, by virtue of the powers vested in them by law, will offer for sale at public auction the buildings, parts of buildings, etc., standing within the lines of property owned by The City of New York, acquired for street purposes, in the

BOROUGH OF BROOKLYN.

All the buildings, parts of buildings, etc., standing within the lines of the new street as an approach to Manhattan Bridge, extending from Nassau Street to the intersection of Flatbush Avenue and Fulton Street, in the Fourth, Fifth and Eleventh Wards of the Borough of Brooklyn, City of New York, said property being more particularly shown on a draft-damage map dated New York, October 14, 1904, approved by J. W. Brackenridge, Commissioner of Public Works, and being on file in the office of the Collector of City Revenue, Department of Finance, Room 141, No. 280 Broadway, Borough of Manhattan.

Pursuant to a resolution of the Commissioners of the Sinking Fund, adopted at a meeting held February 20, 1907, the sale of the above described buildings and appurtenances thereto will be held by direction of the Comptroller on

MONDAY, MARCH 11, 1907,

at 11 a. m., on the premises.

For further particulars see City Record.
H. A. METZ,
Comptroller.
City of New York, Department of Finance,
Comptroller's Office, February 20, 1907. (32677)

CORPORATION SALE OF BUILDINGS, MACHINERY AND APPURTENANCES THERETO ERECTED UPON PROPERTY OWNED BY THE CITY OF NEW YORK.

PUBLIC NOTICE IS HEREBY GIVEN that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale at public auction the buildings, parts of buildings, machinery and appurtenances thereto standing upon property owned by The City of New York, acquired for the use of the terminal for the Manhattan side of the Brooklyn Bridge, the said buildings being situated in the

BOROUGH OF MANHATTAN

and being more particularly within the area of the following known property:

All of the buildings situated upon land within the area of the block bounded by the northerly side of Tryon Row, the westerly side of Centre Street, the southerly side of Chambers Street and the northwesterly side of Park Row, in the Borough of Manhattan, all of which property is situated in Block 121, on the land map of the County of New York.

Also all of the buildings situated within the area of the block bounded by the southeasterly side of Park Row, the westerly side of North William Street and the northerly side of the Brooklyn Bridge, Borough of Manhattan, all of which property is situated in Block 121, on the land map of the County of New York.

Also all of the buildings situated upon land within the area of the block bounded by the north side of Chambers Street, the southeasterly side of City Hall Place, and the southerly and southwesterly sides of Duane Street, in the Borough of Manhattan, all of which property is situated within Block 159 of the land map of the County of New York.

Also all of the buildings situated upon land within the area of the block bounded by the northerly side of Reade Street, the easterly side of Centre Street and the southerly and southwesterly sides of Duane Street, in the Borough of Manhattan, all of which property is situated in Block 158 on the land map of the County of New York.

Pursuant to a resolution of the Commissioners of the Sinking Fund, adopted at a meeting held February 20, 1907, the sale of the above described buildings and appurtenances thereto will be held by direction of the Comptroller on

WEDNESDAY, MARCH 6, 1907,

at 11 a. m., on the premises.

(For further particulars see "City Record.")
H. A. METZ,
Comptroller.
City of New York—Department of Finance,
Comptroller's Office, February 20, 1907. (32672)

PROPOSALS.

Office of the Department of Parks, Arsenal Building, Fifth Avenue and Sixty-fourth Street, Borough of Manhattan, The City of New York.

SEALED BIDS OR ESTIMATES will be received by the Park Board at the above office of the Department of Parks until 3 o'clock p. m. on

THURSDAY, MARCH 7, 1907,

Borough of Manhattan.
No. 1. For furnishing and delivering lumber.
No. 2. For furnishing and delivering harness and stable supplies.

For full particulars see City Record.
MOSES HERMANN, President;
JOSEPH I. BERRY,
MICHAEL J. KENNEDY,
Commissioners of Parks.
Dated February 20, 1907. (32686)

Police Department of the City of New York, No. 300 Mulberry street.

SEALED BIDS OR ESTIMATES will be received by the Police Commissioner of the Police Department of The City of New York at the Bookkeeper's Office, Central Department, until 10 o'clock A. M. on

TUESDAY, MARCH 5, 1907.

For furnishing and delivering photograph supplies.

For full particulars see City Record.
THEODORE A. BINGHAM,
Police Commissioner.
Dated February 19, 1907. (32614)

Valuable Water Front Property

Together with the
WATER RIGHTS
DOCKAGE, WHARFACE, CRANAGE, Etc.

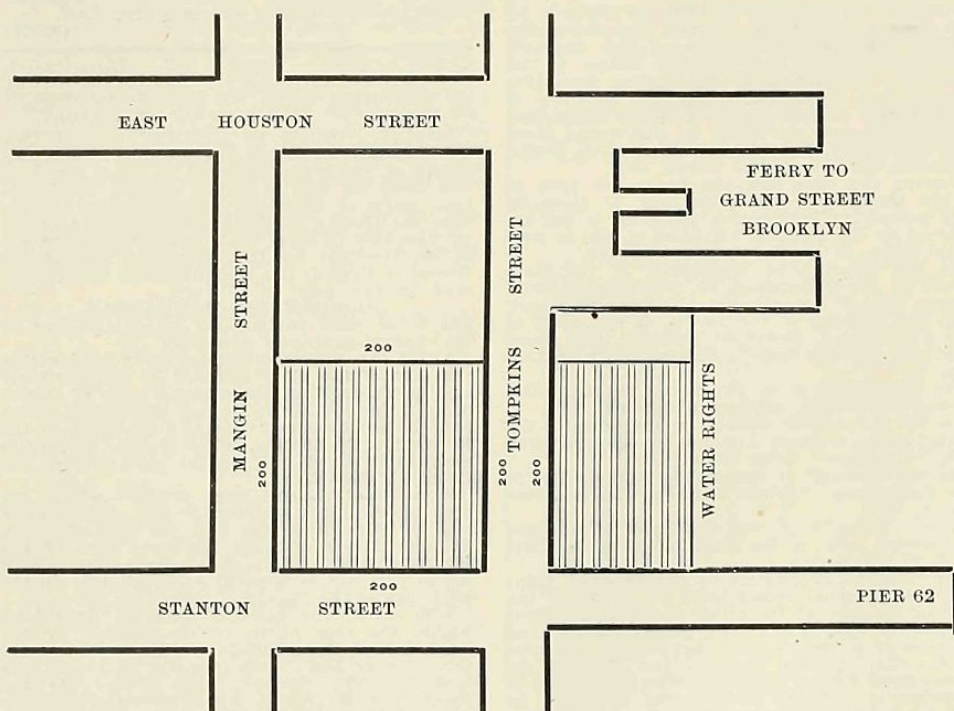
together with the preemptive rights to all land to be gained out of the East River

North Side of Stanton Street

From Mangin to Tompkins Street

PLOT, SIZE 200 FT. X 200 FT. 16 LOTS

Water front, 200 ft. on East River



EAST RIVER

This is an excellent site for tenements, factories, storage warehouses, manufacturing establishments, etc.

Situated in the most thickly populated portion of Manhattan, its value must inevitably constantly increase.

It is the largest plot of land, together with the longest stretch of water front, for sale to-day on the island of Manhattan south of 14th Street.

Price, together, \$335,000

or will sell separately; prices of separate parcels on application.

EASY TERMS—Liberal Mortgage at 4½%, if desired

GOLDE & COHEN

Tel. 5005 Cortlandt OWNERS 171 Broadway, N. Y.

Principles of City Land Values

By RICHARD M. HURD, President of the Lawyers' Mortgage Insurance Co., of New York

Size, 6 x 9½ inches, 160 pp., bound in cloth, fully illustrated
 Price, \$1.50. Postage, 15 cents

This is the first book written on this most important subject. As the title indicates, it deals with the fundamental influences which determine urban values. The position which the author occupies has given him unusual facilities for collecting and classifying the necessary data

Record and Guide, 14-16 Vesey St., New York

PROPOSALS.

Office of the Department of Parks, Arsenal Building, Fifth Avenue and Sixty-fourth Street, Borough of Manhattan, The City of New York.
 SEALED BIDS OR ESTIMATES will be received by the Park Board at the above office of the Department of Parks until 3 o'clock p. m. on
THURSDAY, MARCH 14, 1907,
 Borough of Brooklyn.

For furnishing and delivering 268,000 square feet of grass sod to various parks in the Borough of Brooklyn.

For full particulars see City Record.
 MOSES HERMANN, President;
 JOSEPH I. BERRY,
 MICHAEL J. KENNEDY,
 Commissioners of Parks.
 (32723-2)

Office of the Department of Parks, Arsenal Building, Fifth Avenue and Sixty-fourth Street, Borough of Manhattan, The City of New York.
 SEALED BIDS OR ESTIMATES will be received by the Park Board at the above office of the Department of Parks until 3 o'clock p. m. on
THURSDAY, MARCH 14, 1907,
 Borough of Manhattan.

For furnishing all the labor and material required for the erection and completion, so far as specified, of storage sheds, manure pit and refuse incinerator in the north Meadow Storage Yard in Central Park, on the north side of the Ninety-seventh Street Transverse Road.

For full particulars see City Record.
 MOSES HERMANN, President;
 JOSEPH I. BERRY,
 MICHAEL J. KENNEDY,
 Commissioners of Parks.
 (32730)

Dated February 26, 1907. (32730)

DEPARTMENT OF DOCKS AND FERRIES.
 Sealed bids or estimates for furnishing about 2,500 hours towing on the North and East Rivers (Contract 1,052) will be received by the Commissioner of Docks at Pier A, Battery Place, until 12 o'clock (noon), March 11, 1907. (For particulars see City Record. (32714)

SEALED BIDS OR ESTIMATES for repairing Municipal ferryboats or other floating property of the Department, and furnishing and delivering miscellaneous supplies therefor (Contract 1049) will be received by the Commissioner of Docks at Pier "A," Battery Place, until 12 o'clock, noon, March 5th, 1907. (For particulars see City Record.) (32632)

Department of Water Supply, Gas and Electricity, Room 1536, Nos. 13 to 21 Park Row, Borough of Manhattan, The City of New York.
 SEALED BIDS OR ESTIMATES will be received by the Commissioner of Water Supply, Gas and Electricity at the above office until 2 o'clock P. M. on

WEDNESDAY, MARCH 13, 1907,
 Borough of Brooklyn.

No. 1. For furnishing and delivering cast iron special castings.

No. 2. For furnishing, constructing and remodeling the Ridgewood pumping station, north side of Atlantic avenue, between Logan and Chestnut streets, borough of Brooklyn.

No. 3. For furnishing, delivering and erecting coal weighing scales at various pumping stations.

For full particulars see City Record.
 JOHN H. O'BRIEN,
 Commissioner.
 Dated February 18, 1907. (32607)

Office of the Department of Parks, Arsenal Building, Fifth Avenue and Sixty-fourth Street, Borough of Manhattan, The City of New York.
 SEALED BIDS OR ESTIMATES will be received by the Park Board at the above office of the Department of Parks until 3 o'clock P. M. on

THURSDAY, MARCH 7, 1907,
 Borough of Manhattan.

For furnishing, delivering and laying water mains and appurtenances in Central Park, between Fifty-ninth and Seventy-second streets.

For full particulars see City Record.
 MOSES HERRMAN, President;
 JOSEPH I. BERRY,
 MICHAEL J. KENNEDY,
 Commissioners of Parks.

Dated February 18, 1907. (32646-1)

Office of the Department of Parks, Arsenal Building, Fifth Avenue and Sixty-fourth Street, Borough of Manhattan, The City of New York.
 SEALED BIDS OR ESTIMATES will be received by the Park Board at the above office of the Department of Parks until 3 o'clock P. M. on

THURSDAY, MARCH 7, 1907,
 Borough of Manhattan.

No. 1. For furnishing and delivering North River road gravel for drives and bridge paths in Central and Riverside Parks.

No. 2. For furnishing and delivering 400,000 square feet of grass sod where required on parks.

For full particulars see City Record.
 MOSES HERRMAN, President;
 JOSEPH I. BERRY,
 MICHAEL J. KENNEDY,
 Commissioners of Parks.

New York, February 18, 1907. (32646-2)

Office of the Department of Parks, Arsenal Building, Fifth Avenue and Sixty-fourth Street, Borough of Manhattan, The City of New York.
 SEALED BIDS OR ESTIMATES will be received by the Park Board at the above office of the Department of Parks until 3 o'clock p. m. on
THURSDAY, MARCH 14, 1907,

Repairs and alterations to four road rollers.
 For full particulars see City Record.

MOSES HERMANN, President;
 JOSEPH I. BERRY,
 MICHAEL J. KENNEDY,
 Commissioners of Parks.
 (32723-1)

NOTICE TO PROPERTY OWNERS.
(Continued from page 454.)

Bridge at Depot Place, at 4 p m.
Nautilus st, sewer, Richmond, at 2 p m.
Weiber Court, between Washington and 3d avs, at 4 p m.
West 151st st, closing, Riverside Extension to U S bulkhead line, at 3 p m.
West 178th st, Broadway to Haven av, at 3 p m.
Summit Place, Heath av to Boston rd, at 2 p m.
Saturday, March 9.
Baker av, Baychester av to city line, at 10.30 a m.
At 258 Broadway.
Monday, March 4.
Briggs and Bainbridge avs, school site, at 11 a m.
Brooklyn Bridge, at 2 p m.

HERBERT A. SHERMAN
REAL ESTATE
AUCTIONEER, BROKER
APPRAISER, AGENT
GROUND FLOOR ASTOR BUILDING
9 Pine and 10 Wall St.,
Uptown Office, 530 and 532 FIFTH AVENUE
Corner 44th St., under 5th Ave. Bank
Tel. Connections. Private Wire Between Offices

East 79th st, school site, at 2 p m.
Broadway and Winigar Place, school site, at 2 p m.
Hyatt st, library, at 3 p m.
Bridge 4, Section No 3, at 3 p m.

Wednesday, March 6.

22d and 23d sts, North River docks, at 10.30 a m.
Pier 13, East River, at 2 p m.
Broadway and Vreeland st, school site, at 2 p m.

Thursday, March 7.

Piers 16 and 17, East River, at 10.30 a m.
Piers 2 and 3, East River, at 11 a m.
East Houston and East 2d sts, library, at 12.30 p m.
Flushing Creek, at 2 p m.
Brooklyn Bridge, at 2 p m.
Bridge 4, Section 3, at 3 p m.
Covert av, school site, at 3.30 p m.
101st st, school site, at 3.30 p m.

Friday, March 8.

Pier 52, East River, at 11 a m.

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF February 27 to March 9, 1907, of the confirmation by the Board of Assessors and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX: 23D WARD, SECTION 10. BECK STREET—SEWER and appurtenances between Longwood and Intervale Avenues. 24TH WARD, SECTION 11. PARKVIEW PLACE—SEWER and appurtenances, from Tee Taw Avenue to West 190th Street.

HERMAN A. METZ,
Comptroller.

City of New York, February 26, 1907.

PROPOSALS.

Department of Bridges, Nos. 13 to 21 Park Row, Borough of Manhattan, City of New York. SEALED BIDS OR ESTIMATES will be received by the Commissioner of Bridges at the above office until 2 o'clock P. M. on

THURSDAY, MARCH 14, 1907,

For alteration of the Manhattan steel viaduct and masonry approach and the construction of bridge and tunnel entrances for the Williamsburg (New East River) Bridge over the East River between the Boroughs of Manhattan and Brooklyn.

For full particulars see City Record.

J. W. STEVENSON,
Commissioner of Bridges.

Dated February 27, 1907. (32787)

Headquarters of the Fire Department of The City of New York, Nos. 157 and 159 East Sixty-seventh Street, Borough of Manhattan, The City of New York.

SEALED BIDS OR ESTIMATES will be received by the Fire Commissioner at the above office until 10:30 o'clock A. M., on

WEDNESDAY, MARCH 13, 1907.

Boroughs of Manhattan and The Bronx.
No. 1. For furnishing and delivering underground and submarine cable.

Borough of Richmond.

No. 2. For furnishing and delivering five hundred (500) net tons stove or egg size anthracite coal for apparatus houses, etc., in the Borough of Richmond.

For full particulars see City Record.

FRANCIS J. LANTRY,
Fire Commissioner.

Dated February 28, 1907.

Office of the Department of Correction, No. 148 East Twentieth Street, Borough of Manhattan, The City of New York.

SEALED BIDS OR ESTIMATES will be received by the Commissioner of Correction at the above office until 11 o'clock A. M., on

TUESDAY, MARCH 12, 1907.

Borough of Manhattan.

No. 1. For furnishing and delivering hardware, paints, iron, steam fittings, lumber and miscellaneous articles.

No. 2. For furnishing and delivering hardware, paints, iron, steam fittings and miscellaneous articles.

For full particulars see City Record.

JOHN V. COGGEY,
Commissioner.

Dated February 20, 1907.

PUBLIC NOTICES.

PUBLIC NOTICE IS HEREBY GIVEN to the owner or owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

BOROUGH OF BROOKLYN.

List 8992, No. 1. Paving with asphalt on concrete foundation East Eighteenth street, between Beverley and Cortelyou roads.

crete foundation East Eighteenth street, between Beverley and Cortelyou roads.

List 9044, No. 2. Curbing, recurring and laying cement sidewalks in Sixty-second street, between Fourth and Fifth avenues, where not already done.

List 9055, No. 3. Reconstructing sewer in Church avenue, between Flatbush and Bedford avenues, and reconstructing sewer basins at the following points: Northeast and southeast corners of Church and Flatbush avenues, northeast and southeast corners of Church and Nostrand avenues, north side, opposite East Thirty-second street.

List 9062, No. 4. Sewer in Creamer street, from Smith street to Court street, and outlet sewer in Smith street, from Creamer street to Lorraine street.

List 9034, No. 5. Sewer in Greenpoint avenue, between Diamond street and Provost street, and sewer basins at the southeast and southwest corners of Greenpoint avenue and Diamond street.

List 9096, No. 6. Sewer in Thirty-ninth street, between Seventh and New Utrecht avenues, to connect with sewer in New Utrecht avenue.

List 9100, No. 7. Sewer in Fifty-first street, between Sixth and Eighth avenues.

List 9107, No. 8. Grading lots on the south side of Sixtieth street, between Third and Fourth avenues.

List 9114, No. 9. Sewer in Forty-ninth street, between Seventh and Eighth avenues, and outlet sewer in Eighth avenue, between Forty-ninth and Fiftieth streets.

List 9116, No. 10. Sewer in East Twenty-eighth street, between Newkirk avenue and Avenue E (Poster avenue), and outlet sewer in Newkirk avenue, between East Twenty-eighth and East Twenty-ninth streets.

List 9141, No. 11. Regulating, grading, curbing and laying cement sidewalks on Eckford street, between Engert avenue and Driggs avenue, where not already done.

List 9104, No. 12. Fencing vacant lots on the southeast side of Jamaica avenue, between Hendrix street and Schenck avenue; east side of Hendrix street, between Jamaica and Arlington avenues; south side of Liberty avenue, between Christopher avenue and Sackman street; east side of Christopher avenue, between Liberty and Glenmore avenue; on the west side of Watkins street, between Sutter and Blake avenues; southeast side of Bleecker street, between Wyckoff and St. Nicholas avenues; south side of Myrtle avenue, between Ralph and Grove streets; northwest side of Grove street, between Knickerbocker and Myrtle avenues; southeast side of Harman street, between Wyckoff and St. Nicholas avenues; southeast side of Noll street, between Evergreen and Central avenues; east side of Evergreen avenue, between Noll and George streets; northwest side of George street, between Evergreen and Central avenues; northwest side of Atlantic avenue, between Warwick and Ashford streets, east side of Warwick street, between Fulton street and Atlantic avenue; west side of Ashford street, between Fulton street and Atlantic avenue; northwest side of Atlantic avenue, between Ashford and Cleveland streets; west side of Cleveland street, between Fulton street and Atlantic avenue; northwest side of Atlantic avenue, between Cleveland and Elton streets; west side of Elton street, between Atlantic avenue and Fulton street; northwest side of Atlantic avenue, between Elton and Linwood streets; east side of Elton street, between Fulton street and Atlantic avenue.

List 9138, No. 13. Laying cement sidewalks on the north side of Somers street, between Hopkinson and Rockaway avenues; west side of Ocean avenue, between Voorhies lane and Emmons avenue; east side of Third avenue, between Ninety-ninth and One Hundredth streets; north side of Thirty-ninth street, between Sixth and Seventh avenues; south side of Thirty-ninth

PUBLIC NOTICES.

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street, between Sixth and Seventh avenues; north side of Thirty-ninth street, between Seventh and Eighth avenues; south side of Thirty-ninth street, between Seventh and Eighth avenues; north side of Thirty-ninth street, between Eighth and Ninth avenues; south side of Thirty-ninth street, between Eighth and Ninth avenues.

List 9139, No. 14. Laying cement sidewalks on the southeast side of Himrod street, between Wyckoff and St. Nicholas avenues; southwest side of St. Nicholas avenue, between Himrod and Harman streets; southeast side of East New York avenue, between Barrett street and Saratoga avenue; southeast side of East New York avenue, between Saratoga avenue and Douglass street; southeast side of East New York avenue, between Douglass and Ames streets; southeast side of East New York avenue, between Ames and Amboy streets; southeast side of East New York avenue, between Amboy street and Hopkinson avenue; southeast side of East New York avenue, between Bristol and Chester streets; west side of Chester street, between East New York and Pitkin avenues; southeast side of Chester street, between East New York and Pitkin avenues; northwest side of East New York avenue, between Degraw street and Howard avenue; on the northwest side of East New York avenue, between St. John and Sterling places; northwest side of East New York avenue, between Park and Prospect places.

List 9140, No. 15. Fencing vacant lots on the south side of St. Mark's avenue, between Clason and Franklin avenues; south side of Greenpoint avenue, between Oakland and Eckford streets; west side of Oakland street, between Calyer street and Greenpoint avenue; southeast side of Ralph street, between Knickerbocker and Myrtle avenues; west side of Linwood street, between Arlington avenue and Fulton street; south side of Arlington avenue, between Linwood street and Elton street.

List 9146, No. 16. Laying cement sidewalks on the east side of Albany avenue, between Degraw street (now Lincoln place) and Eastern parkway; west side of Albany avenue, between Degraw street (now Lincoln place) and Eastern parkway; north side of Windsor place, between Prospect Park West and Eighth avenue; south side of Windsor place, between Prospect Park West and Eighth avenue; north side of Ninety-second street, between Second and Third avenues; south side of Ninety-second street, between Second and Third avenues.

List 9147, No. 17. Grading a lot on Eastern parkway, north side, between Bedford and Franklin avenues, and on the south side of Degraw street, between Bedford and Franklin avenues.

For full particulars see City Record.

ANTONIO ZUCCA,
PAUL WEIMANN,
JAMES H. KENNEDY,
Board of Assessors.

WILLIAM H. JASPER,
Secretary,
No. 320 Broadway,
City of New York, Borough of Manhattan, February 28, 1907. (32778)

PROPOSALS.

Office of the Department of Parks, Arsenal Building, Fifth Avenue and Sixty-fourth Street, Borough of Manhattan, The City of New York. SEALED BIDS OR ESTIMATES will be received by the Park Board at the above office of the Department of Parks until 3 o'clock P. M., on

THURSDAY, MARCH 14, 1907.

Borough of The Bronx.
For furnishing and delivering one hundred and fifty (150) tons No. 1 white ash anthracite coal (No. 2, 1907), for parks, Borough of The Bronx.
For full particulars see City Record.

MOSES HERRMAN,
President;
JOSEPH I. BERRY,
MICHAEL J. KENNEDY,
Commissioners of Parks.

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

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

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

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, and thus impliedly claims to be the owner of it. The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it

will occasionally be found, do not correspond with the existings ones, owing to there having been no official designation made of them by the Department of Public Works.

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

5th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

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

7th.—A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only, and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction.

CONVEYANCES

February 21, 23, 25, 26, 27, 28.
BOROUGH OF MANHATTAN.

Allen st, No 94, e s, 75 n Broome st, 24.9x87.6, 5-sty brk tenement and store. Wm Nowick et al to Henry A Jaffin. Mort \$37,650. Feb 18. Feb 21, 1907. 2:414—33. A \$16,000—\$34,000.

Attorney st, Nos 155 and 157, w s, 200 s Houston st, 50x100, two 6-sty brk tenements and stores and 4 and 5-sty brk tenement in rear. Mary Cohen et al to Charles Rubinstein. 29-100 parts. Mort \$67,900. Feb 23. Feb 27, 1907. 2:350—69 and 70. A \$36,000—\$46,000. other consid and 100

Bethune st, No 19 (7), s s, 295 e Washington st, 22x76.8x22x77.5, 2-sty brk tenement. Margt L Foster to Geo H Foster. Mort \$—. Feb 26. Feb 28, 1907. 2:635—24. A \$7,000—\$9,300.

Bleecker st | n e cor Lafayette st, runs n 100.3 to Lafayette st, Nos 341 to 345 | Shinbone alley, x e 8.1 x s 100 to n s Bleecker st, x w 2 with all title to alley, vacant. John Morgan et al to David and Harry Lippmann. All title. Feb 11. R Feb 21, 1907. 2:529—66. A \$6,000—\$6,000. other consid and 100

Same property. Thos C Morgan by Charlotte Morgan GUARDIAN to same. All title. Feb 15. Feb 21, 1907. 2:529. 2,500

Bleecker st, No 285 (271), e s, 50 n Jones st, 25x75, 5-sty brk tenement and store. Camillo Sisti et al to Lorenzo Ciaffone. Mort \$24,000. Feb 1. Feb 21, 1907. 2:590—51. A \$13,500—\$21,000. other consid and 100

Bleecker st | n e cor Lafayette st, runs n 100.3 to Lafayette st, Nos 341 to 345 | Shinbone alley, x e 8.1 x s 100 to st, x w 2 to beginning, with all title to alley, vacant. David Lippmann et al to Clarence W Seamans, of Brooklyn. B & S. Feb 20. Feb 21, 1907. 2:529—66. A \$6,000—\$6,000. other consid and 100

Bleecker st, No 51, n s, 397.6 e Broadway, 27.6x100 to Shinbone alley, 3-sty brk loft and store building. Ann A Hill et al to Clarence W Seamans, of Brooklyn. B & S. Jan 31. Feb 21, 1907. 2:529—65. A \$40,000—\$43,000. other consid and 100

Broome st, Nos 362 and 366, n s, 50.1 e Mott st, runs n 119.10 x e 42.8 x s 24.2 x e 16.8 x s 111.1 to st, x w 65.2 to beginning, two 5-sty brk tenements. Joseph L Bittenwieser to Morris Kittenplan and Charles Rubinger. B & S. Mort \$65,000. Jan 2, 1907. Feb 21, 1907. 2:479—37 and 39. A \$63,000—\$90,000. other consid and 100

Division st, Nos 49 and 49½, s s, abt 118 w Market st, 25x68, two 4-sty brk tenements and stores. Stella Hall Guckian HEIR. &c. John Hall to Samuel Blumberg. Feb 21. Feb 23, 1907. 1:281—40. A \$18,000—\$20,000. other consid and 100

Same property. Samuel Blumberg to Moses L Blumberg. Mort \$19,000. Feb 21. Feb 23, 1907. 1:281. other consid and 100

Division st, No 90, n s, 24.7 e Eldridge st, 24.7x64.2 to 3 ft alley, x 21.10x75.4, 4-sty brk tenement and store. Abraham Bieshuns-ky et al to Samuel Goldberger. Mort \$22,100. Feb 15. Feb 21, 1907. 1:293—27. A \$14,000—\$18,000. other consid and 100

Essex st, No 104, e s, 108 n Delancey st, runs n 21 x e 100.3 x s 29.1 x w 25.2 x n 8 x w 75.1 to beginning. 6-sty brk tenement and store. Jacob Shevell to Morris Cohen. Mort \$73,500. Feb 19. Feb 21, 1907. 2:353—4. A \$33,000—\$70,000. other consid and 100

Front st, No 28, n s, 47.8 e Broad st, 18.10x73.7x18.10x74.10, 3-sty brk loft and store building. James A Hennessy to Whitehall Realty Co. Mort \$9,500. Feb 21. Feb 26, 1907. 1:7—8. A \$9,000—\$12,000. other consid and 100

Fulton st, No 94, s s, 100.5 e William st, 25.1x80.2, 4-sty brk loft and store building. Eliza B Marten to Anna M Ballard. 1-6 part. Mort \$13,500. Feb 25. Feb 26, 1907. 1:77—21. A \$40,200—\$49,500. nom

Same property. Eliza B Marten to Chas W Ballard. 1-6 part. Mt \$13,500. Feb 25. Feb 26, 1907. 1:77. nom

Front st, No 28, n s, 47.8 e Broad st, 18.10x73.7x18.10x74.10, 3-sty brk loft and store building. FORECLOS (Jan 22, 1907). Albert Ritchie ref to James A Hennessy. Feb 21. Feb 25, 1907. 1:7—8. A \$9,000—\$12,000. 13,750

Forsyth st, No 103, w s, 99.5 s Broome st, 25x100, 4-sty brk tenement and store and 5-sty brk tenement in rear. David B Phillips to Abraham Felder. Mort \$23,000. Feb 27, 1907. 2:418—17. A \$18,000—\$23,000. other consid and 100

Grand st, Nos 26 to 32 | n w cor Thompson st, 100x100, three Thompson st, Nos 21 to 25 | 6-sty brk tenements and stores. Ernestine Harris et al to Martin Engel. Mort \$163,750. Feb 27. Feb 28, 1907. 2:476—45. A \$75,000—\$170,000. other consid and 100

Grand st, No 568, n s, 100 e Lewis st, 25x100, 6-sty brk tenement and store. Harry Brenner to David A Schultz. ½ right, title and interest. All liens. Feb 19. Feb 26, 1907. 2:326—57. A \$14,000—\$. other consid and 100

Greene st, No 213, w s, 125 s 3d st, 27.6x100, 6-sty brk loft and store building. Bertha wife of Hermann Strauss to said Hermann

Strauss. ½ part. Mort \$40,000. Dec 31, 1906. Feb 21, 1907. 2:534—29. A \$29,000—\$52,000. other consid and 100

Hester st, Nos 91 and 93, n s, 21.10 e Allen st, 43.9x75, 7-sty brk loft and store building. Henry Blankfort to Morris Goldstein. Mt \$65,000. Feb 18. Feb 25, 1907. 1:308—32. A \$28,000—\$60,000. other consid and 100

Houston st, No 192 | n s, 203.6 e 1st av, runs n e 36.3 x n 23 x — 1st st, No 87 | 29.2 to s s 1st st x w 21.5 x s e 48 x n w 7 x s e 43.10 to Houston st x e 18.6 to beginning, 4-sty brk tenement and store on Houston st and 3-sty brk bath on 1st st. 2:428—12 and 39. A \$13,500—\$18,000.

1st st, No 85, n s, 155.7 e 1st av, 21.3x50x22.8x45, 3-sty brk bath. 2:428—11. A \$6,000—\$7,000.

Except part conveyed by Lynch to Frank June 25, 1869. Louisa and Helen Dreschler to Samuel Resler and Bernat Katz. Mort \$30,000. Feb 26. Feb 27, 1907. 2:428—11, 12 and 39. nom

Lafayette st, No 182, late Elm st, No 168, w s, 139.5 s Broome st, 30.4x100x28.6x100, 6-sty brk loft and store building. John H Deeves to Richard H Deeves. ½ part. Mort \$40,000. Feb 21, Feb 25, 1907. 2:473—42. A \$25,000—\$35,000. nom

Lewis st, Nos 7 and 9, w s, abt 125 n Grand st, 33.4x100, 6-sty brk tenement and store. Abraham Lewenthal to Isaac Lewenthal. 1-3 part. Mort \$48,000. Dec 3, 1906. Feb 25, 1907. 2:326—20. A \$18,000—\$55,000. other consid and 100

Ludlow st, No 182, s e s, 150 s e Houston st, 25x87.6, 4-sty brk tenement and store and 4-sty brk tenement in rear. Jacob Silver to Moris Schwartzapel. Mort \$23,000. Aug 17, 1906. Feb 26, 1907. 2:412—49. A \$17,000—\$20,000. other consid and 100

Ludlow st, No 67, n w s, 87.6 n e Grand st, 25.5x87.6, 6-sty brk tenement and store. The Gurian Realty Co to the Stone-Aronson Realty Co. ¼ part. All liens. Feb 18. Feb 26, 1907. 2:408—20. A \$15,000—\$28,000. other consid and 100

Ludlow st, No 16, e s, abt 160 n Canal st, 19x87.6, 5-sty brk tenement and store. Abraham H Sarasohn to Bertha Sarasohn. Mt \$18,600. Feb 25. Feb 28, 1907. 1:297—5. A \$13,000—\$19,000. nom

Mott st, No 302, e s, 242.11 s Bleecker st, 30.3x82.11x30x83.11, 3-sty brk stable.

Mott st, No 304, e s, 212.5 s Bleecker st, 30.6x83.2x30.9x83.1, 2-sty brk tenement and store and 4-sty brk tenement in rear. The Martin Hoffman estate to Michele Briganti. Mort \$46,000. Feb 20. Feb 21, 1907. 2:521—26, 27. A \$32,000—\$34,500. other consid and 100

Maiden lane, No 101, n s, 81.1 w Pearl st, 20.10x61.2x21x59.10, 4-sty brk loft and store building. Pierre L Ronalds et al to Woodbury G Langdon. B & S. Jan 25. Feb 21, 1907. 1:69—13. A \$25,300—\$31,000. other consid and 100

Maiden lane, No 103, n s, 60 w Pearl st, runs w 21.1 x n 59.10 x e 7.2 x s e 18.6 x e 13.6 x s 40.5 to beginning, 4-sty brk loft and store building.

Pearl st, No 203, w s, 16.8 n Maiden lane, 21.1x57.9x20.11x59, 4-sty brk loft and store building.

Edgar J Phillips and ano TRUSTEES Eliz N Blake to Woodbury G Langdon. B & S. Jan 20. Feb 21, 1907. 1:69—10 and 12. A \$31,700—\$40,500. 60,000

Monroe st, Nos 263 and 265, n s, 100.4 w Jackson st, 50.3x108.2x 50.1x105.10, two 5-sty brk tenements and stores and two 5-sty brk tenements in rear. Isaac Roth to Max Heyman. Mort \$63,000. Jan 28. Feb 27, 1907. 1:266—33 and 34. A \$27,000—\$40,000. other consid and 100

Macdougall st, No 15 | n w cor Vandam st, runs w 65 x n 74.9 Vandam st, Nos 1 and 3 | x e 25.5 x s 21.10 x e 59.4 to st, x s 22.2 to beginning, 3-sty frame brk front tenement and store. Wm S McCotter to McCotter Construction and Impt Co. Mort \$14,000. Feb 21. Feb 27, 1907. 2:506—39. A \$11,000—\$12,000. nom

Mott st, No 164, e s, 108.10 s Broome st, 25.1x94.7, 6-sty brk tenement and store. Release mort. Corporate Realty Assoc to Rocco M Marsco. Feb 16. Feb 27, 1907. 2:470—7. A \$14,500—\$32,000. 10,000

Same property. Rocco M Marasco to Giacomo Rosapepe. Feb 26. Feb 27, 1907. 2:470. other consid and 100

Maiden lane, No 33, n e s, 37.10 s e Nassau st, runs n e 88.3 x s e 10.7 x s and s w 90.2 to st, x w 18.2, 5-sty brk loft and store building. Mitchell A C Levy to Mary P Satterlee. Mort \$—. Feb 25. Feb 28, 1907. 1:67—21. A \$67,000—\$77,000. other consid and 100

Nassau st, No 85, w s, 57.8 s Fulton st, 25.1x109.7x24.8x110.10, 5-sty brk loft and store building. Charles Laue to Wm M Martin. Mort \$90,000. Feb 18. Feb 21, 1907. 1:79—2. A \$111,500—\$130,000. nom

Pearl st, No 205, gore, begins at s w cor of said premises at point 71.3 w from Pearl st, runs n w along e s of No 103 Maiden lane, 18.6 x e 1.5 x s 18.6 to beginning. Edgar J Phillips and ano TRUSTEES Eliz N Blake to Woodbury G Langdon. B & S. Feb 20. Feb 21, 1907. 1:69. nom

Private st, w s, begins 241.10 w Boulevard Lafayette and 597.11 s of Fort Washington Park, runs s e along st 50 x w — to original high water line of Hudson River x n — x e — to beginning, with land under water, &c. Matilda S Maurice to Charles A Maurice. July 18, 1901. Feb 25, 1907. 8:2140. nom

Stanton st, No 263, s s, 100 w Columbia st, 25x100, 5-sty brk tenement and store and 4-sty brk tenement in rear. Elias Senft to Samuel and George Holober. Mort \$34,650. Feb 27. Feb 28, 1907. 2:334-17. A \$17,000-\$22,000. 100

Thompson st, No 139, w s, 194 2 n Prince st, 24.8x100, 5-sty brk tenement and store. Louis Gordon et al to Michele Scillitani and Luigi Verzillo. Mort \$33,000. Feb 28, 1907. 2:517-30. A \$15,000-\$22,000. nom

Water st, Nos 281 and 283 | s e cor Dover st, 35.8x73.9x34.1x70, Dover st, No 15 | except gore taken for Brooklyn Bridge, 7-sty brk loft and store building. Anna Roos widow to Emil A Roos, of Brooklyn. Q C. Mort \$20,000. Feb 20. Feb 21, 1907. 1:108-24. A \$15,600-\$39,500. gift

Warren st, No 96 (94), n s, 25.6 s e Greenwich st, runs s e 25 | x n e 37.6 x n w 20.10 x s w 22 x n w 4.6 x s w 15.8 to beginning. Warren st | n e cor Greenwich st, runs s e 25.6 x n e Greenwich st, No 285 | 15.8 x s e 4.6 x n e 22 x n w 42.2 to st x — 39.6 to beginning, part 4-sty brk building. The Irving National Bank of N Y to The Irving National Exchange Bank of N Y. B & S. Feb 25. Feb 26, 1907. 1:137. nom

Warren st, No 57, s s, abt 50 e West Broadway, 25x87.6, 8-sty brk loft and store building. Chas M Preston as recr of the N Y Bldg Loan Banking Co to Pauline Weiss. Mort \$83,000. Feb 19. Feb 27, 1907. 1:133-19. A \$37,700-\$95,000. 103,000

William st, No 118, s e s, 89.5 n e John st, runs s e 52 and 48.5 and 24.9 x n e 5.9 and 21.4 x n w — to st, x s w 25.3 to beginning, 3-sty brk loft and store building. Eliz N Hopkins to Albert and Joseph Plaut. All title, &c. B & S. Feb 11. Feb 27, 1907. 1:77-11. A \$50,600-\$54,000. nom

3d st, No 77 | n e cor Thompson st, 25x90, 2 and 4-sty brk Thompson st, No 238 | loft and store building. Paul S Bolger to Joseph Frey. Mort \$25,000. Feb 28, 1907. 2:538-29. A \$24,000-\$28,000. nom

3d st E, Nos 191 and 193, n s, 127 w Av B, 48x96, two 4-sty brk tenements and stores and two 3-sty brk tenements in rear. Harris Mandelbaum et al to Samuel Barkin. Mort \$17,000. Feb 8. Feb 28, 1907. 2:399-41 and 42. A \$24,000-\$32,000. other consid and 100

7th st E, No 29, n s, 276 w 2d av, 26x74.10, 5-sty brk tenement. Joseph L Bittenwieser to Julius B Fox. Feb 25, 1907. 2:463-43. A \$13,000-\$25,000. other consid and 100

Same property. Julius B Fox to Joseph L Bittenwieser. Mort \$22,000. Feb 25, 1907. 2:463. other consid and 100

8th st E, No 337, n s, abt 115 w Av C, —x—, 3-sty brk tenement and store. PARTITION (Jan 30, 1907). Henry W Bookstaver ref to Louis Turtel. Feb 28, 1907. 2:391-41. A \$14,000-\$16,000. 19,300

8th st W, No 57, n s, 127.7 e 6th av, 25x93.11, 5-sty brk tenement and store. Frederick S Ohle, Jr, to Morris Herz. Mort \$30,000. Jan 3. Feb 27, 1907. 2:572-72. A \$21,000-\$27,500. other consid and 100

9th st E, No 420, s s, 319.3 w Av A, 18.8x90.3, 5-sty brk tenement and store. Louis Stoiber TRUSTEE Felix Stoiber for Edw G Stoiber to August F Schneider. Feb 26. Feb 28, 1907. 2:436-18. A \$8,500-\$15,000. 22,100

11th st E, No 509, n s, 120.6 e Av A, 25x103.3, 5-sty brk tenement and store. Lizzie wife of Fredk D Stein et al to Joseph Isaac. Feb 26. Feb 27, 1907. 2:405-57. A \$13,000-\$18,000. other consid and 100

11th st W, No 64, s s, 200.10 e 6th av, 22x94.10, 3-sty brk dwelling. John and Jennie McCabe widow and HEIR John McCabe, Sr, to Helen A Mowbray. Feb 25. Feb 26, 1907. 2:574-12. A \$18,500-\$21,000. nom

12th st W, Nos 59 to 63, n s, 239.7 e 6th av, 58.5x103.3, two 4-sty and one 2-sty brk dwellings. Pringle Memorial Home to Alfred C Bachman. B & S. Feb 5. Feb 26, 1907. 2:576-71. 72 and 73. A \$52,500-\$63,000. 79,285

12th st W, Nos 71 to 77, n s, 102 e 6th av, 87.6x103.3, three 3-and one 4-sty brk dwellings. Pringle Memorial Home to Alfred C Bachman. B & S. Feb 5. Feb 26, 1907. 2:576-76 to 79. A \$79,000-\$92,000. other consid and 100

13th st E, No 622, s s, 293 e Av B, 25x103.3, 5-sty brk tenement and store and 4-sty brk tenement in rear. Aaron Segal et al to Max Gassman. Mort \$17,000. Feb 28, 1907. 2:395-17. A \$10,000-\$13,000. other consid and 100

14th st E, No 640, s s, 115.4 w Av C, 27.5x103.3, 5-sty brk tenement. Ike Isler to Samuel Gross and David Eisler. 1-3 right, title and interest. Mort \$22,300. Feb 25. Feb 27, 1907. 2:396-27. A \$8,500-\$20,000. other consid and 100

14th st E, No 642, s s, 88 w Av C, 27.4x103.3, 5-sty brk tenement and store. Ike Isler to Samuel Gross and David Eisler. 1-3 right, title and interest. Mort \$23,500. Feb 25. Feb 27, 1907. 2:396-28. A \$8,500-\$20,000. other consid and 100

14th st W, No 137, n s, 300 e 7th av, 25x103.3, 4-sty and basement brk dwelling. Eliza L de P Clarkson to Robt L Luce. Feb 19, 1907. 3:790-15. A \$24,000-\$29,000. Corrects error in last issue, when side of st was s s. other consid and 100

15th st W, No 251, n s, 193.7 e 8th av, 25x103.3, 4-sty brk tenement. James Barrett to Hattie V Bourg, of Brooklyn. Feb 28, 1907. 3:765-10. A \$11,000-\$17,000. other consid and 100

16th st W, No 331, n s, 350 w 8th av, 24.10x92x25x92, 5-sty brk tenement. Karl M Wallach et al to Abraham Silver. Feb 20. Feb 21, 1907. 3:740-18. A \$10,500-\$25,000. other consid and 100

16th st W, No 331, n s, 350 w 8th av, 24.10x92x25x92, 5-sty brk tenement. Abraham Silver to Karl M Wallach and Milton M Dryfoos. Mort \$29,000. Feb 21, 1907. 3:740-18. A \$10,500-\$25,000. other consid and 100

17th st E, No 128, s s, 141.7 e Irving pl, 24.9x92, 4-sty brk dwelling. Frances P wife of Martin Archer-Shee, Jr, to The City of N Y. 1-5 part. B & S. Oct 2, 1906. Feb 27, 1907. 3:872-54. A \$17,500-\$27,000. 8,800

Same property. Clara T Hoppin and ano to same. 4-5 parts. Jan 12, 1907. Feb 27, 1907. 3:872. nom

Same property. J Pierpont Morgan et al TRUSTEES Frances T Morgan et al to same. 4-5 parts. Dec 27, 1906. Feb 27, 1907. 3:872. 35,200

17th st W, No 17, n s, 280 w 5th av, 26x92, 4-sty stone front dwelling. Maunsell B Field (ref) to Clifton G Marshall. B & S. Feb 28, 1907. 3:819-28. A \$35,000-\$41,000. 60,000

Same property. Harriet S Smith et al HEIRS, &c, N Denton Smith to same. B & S. Feb 19. Feb 28, 1907. 3:819. other consid and 100

17th st W, No 19, n s, 306 w 5th av, 27x92, 4-sty stone front dwelling. Frances T Lord to Clifton G Marshall. Dec 12, 1906. Feb 28, 1907. 3:819-27. A \$37,000-\$43,000. other consid and 100

17th st W, Nos 17 and 19, n s, 280 w 5th av, 53x92, two 4-sty stone front dwellings. Clifton G Marshall to Robert M Silverman Realty & Construction Co. B & S. Mort \$237,000. Feb 28, 1907. 3:819-27 and 28. A \$72,000-\$84,000. other consid and 100

18th st E, Nos 420 and 422, s s, 269 w Av A, 50x92, 6-sty brk tenement and store. Jacob Israelson to Emil and Eduard Wagner. Mort \$50,000. Feb 20. Feb 21, 1907. 3:949-40. A \$15,500-\$— other consid and 100

19th st W, Nos 16 to 20, s s, 256.5 w 5th av, 64.3x92, 12-sty brk loft building with store. Philip Braender to David Spero. Feb 28, 1907. 3:820-55 to 57. A \$112,500-\$— other consid and 100

21st st W, No 22, s s, 370 w 5th av, 25x92. Mort \$45,000.

21st st W, No 24, s s, 395 w 5th av, 25x92. Mort \$40,000.

21st st W, No 26, s s, 420 w 5th av, 25x92. Mort \$36,000.

21st st W, No 28, s s, 445 w 5th av, 25x92. Mort \$45,000.

four 4-sty stone front dwellings. Adolph Hochstim to Henry Corn. Feb 13. Feb 23, 1907. 3:822-54 to 57. A \$180,000-\$216,000. nom

21st st E, Nos 210 and 212, s s, 135.3 e 3d av, 40x92, 6-sty brk tenement. James Britton to Annie wife of James Britton. 1/2 part. Mort \$63,000. Feb 20. Feb 25, 1907. 3:901-52 and 53. A \$20,000-\$— nom

22d st W, No 58, s s, 95 e 6th av, 23.6x98.9

22d st W, No 56, s s, 118.6 e 6th av, 23x98.9. two 4-sty stone front buildings and stores. Realty Holding Co to Henry Corn. Mort \$105,000. Feb 13. Feb 23, 1907. 3:823-73 and 74. A \$126,000-\$138,000. nom

27th st W, No 514, s s, 200 w 10th av, 25x98.9, 4-sty brk tenement and store and 2-sty brk tenement in rear. Adolph Weiss to Benjamin Lowenstein. Mort \$6,000. Feb 20. Feb 21, 1907. 3:698-46. A \$7,000-\$9,000. other consid and 100

30th st W, Nos 224 to 230, s s, 306.8 w 7th av, 91.11x98.9, three 3-sty brk tenements and stores and 7-sty brk building and store. Edward Baer to Rebecca Cohn. 1/2 part. All title. Mt \$75,850. Feb 19. Feb 21, 1907. 3:779-57 to 60. A \$42,000-\$64,000. other consid and 100

31st st E, No 215, n s, 400 w 2d av, 18.9x98.9, 3-sty brk dwelling. Edw J McCabe to John G Coyle. Mort \$8,000. Feb 25. Feb 26, 1907. 3:912-10. A \$7,500-\$11,000. other consid and 100

32d st W, No 38, s s, 210.6 e Broadway, 20.8x98.9, 4-sty stone front dwelling. Robert Micolino to Wm N Heard, Borough of Queens. Mort \$54,000. Feb 21, 1907. 3:833-65. A \$60,000-\$66,000. other consid and 100

Same property. Wm N Heard to Innovation Realty Co. Mort \$81,500. Feb 21, 1907. 3:833. other consid and 100

32d st W, No 35 | n s, 420 w 5th av, runs n 98.9 x w 30 x n 33d st W, Nos 30 to 34 | 98.9 to s s 33d st, x w 52.6 x s 98.9 x w 17.6 x s 98.9 to 32d st, x e 100 to beginning, three 4-sty brk and stone buildings and stores and vacant. Raphael L Cerero to Bankers Construction Corporation. C a G. Mort \$350,000. (also see mortgage by party 2d part to party 1st part. Feb 20. Feb 21, 1907. 3:834-21 and 22, 63, 64, 65. A \$595,000-\$650,000. other consid and 100

33d st E, No 159, n s, 175 w 3d av, 20x98.9, 4-sty brk dwelling. Margt K Saunders widow to Tompkins McIlvaine. Mort \$4,500. Feb 20. Feb 23, 1907. 3:889-32. A \$12,000-\$15,000. nom

33d st W, No 422, s s, 250 w 9th av, 18.9x98.9, 3-sty brk tenement and 1-sty brk building in rear. James W McManus to Charles F Myers. Mort \$3,000. Jan 28, 1907. 3:730. Corrects error in issue of Feb 2, when st No was 418. other consid and 100

33d st E, No 159, n s, abt 225 e Lexington av, —x—, 4-sty brk dwelling. General release, especially from mortgage. Margaret Van Cleef to Margaret K Saunders. Feb 16. Feb 25, 1907. 3:889-32. A \$12,000-\$15,000. nom

33d st W, Nos 441 and 443, n s, 500 w 9th av, runs n 98.9 x w — to point 252.9 e 10th av, x s — x again s 47.6 to st, x e 52.7 to beginning, two 5-sty brk tenements and stores. Hugh J Gallagher to Lucy Schwab. Mort \$35,500. Feb 26, 1907. 3:731-17 and 19. A \$19,500-\$26,500. 100

33d st W, Nos 441 and 443, n s, 500 w 9th av, runs n 98.9 x w — to point 242.9 e 10th av, x s — x again s 47.6 to st, x — 52.7 to beginning, two 5-sty brk tenements and stores. John B McCaffrey to Hugh J Gallagher, of Brooklyn. Mort \$35,500. Feb 26, 1907. 3:731-17 and 19. A \$19,500-\$26,500. other consid and 100

33d st W, No 120, s s, 300 w Broadway, or 6th av, 25x27.3x27.5x16.8, 3-sty brk tenement and store. Mary J McDonald to Hudson Companies, a corporation. Mort \$10,000. Feb 28, 1907. 3:808-61. A \$11,000-\$13,000. other consid and 100

41st st E, No 343, n s, 174 w 1st av, 30x98.9, 5-sty brk tenement. George Strause to Paul Adam. Mort \$23,000. Feb 19. Feb 26, 1907. 5:1334-19. A \$10,000-\$25,000. other consid and 100

45th st E, Nos 223 and 225, n s, 226.8 e 3d av, 33.4x100.5, two 3-sty brk dwellings. Margt M Fulton to John A Brann, of Jersey City, N J. Mort \$10,000. Feb 14. Feb 21, 1907. 5:1319-10 1/2 and 11. A \$12,000-\$16,000. other consid and 100

46th st W, No 43, n s, 410 e 6th av, 20x100.5, 4-sty stone front dwelling. Albert F Jammes to Howard Pendleton, Jr. Mort \$40,000. Feb 25, 1907. 5:1262-17 1/2. A \$46,000-\$50,000. 100

50th st E, No 355, n s, 84.11 w 1st av, 20x100.5, 4-sty stone front tenement. Katti Jacobs to Margt C Nealis. Mort \$13,500. Feb 28, 1907. 5:1343-23. A \$8,000-\$14,000. other consid and 100

51st st E, Nos 408 to 414, s s, 73 e 1st av, 72x100.5, two 6-sty brk tenements and stores. Jacob Quartner to Jacob Kooperstein. Mort \$93,800. Feb 21, 1907. 5:1362-45 to 46 1/2. A \$22,000-\$— nom

54th st E, No 119, n s, 157.10 e Park av, 16.10x100.5, 4-sty stone front dwelling. Alonzo Potter to Elsie N Potter. Feb 27, 1907. Feb 28, 1907. 5:1309-7. A \$17,000-\$21,000. other consid and 100

54th st W, No 23, n s, 470 e 6th av, 25x100.5, 5-sty stone front dwelling. Elden C DeWitt to Wm H Walker, of Brookline, Mass. Mort \$50,000. Feb 23. Feb 25, 1907. 5:1270-20. A \$75,000-\$155,000. other consid and 100

55th st E, No 14, s s, 147.6 w Madison av, 23x100.5, 5-sty brk and stone dwelling. Wm W Hall to Lilla Gilbert, of Great Neck, L I. Feb 28, 1907. 5:1290-62. A \$60,000-P \$100,000. other consid and 100

55th st W, No 538, s s, 250 e 11th av, 25x100.5. Jacob Israelson to Augusta S Leary. Mort \$17,000. Feb 20. Feb 21, 1907. 4:1083-54. A \$6,000-\$12,000. other consid and 100

- 55th st W, No 534, s s, 300 e 11th av, 25x100.5, 5-sty brk tenement. Jacob Israelson to Augusta S Leary. Mort \$16,200. Feb 20. Feb 21, 1907. 4:1083-52. A \$6,000-\$12,000. other consid and 100
- 57th st W, No 432, s s, 395 w 9th av, 15x64.5x15x66.5, 4-sty stone front dwelling. Charles M Preston as recr of N Y Bldg Loan Banking Co to Mary F and James P McDonald, joint tenants. B & S. Mort \$6,500. Jan 30. Feb 27, 1907. 4:1066-48½. A \$6,000-\$9,500. 9,500
- 58th st E, Nos 326 and 328, s s, 328 e 2d av, 44x100.5, 6-sty brk tenement and store. Louis Zimmerman to Jacob Levy. Mort \$59,500. Feb 15. Feb 23, 1907. 5:1350-38 and 39. A \$17,000-\$22,000. other consid and 100
- 61st st W, No 245, n s, 150 e West End av, 25x100.5.
- 61st st W, No 249, n s, 100 e West End av, 25x100.5. two 5-sty brk tenements, store in No 249. Osiat Karp to Jonas Weil and Bernhard Mayer. Mort \$53,000. Feb 28, 1907. 4:1153-5 and 7. A \$10,000-\$26,000. nom
- 63d st W, Nos 203 to 223, n s, 100 w Amsterdam av, 275x100.5, eleven 5-sty brk tenements. Moss Realty Co to Koppel Friedland. Mort \$239,500. Feb 18. Feb 21, 1907. 4:1155-18 to 28. A \$55,000-\$165,000. nom
- 65th st E, No 49, n s, 134 w Park av, 17x100.5.
- 65th st E, No 47, n s, 151 w Park av, 18x100.5. two 4-sty stone front dwellings. Mary R H wife of Wm E Glyn to Sara D Roosevelt. Mort \$26,000. Feb 23. Feb 25, 1907. 5:1380-30 and 31. A \$70,000-\$75,000. other consid and 100
- 65th st E, No 144, s s, 200 e Lexington av, 20x100.5, 3-sty stone front dwelling. Ellicott D Curtis to Laura B Lee. Mort \$18,000. Feb 28, 1907. 5:1399-45. A \$18,000-\$23,000. nom
- 67th st E, No 428, s s, 220 w Av A, 40x100.5, 6-sty brk tenement and store. Meyer H Friedman to Koppel Friedland. 2-3 parts. Mort \$48,250. Jan 28, 1907. Feb 21, 1907. 5:1461-34. A \$14,000-\$40,000. nom
- 67th st E, No 428, s s, 220 w Av A, 40x100.5, 6-sty brk tenement and store. Koppel Friedland to Katharine E Masterson, all of mort \$48,250. Feb 18. Feb 21, 1907. 5:1461-34. A \$14,000-\$40,000. nom
- 70th st E, Nos 317 and 319, n s, 275 e 2d av, 50x100.5, two 5-sty brk tenements. Jonas Weil et al to Osiat Karp. Mort \$29,900. Feb 28, 1907. 5:1445-12 and 13. A \$18,000-\$36,000. other consid and 100
- 71st st E, No 512, s s, 223 e Av A, 25x100.4, 1-sty frame shed and vacant. John McCafferty et al HEIRS, &c, Robert McCafferty to Richard W Buckley. July 12, 1906. Feb 21, 1907. 5:1482-43. A \$5,000-\$5,000. other consid and 100
- Same property. Richard W Buckley to Ernest Wander. Jan 31, 1907. Feb 21, 1907. 5:1482. nom
- 71st st W, No 51, n s, 535.6 w Central Park West, 18x102.2, 4-sty stone front dwelling. Peter A Peterson to Thomas J McLaughlin. Mort \$28,000. May 8, 1906. Feb 25, 1907. 4:1124-11. A \$16,000-\$23,000. other consid and 100
- 73d st E, No 218, s s, 285 e 3d av, 24.11x102.2x25x102.2, 4-sty stone front tenement. Salvatore Stella to Giuseppe Stella. 1-3 part. Mort \$13,000. Feb 25. Feb 26, 1907. 5:1427-37. A \$11,000-\$15,000. other consid and 100
- 75th st W, No 42, s s, 260 e Columbus av, 20x102.2, 4-sty and basement stone front dwelling. James Butler to Alice S Gibb. Mort \$25,000. Feb 19. Feb 26, 1907. 4:1127-54. A \$19,000-\$32,000. nom
- 75th st W, No 150, s s, 215 e Amsterdam av, 20x102.2, 4-sty and basement stone front dwelling. Cecile R Swartz to Samson Lachman. Feb 26. Feb 27, 1907. 4:1146-56. A \$14,000-\$28,000. nom
- 75th st W, No 44, s s, 240 e Columbus av, 20x102.2, 4-sty and basement stone front dwelling. Lola A wife of Harry G Simon to Frederic S Wells. Mort \$36,000. Feb 28, 1907. 4:1127-55. A \$19,000-\$32,000. other consid and 100
- 76th st W, No 164, s s, 180 e Amsterdam av, 20x102.2, 4-sty and basement stone front dwelling. Jane Stewart et al EXRS, &c, Thos M Stewart to Albert A Morse. Feb 26. Feb 27, 1907. 4:1147-57. A \$14,500-\$25,000. 30,000
- 76th st E, No 426, s s, 250 w Av A, 25x102.2, 4-sty brk tenement and store. Henry Kassebaum to Max and Sigmund Orbach. Q C. All title. Oct 10, 1906. Feb 21, 1907. 5:1470-36. A \$7,000-\$13,000. nom
- 78th st E, s s, 173 e Av A, 37.6x102.2, for \$10,000.
- 78th st E, s s, 210.6 e Av A, 37.6x102.2, for \$10,000.
- 78th st E, s s, 248 e Av A, 37.6x102.2, for \$10,000.
- 78th st E, s s, 285.6 e Av A, 37.6x102.2, for \$9,500.
- 78th st E, s s, 323 e Av A, 37.6x102.2, for \$9,500.
- 78th st E, s s, 360.6 e Av A, 37.6x102.2, for \$11,000.
- 77th st E, n s, 173 e Av A, 37.6x102.2, for \$9,500.
- 77th st E, n s, 210.6 e Av A, 37.6x102.2, for \$9,300.
- 77th st E, n s, 248 e Av A, 37.6x102.2, for \$9,300.
- 77th st E, n s, 285.6 e Av A, 37.6x102.2, for \$9,300.
- 77th st E, n s, 323 e Av A, 37.6x102.2, for \$9,500.
- 77th st E, n s, 360.6 e Av A, 37.6x102.2, for \$11,000. vacant.
- FORECLOS (Feb 19, 1907). S Morrill Banner ref to Simon Fink. Feb 25. Feb 26, 1907. 5:1489. consideration as above
- 79th st E, No 132, s s, 92 w Lexington av, 19x102.2, 4-sty stone front dwelling. Louis Sachs to Louise F G Grimke. Feb 27, 1907. 5:1413-60½. A \$25,500-\$30,500. other consid and 100
- 81st st E, No 236, s s, 127.1 w 2d av, 24.11x102.2, 4-sty brk tenement. Thomas Dowling to Annie E Dowling, of Flushing, L I. Feb 15. Feb 25, 1907. 5:1526-30. A \$9,500-\$12,500. nom
- 82d st E, No 335, n s, 267.6 w 1st av, 17.10x102.2, 3-sty brk dwelling. Bernat Katz to Sender Frankel and Sarah M Epstein. Mort \$10,500. Feb 26. Feb 27, 1907. 5:1545-16. A \$5,500-\$10,500. other consid and 100
- 82d st E, No 236, s s, 177.10 w 2d av, 25.5x102.2, 5-sty brk tenement. Maria Kolbe widow to Paul Boye. B & S and correction deed. Jan 7. Feb 27, 1907. 5:1527-32. A \$9,500-\$25,000. nom
- 82d st E, Nos 526 and 528, s s, 264.8 w Av B, 33.4x102.2, 6-sty brk tenement and store. Max Lieber to Jacob Bren. Mort \$42,000. Feb 28, 1907. 5:1578. other consid and 100
- 83d st E, No 423, n s, 225 e 1st av, 25x102.2, 5-sty stone front tenement. William Herzberg to Emil B Johannsen. Mort \$22,500. Feb 26. Feb 27, 1907. 5:1563-10. A \$7,500-\$21,000. other consid and 100
- 85th st W, No 307, n s, 130 w West End av, 20x102.2, 3-sty and basement brk dwelling. Lovantia A Westinghouse to Chas F Schorer. Feb 25. Feb 28, 1907. 4:1247-27. A \$12,000-\$19,000. nom
- 85th st W, No 144, s s, 429 w Columbus av, 18x102.2, 3-sty and basement brk dwelling. Dexter Realty Co to Bennett S Beach. Mort \$16,500. Feb 21. Feb 23, 1907. 4:1215-50½. A \$9,500-\$17,500. other consid and 100
- 86th st W, Nos 118 to 128, s s, 185 w Columbus av, 120x106.10, six 4-sty and basement stone front and brk dwellings.
- 86th st W, Nos 168 to 174, s s, 30 e Amsterdam av, 80x102.2 four 4-sty and basement brk dwellings. Lina Weil to Emanuel Heilner, Moses J Wolf and Leon and Nathan L Ottinger. Mort \$228,500. Feb 4, 1907. Re-recorded from Feb 5, 1907. Feb 21, 1907. 4:1216-10½ to 44, 61 to 63½. A \$163,000-\$362,000. other consid and 100
- 88th st W, No 30, s s, 456 e Columbus av, 23x100.8, 4-sty basement stone front dwelling. John W Guiteau to Ludwig Harburger. Mort \$31,250. Feb 27, 1907. 4:1201-46. A \$16,000-\$30,000. other consid and 100
- 90th st W, No 2, s s, 100 w Central Park West, 25x100.8, 6-sty brk stable. Samuel Green to Francis J Welton. Feb 23. Feb 27, 1907. 4:1203-37. A \$18,000-\$— other consid and 100
- 91st st W, No 122, s s, 275 w Columbus av, 33.4x100.8, 5-sty brk tenement. Alice M Waters et al HEIRS, &c, Rebecca F Macklin to Thomas H Macklin, of Queens Borough. C a G. All title. All liens. Feb 26. Feb 27, 1907. 4:1221-44. A \$18,000-\$43,000. nom
- 91st st E, Nos 406 to 416, s s, 94 e 1st av, 125x100.8, 1 and 3-sty brk buildings of iron works. Samuel Klossk to Abraham, Isaac, Jesse, Hyman and Louis Klossk. 5-12 parts. Mort \$47,500. Feb 19. Feb 26, 1907. 5:1570-38 to 41. A \$44,500-\$48,500. other consid and 100
- Same property. Samuel Klossk et al to Morris Amster. ½ part. All title. Mort \$47,500. Feb 19. Feb 26, 1907. 5:1570. other consid and 100
- 92d st E, Nos 405 and 407, on map Nos 407 and 409, n s, 134 e 1st av, 45x100.8, 6-sty brk tenement and store. Release mort. The State Bank to Harris Kahn. Feb 25. Feb 27, 1907. 5:1572. 8,000
- Same property. Harris Kahn to Albert Rifkin. Mort \$52,000. Feb 26. Feb 27, 1907. 5:1572. other consid and 100
- Same property. Albert Rifkin to Morris W Levine. Mort \$52,000. Feb 26. Feb 27, 1907. 5:1572. nom
- 96th st W, No 59, n s, 183 e Columbus av, 21x100.11, 4-sty and basement brk and stone dwelling. The Cosmopolitan Realty Co to David A Bernstein. Mort \$17,000. Feb 11. Feb 27, 1907. 7:1832-8. A \$11,000-\$23,000. other consid and 100
- Same property. David A Bernstein to Morris Vogel. Mort \$17,000. Feb 26. Feb 27, 1907. 7:1832-8. A \$11,000-\$23,000. other consid and 100
- 97th st E, No 233, n s, 125 w 2d av, 25x100.11, 5-sty brk tenement and store. Samuel Goldman to Lewis Mogilewsky. Mort \$15,650. Dec 3, 1900 (?) or 1906. Feb 25, 1907. 6:1647-19. A \$7,000-\$13,000. other consid and 100
- 97th st E, Nos 220, s s, abt 310 e 3d av, 25x100, 4-sty stone front tenement and store.
- 97th st, Nos 224 and 226, s s, abt 335 e 3d av, 50x100, two 4-sty stone front tenements. Newman Grossman et al to John Bamby. 1-3 part. Mort \$— Mar 2, 1906. (Re-recorded from Mar 2, 1906. Feb 25, 1907. 6:1646-33, 34 and 36. A \$21,000-\$36,000. other consid and 100
- 97th st W, No 39, n s, 402 w Central Park West, 18x100.11, 3-sty and basement brk dwelling. Mary E Pettit to Thos P McKenna. Mort \$15,000. Jan 29. Feb 27, 1907. 7:1833-16. A \$7,500-\$13,000. nom
- 99th st W, No 259, n e s, 209 w Broadway, 18.7x-x13.4x100.11, 3-sty and basement stone front dwelling. The Germania Life Ins Co to Ellen Y Scott. Mort \$14,000. Feb 19. Feb 21, 1907. 7:1871-5. A \$9,500-\$18,000. other consid and 1,000
- 99th st W, No 259, n s, 209 w Broadway, 18.7x-x13.4x100.11, 3-sty and basement stone front dwelling. Ellen Y Scott to Annie Davis. Mort \$14,000. Feb 21, 1907. 7:1871-5. A \$9,500-\$18,000. other consid and 100
- 100th st E, No 156, s s, 275 w 3d av, 25x100.11, 5-sty brk tenement. Simon Rosenzweig to Samuel Katims. All liens. Feb 15. Feb 25, 1907. 6:1627-48. A \$6,500-\$16,000. other consid and 100
- 100th st E, No 227, n s, 400 e 3d av, 25x100.8, 5-sty brk tenement. Abraham Kaden et al to Sarah Krieger, N Y, and Peres Friedman. Mort \$13,900. Feb 19. Feb 21, 1907. 6:1650-17. A \$7,000-\$12,000. other consid and 100
- 101st st E, Nos 327 and 329, n s, 200 w 1st av, 57x100.11, two 6-sty brk tenements and stores. Jacob Israelson to Adolph Hollander. Mort \$58,000. Feb 20. Feb 21, 1907. 6:1673-17 and 18. A \$14,000-\$60,000. other consid and 100
- 101st st E, No 229, n s, 175 w 2d av, 25x100.11, 4-sty brk tenement. Thos F Featherston to Frances Featherston. All liens. Feb 21, 1907. 6:1651-17. A \$7,000-\$12,000. other consid and 100
- 102d st W, Nos 122 and 124, s s, 325.7 w Columbus av, 52x100.11, two 5-sty stone front tenements. Emanuel E Fox to Theresa Blumenthal and Henrietta Bruneman. Mort \$49,500. Feb 27, 1907. 7:1856-46 and 47. A \$21,000-\$52,000. other consid and 100
- 102d st E, Nos 316 and 318, s s, 275 e 2d av, 50x100.11, 6-sty brk tenement and store. Saggese Construction Co to Antonio Beato. Mort \$40,000. Feb 26. Feb 28, 1907. 6:1673-40. A \$13,000-\$20,000. other consid and 100
- 102d st E, Nos 316 and 318, s s, 275 e 2d av, 50x100.11, 6-sty brk tenement and store. Antonio Beato to Eliseo Saggese. Mort \$40,000. Feb 26. Feb 28, 1907. 6:1673-40. A \$13,000-\$20,000. nom
- 103d st W, No 155, n s, 289.5 e Amsterdam av, 31.2x101x31.10x100.11, 5-sty stone front tenement. Mayer J Weinstein to Maximilian and Gaston Weinstein. 2-3 parts. Mort \$26,000. Jan 21. Feb 25, 1907. 7:1858-13. A \$12,500-\$31,000. nom
- 103d st E, No 23, n s, 95 w Madison av, 25x100.11, 6-sty brk tenement and store. CONTRACT. Max Friedman with Max Blanck. Mort \$36,000. Jan 22. Feb 25, 1907. 6:1609-13. A \$12,000-\$— 39,175
- 107th st W, No 223, n s, 400 w Amsterdam av, 50x100.11, 6-sty brk tenement. Markus Pollak to Ernest Haertel. Mort \$78,750. Feb 28, 1907. 7:1879-15. A \$24,000-\$85,000. other consid and 100
- 108th st E, No 119, n s, 150 w Lexington av, 25x100.11, 5-sty brk tenement and store. Barnett Blumenstein to Louis Greenberg and Lewis Kresner. Mort \$24,775. Feb 27, 1907. 6:1636-11. A \$8,000-\$18,000. other consid and 100
- 109th st E, No 127, n s, 255 e Park av, 25x100.11, ½ part.
- 109th st E, No 129, n s, 280 e Park av, 25x100.11, all of two 5-sty stone front tenements. Rosa Krulewitch to Lewis Krulewitch. All liens. Feb 23. Feb 26, 1907. 6:1637-12 and 13. A \$12,000-\$35,000. nom

112th st W, No 246, e s, 233.4 e 8th av, 33.4x100.11, 5-sty brk tenement. Anton Antosch to Harry L Rosen. Mort \$36,500. Feb 26, 1907. 7:1827-54. A \$13,000-\$38,000. other consid and 100

114th st W, No 119, n s, 330 w Lenox av, 35x100.11, 5-sty brk tenement. Sarah Schwarz to Walter M Weiss. Mort \$33,500. Feb 28, 1907. 7:1824-18. A \$15,000-\$38,000. other consid and 100

114th st W, s s, 100 w Amsterdam av, 50x100.11, vacant. Gusie Gartner to Fred V Calder and Clarence R Levy. Mort \$29,000. Dec 18, 1906. Feb 26, 1907. 7:1885-27 and 28. A \$24,000-\$24,000. other consid and 100

Same property. Clarence R Levy to Fred V Calder. 1/2 part. Dec 31, 1906. Feb 26, 1907. 7:1885. other consid and 100

114th st E, No 349, n s, 125 w 1st av, 25x100.10, 3-sty brk hall. Moritz L and Carl Ernst to Arthur H Sanders. Mort \$13,000. Feb 21, 1907. 6:1686-21. A \$6,000-\$13,000. other consid and 100

Same property. Arthur H Sanders to Moritz L and Carl Ernst. Mort \$16,000. Feb 25, 1907. 6:1686. nom

114th st E, Nos 437 and 439, n s, 93 w Pleasant av, runs n 41.8 x n w 1 x n 56.2 x w 49 x s 100.11 to st. x e 50 to beginning. 6-sty brk tenement and store. Bessie Osk to Michael Marrone. Mort \$45,000. Feb 21, 1907. 6:1708-20. A \$10,500-\$30,000. nom

Same property. Michael Marrone to Amerigo Vespucci Realty Co. Mort \$45,000. Feb 21, 1907. 6:1708. other consid and 100

115th st E, No 18, s s, 270 e 5th av, 25x100.11, 5-sty brk tenement. Pauline Reiss and ano to Albert Schafraan. Mort \$23,250. Feb 21, 1907. 6:1620-61. A \$10,000-\$21,000. other consid and 100

115th st W, No 223, n s, 343.9 w 7th av, runs w 18.9 x n 94.4 x n e 14 x e 5.3 x s 100.11 to beginning. 5-sty brk tenement. Thos J McLaughlin to Emma E Horn. Mort \$12,000. Feb 27, 1907. 7:1831-17. A \$7,000-\$15,000. other consid and 100

117th st W, Nos 11 and 13, on map No 11, n s, 219.4 w 5th av, 46.3x100.11, 6-sty brk tenement. Koppel Friedland to Moss Realty Co. Mort \$51,550. Feb 15, 1907. 6:1601-27. A \$23,000-\$68,000. nom

117th st W, No 5, n s, 125 w 5th av, 25x100.11, 5-sty brk tenement. Louis H Knopping to Louise Katz. Mort \$22,000. Feb 21, 1907. 6:1601-31. A \$12,000-\$26,000. other consid and 100

118th st W, No 307, n s, 150 w 8th av, 25x100.11, 5-sty brk tenement. Meyer Levine to Esther Zeitlin. 1/4 part of all right, title and interest. Mort \$23,500. Feb 19, 1907. 7:1945-26. A \$11,000-\$23,000. other consid and 100

118th st E, No 12, s s, 185 e 5th av, 25x100.11, 5-sty brk tenement. Mayer J Weinstein to Maximilian and Gaston Weinstein. 2-3 parts. Mort \$22,000. Jan 21, 1907. 6:1623-65. A \$10,000-\$26,000. nom

118th st W, Nos 268 and 270, s s, 200 e 8th av, 50x100.11, two 5-sty stone front tenements. Louis Stern EXR Rebecca Stern to Hannah Englander. June 30, 1906. Feb 26, 1907. 7:1923-55 and 56. A \$22,000-\$39,000. nom

118th st W, No 279, n s, 100 e 8th av, 25x100.11, 5-sty brk tenement. Samuel Hugel to Morris Epstein. 1/4 part. All title. Mt \$20,000. Feb 25, 1907. 7:1924-5. A \$11,000-\$20,000. other consid and 100

118th st W, No 12, s s, 201 w 5th av, 18x100.11, 5-sty brk tenement. Selig Seligman to Max Mayerson. Mort \$15,500. Feb 26, 1907. 6:1601-44 1/2. A \$8,000-\$18,000. other consid and 100

119th st E, Nos 227 and 229, n s, 300 e 3d av, 40x100.10, 6-sty brk tenement and store. Annie Bernstein et al children of Reuben Mogilewsky to Abraham L Kass. 1/4 part. Mort \$49,000. Feb 16, 1907. 6:1784-13. A \$11,500-\$45,000. 1,750

Same property. Fannie Mogilewsky et al by Meyer Bernstein GUARDIAN to same. 1/4 part. Feb 16, 1907. 6:1784. 1,750

Same property. Pessie R Mogilewsky widow to same. 1/2 part. Q C. Feb 16, 1907. 6:1784. nom

120th st W, No 124, s s, 293 w Lenox av, 19x100.11, 3-sty and basement stone front dwelling. Adolphus Price to Richard Price. Feb 25, 1907. 7:1904-45 1/2. A \$9,100-\$19,000. gift

121st st E, No 440, s s, 150 w Pleasant av, 25x100.11, 6-sty brk tenement and store. Empire Cornice Works, a corpn, to Hyman Adelstein and Abram Avrutine. Mort \$23,000. Feb 27, 1907. 6:1808. other consid and 100

122d st E, Nos 163 and 165, n s, 265.9 w 3d av, 44.3x100.11x43.2 x100.11, 6-sty brk tenement and store. Jacob Rosenblum to Harris M Cohn. 1/2 part. Mort \$19,000. Feb 21, 1907. 6:1771-25 and 26. A \$14,000-\$— other consid and 100

127th st W, No 270, s s, 200 e 8th av, 16.8x99.11, 3-sty and basement stone front dwelling. 7:1932-56. A \$6,600-\$11,000.

130th st W, No 243, n s, 306 e 8th av, 18.6x99.11, 3-sty stone front dwelling. 7:1936-13 1/2. A \$7,400-\$13,000.

*219th st, n s, 255 e 2d st, 50x114, Wakefield.

164th st (Ella st), s w s, 25.3 s e 165th st, and being part lots 327 and 328 map West Morrisania, begins where e line farm conveyed by Morris to Morris by deed dated July 1, 1835, crosses said st, runs s e along st 166.3 x s w 140 x n w 89 x n e 278.3 to beginning, vacant.

164th st (Ella st), s w s, 606.6 s e 165th st, and being lot 325 same map, begins at n corner lot 325, runs s e 42.6 x s w 40 x n 60 to st at beginning, said two parcels being part of Castle Eden property, vacant.

Oakland pl, No 977, n s, 149.10 e Crotona av, 25x120, 2-sty frame dwelling. Rose Frey widow to Sarah Bernstein. Q C and release life estate. All liens. Feb 19, 1907. 9:2455 and 2461; 11:3095. 1,580

128th st W, No 40, s s, 397.6 e Lenox av, 37.6x99.11, 6-sty brk tenement. Adolf H Landeker to Dezzo Fuchs. Mort \$56,000. Feb 15, 1907. 6:1725-55. A \$15,000-\$55,000. other consid and 100

131st st W, Nos 24 and 26, s s, 310 w 5th av, 50x99.11, two 5-sty brk tenements. Wm J Ferguson to Emil Bachmann. Mort \$51,000. Feb 15, 1907. 6:1728-49 and 50. A \$20,000-\$30,500. Corrects error in last issue when st Nos were 24 and 46. nom

133d st W, Nos 222 and 224, s s, 416.8 w 7th av, 33.4x99.11, two 5-sty brk tenements, valued at \$47,250. Mort \$34,500. 7:1938-51. A \$6,600-\$14,000. CONTRACT to exchange for

3d av, e s, 175 s 171st st, 50x100, vacant, valued at \$25,000. Mort \$13,000.

Morris F Finkelstein, N Y, with Harry L Wolff, of New Brunswick, N J. Jan 29, 1907. Feb 28, 1907. nom

134th st W, No 236, s s, 325 e 8th av, 25x99.11, 5-sty brk tenement. Irving W Dimelow to Louis Frankenstein. Mort \$23,500. Feb 26, 1907. 7:1939-51. A \$10,000-\$23,000. nom

135th st W, No 112, s s, 200 w Lenox av, 25x99.11, 5-sty stone front tenement. Maximilian Weinstein to Mayer J and Gaston Weinstein. 2-3 parts. Mort \$22,000. Jan 21, 1907. 7:1919-42. A \$12,000-\$23,000. nom

136th st W, No 136, s s, 383.2 e 7th av, 16.10x99.11, 3-sty stone front dwelling. Sidney Maddock to Charles Hartman. B & S. Feb 23, 1907. 7:1920-47 1/2. A \$6,600-\$12,000. 13,395

141st st W, Nos 310 and 312, s s, 150 w 8th av, 33.3x99.11x33.4x99.11, two 3-sty brk dwellings. Jacob Richard et al to Annie Aaron. Mort \$16,000. Feb 15, 1907. 7:2042-55 and 56. A \$6,600-\$14,000. nom

141st W, No 473, n s, 52 e Amsterdam av, 18x99.11, 4-sty brk dwelling. Release mort. Realty Mortgage Co to Picken Realty Co. Feb 20, 1907. 7:2058. 2,000

Same property. Picken Realty Co to John H O'Brien and Mary McG O'Brien his wife, tenants by entirety. Mort \$21,000. Feb 25, 1907. 7:2058. other consid and 100

143d st W, n s, 160 e Lenox av, 50x99.11, 5-sty brk tenement. Release mort. N Y Trust Co to David Lieberman and Arthur J Rosenthal. Feb 13, 1907. 6:1741-8. A \$7,000-\$15,000. other consid and 1,000

Same property. Release mort. Joseph Rosenthal to same. Feb 25, 1907. 6:1741. nom

144th st W, Nos 541 and 543, n s, 335 e Broadway, 40x99.11, 5-sty brk tenement. Elias Gussaroff to Patrick Reddy. Mort \$40,000. Feb 15, 1907. 7:2076-16. A \$12,000-\$36,000. other consid and 100

146th st W, Nos 602 and 604, s s, 100 w Broadway, 50x99.11, 5-sty brk tenement. Oliver C Moore et al to New York Operating Co. Mort \$50,000. Feb 18, 1907. 7:2092-38. A \$14,000-\$47,000. other consid and 100

149th st W, No 518, s s, 235 w Amsterdam av, 15x92, 3-sty stone front dwelling. Augustus L Hayes to Sarah G McDonnell. Mort \$7,800. Feb 21, 1907. 7:2080-41. A \$6,000-\$11,500. other consid and 100

150th st W, Nos 462 to 480, s s, 80 e Amsterdam av, 170x99.11, eight 2 and two 3-sty frame dwellings. Emma L Canton to Eliphalet L Davis. Mort \$74,500. Jan 29, 1907. 7:2064-54 to 59 1/2. A \$34,000-\$50,000. other consid and 100

164th st W, Nos 457 and 459, n s, 200 e Amsterdam av, 50x102.2, 5-sty brk tenement. Maximilian Weinstein to Mayer J and Gaston Weinstein. 2-3 parts. Mort \$50,000. Jan 21, 1907. 8:2111-38. A \$17,000-\$55,000. nom

170th st W, n s, 95 w Fort Washington av, 100x97.6, vacant. Minnie H Vogel and ano EXRS Max Vogel to Augustus Kranich. Mt \$18,000. Feb 25, 1907. 8:2139. 26,750

174th st W, n s, 100 e St Nicholas av, 100x89.8, vacant. Arthur K Mack to Ocemore Building Co. Mort \$18,000. Feb 15, 1907. 8:2131-25 to 28. A \$16,000-\$16,000. other consid and 100

176th st W, n s, 100 w St Nicholas av, 25x99.11, vacant. The Elm Realty Co to The Alicia Realty Co. Feb 6, 1907. 8:2144-9. A \$5,000-\$5,000. other consid and 100

184th st W, s s, 480 w St Nicholas av, 50x99.11, vacant. Mayer J Weinstein to Maximilian and Gaston Weinstein. 2-3 parts. Mt \$10,000. Jan 21, 1907. 8:2164-45 and 47. A \$10,000-\$10,000. nom

Amsterdam av | s w cor 164th st, 27.10x100, 5-sty brk tenement 164th st, No 500 | and store. Zimmern & Levi, a corporation, to Jones Munker. 1/2 part. Mort \$45,000. Feb 23, 1907. 8:2121-51. A \$19,000-\$42,000. nom

Amsterdam av, No 792, w s, 40 s 99th st, 21.8x81.7 to e s Old Bloomingdale road, x18.4x80.2, 2-sty brk building and store. Charles Bartsch to Moritz Arnstein. Mort \$12,000. Feb 28, 1907. 7:1870-34 1/2. A \$9,000-\$10,000. other consid and 100

Amsterdam av, No 1634, w s, 49.11 s 141st st, 25x100, 5-sty brk tenement and store. Maximilian Weinstein to Mayer J and Gaston Weinstein. 2-3 parts. Mort \$23,000. Jan 21, 1907. 7:2072-34. A \$12,000-\$20,000. nom

Amsterdam av, No 1636, w s, 24.11 s 141st st, 25x100, 5-sty brk tenement and store. Mayer J Weinstein to Maximilian and Gaston Weinstein. 2-3 part. Mort \$23,000. Jan 21, 1907. 7:2072-35. A \$12,000-\$20,000. nom

Amsterdam av, | w s, 62.6 n 111th st, 139.4 to s s 112th 112th st, Nos 500 and 502 | st, x123.4x144.6x84.9, three 6-sty brk tenements, stores on corner. Release mort. Jacob Mendelsohn and ano to Wittner-Jaffer Realty Co. Feb 21, 1907. 7:1883. 15,000

Audubon av | w s, 106.3 n 175th st, runs w 351.1 to e s St St Nicholas av | Nicholas av, at point 134 n 175th st, x n 575.6 178th st | to s e cor St Nicholas av, and 178th st, x e 350 to s w cor Audubon av, and 178th st, x s 603.3 to beginning, five 5-sty brk tenements and stores and three 4 and 6-sty brk and stone institute and vacant. Bertha wife of Hermann Strauss to said Hermann Strauss. 1/2 part. Dec 31, 1906. Feb 21, 1907. 8:2133-7 and 10, 40, 54, 60 to 66, 70, 76 and 84. A \$565,000-\$580,000. other consid and 100

Av A, No 220, e s, 519 s 14th st, 25.9x96, 5-sty brk tenement and store. Herman Baum to Samuel Rosenthal. Mort \$20,000. Feb 25, 1907. 2:407-6. A \$15,000-\$24,000. other consid and 100

Av A, No 1409, on map No 1419 | n w cor 75th st, 25.6x75, 5-sty brk 75th st, No 443 | tenement and store. Pincus H Greenblatt to Mechanics National Realty Co. Mort \$35,750. Aug 16, 1906. Feb 21, 1907. 5:1470-22. A \$11,000-\$22,000. nom

Av A, Nos 1676 and 1678, e s, 21.5 n 88th st, 40x75, two 4-sty stone front tenements and stores. Abraham Klossk to Samuel Klossk. 1-5 part. Mort \$23,000. Feb 19, 1907. 5:1585-1 1/2 and 2. A \$11,000-\$20,000. other consid and 100

Same property. Same to Jesse Klossk. 1-5 part. Mort \$23,000. Feb 19, 1907. 5:1585. other consid and 100

Same property. Same to Louis Klossk. 1-5 part. All liens. July 19, 1906. Feb 27, 1907. 5:1585. other consid and 100

Av A, Nos 1676 and 1678, e s, 21.5 n 88th st, 40x75, two 4-sty stone front tenements and stores. Abraham Klossk to Annie Klossk. 1-5 part. Mort \$23,000. Feb 19, 1907. 5:1585-1 1/2 and 2. A \$11,000-\$20,000. other consid and 100

Av B, No 21, on map Nos 19 and 21, e s, 28 n 2d st, 28x74.9, 4-sty brk tenement and store. Release mort. Bank for Savings in City N Y to Winthrop C Rutherford of Allamuchy, N J. Feb 19, 1907. 2:385-2. A \$16,000-\$20,000. nom

Av D, Nos 30 to 34, s e s, abt 42 s 4th st, 54x75, three 3-sty brk tenements and stores. FORECLOS (Jan 10, 1907). Albert B Hardy (ref) to Moses Levy. Mort \$25,000. Feb 21, 1907. 2:357-58, 59 and 60. A \$22,500-\$27,000. 40,900

Av D, Nos 112 and 114 | n e cor 8th st, 47.6x77, 6-sty brk tene-
 8th st, Nos 693 and 695 | ment and store. Samuel Holober et al
 to Elias Senft. Mort \$77,000. Feb 27. Feb 28, 1907. 2:365
 —1. A \$25,000—\$70,000. other consid and 100

Bowery, Nos 351 and 351½, e s, 51.2 n 3d st, 26.2x100.3x27.2x93.9,
 two 5-sty brk tenements and stores. Eliz I Waterhouse et al
 TRUSTEES John H Waterhouse to Julius B Fox. ½ part. Feb
 28, 1907. 2:459—3. \$18,000—\$23,000. other consid and 100

Same property. Wm S Waterhouse to same. ½ part. Feb 28,
 1907. 2:459. other consid and 100

Same property. Julius B Fox to Joseph L Bittenwieser. Mort
 \$30,000. Feb 28, 1907. 2:459. other consid and 100

Bradhurst av, e s, 79.10 s 153d st, 39.11x100, vacant. FORECLOS
 (Jan 15). Wm B Dowd ref to Joshua Silverstein. Feb 20. Feb
 25, 1907. 7:2046. 11,500

Bradhurst av | e s, 159.8 s 153d st, 40.2 to 152d st, x100, vacant.
 152d st | FORECLOS (Jan 15, 1907). Abraham L Jacob ref
 to Joshua Silverstein. Feb 15. Feb 25, 1907. 7:2046. 15,750

Bradhurst av, e s, 119.9 s 153d st, 39.11x100, vacant. FORE-
 CLOS (Jan 15, 1907). Chas D O'Connell ref to Joshua Silver-
 stein. Feb 25, 1907. 7:2046. 11,250

Broadway n e cor 142d st, 199.10 to s s 143d st, x100, 3-sty brk
 142d st | dwelling and vacant. Clementine M Silverman et al
 143d st | to C M Silverman & Son, Inc, a corporation. Mort
 \$154,000. Feb 16. Feb 21, 1907. 7:2074—1 to 4 and 61, 62.
 63. A \$98,000—\$110,000. other consid and 1,000

Broadway, s w cor 142d st, 99.11x100, vacant. Patrick Reddy to
 Elias Gussaroff. Mort \$76,000. Feb 20. Feb 21, 1907. 7:2088
 —98. A \$42,000—\$42,000. 100

Broadway, No 3500, n e cor 143d st, 99.11x100, 6-sty brk tene-
 ment and store. Release mort. U S Life Ins Co of City N Y
 to John V Signell Co. Feb 20. Feb 27, 1907. 7:2075. 55,601

Edgecombe av, e s, 194.8 n 163d st, if extended, bet 163d and
 164th sts, 50x134.6 to Croton aqueduct, being lot 144 block
 2106, 2-sty frame dwelling and vacant.

Cooper st, s s, 175 e Emerson st, 25x100, vacant.
 Thomas G Millard and Lena his wife of Philadelphia, Pa, to Eliz-
 abeth V Millard. 1-3 part. All title. Feb 14. Feb 27, 1907.
 8:2106. 1,500

Fort Washington av, w s, extends from 177th to 181st sts.
 Fort Washington av, e s, extends from 178th to 181st sts.
 Restriction agreement. Fort Washington Syndicate, Hudson
 Realty Co and Max Marx, each with the other. Feb 19. Feb 21,
 1907. 8:2176 and 2177. mutual agreement

Lenox av, Nos 514, 516 and 520, on map Nos 512 to 520 | s e cor
 136th st, No 48, on map No 62 | 136th st,
 99.11x100, two 6-sty brk tenements and stores. Isidore Fried-
 man to Charles Hecht. Mort \$140,000. Feb 20, Feb 21, 1907.
 6:1733—69 and 72. A \$74,000—P \$115,000. other consid and 100

Lenox av, Nos 514, 516 and 520, on map Nos 512 to 520 | s e cor
 136th st, No 48, on map No 62 | 136th st,
 99.11x100, two 6-sty brk tenements and stores. Charles Hecht
 to Jacob Israelson. Mort \$170,000. Feb 20. Feb 21, 1907. 6:-
 1733—69 and 72. A \$74,000—P \$115,000. other consid and 100

Lenox av | n w cor 116th st, 100.11x200, vacant. Simon E Bern-
 116th st | heimer et al to Alfred C Bachman. Mort \$194,000. Feb
 21. Feb 26, 1907. 7:1901—24 to 32. A \$184,000—\$184,000. other consid and 100

Same property. Alfred C Bachman to Simon E and Max E Bern-
 heimer. Mort \$275,000. Feb 25. Feb 26, 1907. 7:1901. other consid and 100

Lexington av, No 99 | n e cor 27th st, 24.8x69, 4-sty brk
 27th st, Nos 135 and 135½ | tenement and store and 2-sty brk
 extension. Helen Wilson to Thompson J S Flint, of Larchmont,
 N Y, and Chas B Halsey, of N Y. Mort \$32,500. Feb 20. Feb
 21, 1907. 3:883—28. A \$28,000—\$37,000. other consid and 100

Lexington av, No 437 | n e cor 44th st, 22.5x75, 4-sty stone front
 44th st, No 135 | tenement and store. Joseph J Keenan to
 Warren Cruikshank, of Brooklyn. Feb 23. Feb 25, 1907. 5:-
 1299—22. A \$23,000—\$30,000. 100

Lexington av, No 1020, w s, 17.2 s 73d st, 17x80, 3-sty stone
 front dwelling. Joseph L Freund to Zipporah J Freund. Mort
 \$14,500. Feb 25. Feb 26, 1907. 5:1407—58½. A \$15,000—
 \$18,000. other consid and 100

Lexington av, No 1639, e s, 100.11 n 103d st, 25x95, 4-sty stone
 front tenement. Henry Bloch to Sitta Fischer. Mort \$16,500.
 Feb 27. Feb 28, 1907. 6:1631—53. A \$9,000—\$15,000. other consid and 100

Lexington av, No 723 | n e cor 58th st, 32x75.8, 4-sty brk build-
 58th st, No 133½ | ing and store. Alice H Reimer to Israel
 O Blake. Feb 18. Feb 21, 1907. 5:1313—23. A \$50,000—\$55,-
 000. nom

Madison av, No 1901, old line | s e cor 123d st, 20.11x100, 3-sty
 123d st, No 50 | stone front dwelling. Dezzo
 Fuchs to Adolf H Landecker. B & S. Mort \$22,300. Feb 15.
 Feb 21, 1907. 6:1748—31. A \$18,000—\$24,000. other consid and 100

Madison av, No 1642, w s, 81.11 s 110th st, 19x100, 5-sty stone
 front tenement. Baruch H Schnur et al to Eva Cohn. Mort
 \$20,000. Correction deed. Feb 26. Feb 28, 1907. 6:1615—55.
 A \$9,500—\$18,000. other consid and 100

Park av, No 1700 | n w cor 119th st, 25.11x90, 5-sty brk tene-
 119th st | ment and store. Release claims, &c, as to
 Park av Viaduct. Joseph Kaiser to N Y & Harlem R R Co and
 the N Y C and H R R R Co. Feb 16. Feb 25, 1907. 6:1746—
 33. A \$11,500—\$27,000. other consid and 100

Same property. Release mort as to easements. Daniel D Bailey
 to same. Feb 16. Feb 25, 1907. 6:1746. nom

Park av, Nos 480 and 482 | w s, 50.5 n 58th st, runs n 50 x w 200
 58th st, Nos 43 to 53 | x n 100.5 to s s 59th st, x w 25 x s
 59th st, No 54 | 100.5 x w 25 x s 100.5 to n s 58th st,
 x e 150 x n 50.5 x e 100 to beginning, four 8-sty brk tenements
 and 8-sty brk and stone hotel on 59th st. Irene Crawford to
 August Ellingen. April 21, 1905. Feb 28, 1907. 5:1294—27,
 29, 31, 35 and 45. A \$460,000—\$920,000. nom

Park av, Nos 1120 to 1124 | n w cor 90th st, runs n 60.8 x w 50.7
 90th st, No 73 | x s 1 x w — x s 58.11 to st, x e 85.6
 to beginning, 7-sty brk tenement and store. Bertha wife of
 Hermann Strauss to said Hermann Strauss. ½ part. Mort
 \$110,000. Dec 31, 1906. Feb 21, 1907. 5:1502—33. A \$52,-
 000—\$145,000. other consid and 100

Park av, No 580 | n w cor 63d st, 20.5x75, 4-sty stone front tene-
 63d st, No 53 | ment and store. Bertha wife of Hermann
 Strauss to said Hermann Strauss. ½ part. Dec 31, Feb 21,
 1907. 5:1378—33. A \$40,000—\$47,000. other consid and 100

Riverside Drive, e s, 540.2 s 127th st, 10x95, vacant. Release
 mort. The Metropolitan Impt Co to Marcy Realty Co. Feb 21.
 Feb 26, 1907. 7:1994. other consid and 100

Same property. The Marcy Realty Co to Ralph A Gushee. C a G.
 Feb 21. Feb 26, 1907. 7:1994. other consid and 100

Riverside Drive, s e cor 137th st, 102.5x122.10x99.11x100, vac-
 ant. Harry Matz to Noel Realty & Construction Co. Mort
 \$48,000. Feb 20. Feb 23, 1907. 7:2002. other consid and 100

St Nicholas av, No 80 | n e cor 114th st, 59.9x124.3x50.11x93, 7
 114th st, No 123 | and 8-sty brk tenement. Eugene Vallens
 to Frank and Abraham Miller. Mort \$100,000. Feb 28, 1907.
 7:1824—14. A \$45,000—\$140,000. other consid and 100

St Nicholas av, s e cor 165th st, 113x84.1x105.10x123.7, vacant.
 Geo R Pond to Henry T Bulman, of Yonkers, N Y. Mort \$52,500.
 May 23, 1905. Feb 28, 1907. 8:2121—24. A \$40,000—\$40,000.
 other consid and 100

West End av, No 307, w s, 62.2 n 74th st, 20x100, 4-sty and base-
 ment brk and stone dwelling. Wm Crawford to Adele G wife
 of Wm Crawford. B & S and C a G. Mort \$10,000. July 18,
 1906. Feb 27, 1907. 4:1184—79. A \$17,000—\$26,000. other consid and 100

Wadsworth av, No 223, e s, 24.11 n 184th st, 25x75, 2-sty brk
 dwelling. Caroline H Ray INDIVID and EXTRX Martin H Ray to
 Nathan Burnstine Q C and correction deed. Feb 14. Feb 21,
 1907. 8:2166—2. A \$6,000—\$8,000. nom

West End av, No 800, e s, 35 s 99th st, 16x80, 3-sty and basement
 stone front dwelling. Isabelle D wife of John D Dent to Ed-
 ward Stein. Mort \$11,000. Feb 20. Feb 21, 1907. 7:1870—
 62½. A \$9,000—\$17,000. nom

1st av, No 1552, e s, 51.2 s 81st st, 25.5x106.6, 5-sty stone front
 tenement and store. Jacob Larchan to Simon and Joseph Schnur-
 macher and Anna Weiss. Mort \$20,000. Feb 21, 1907. 5:1560
 —47. A \$12,500—\$25,000. other consid and 100

1st av, No 1463, w s, 27.2 n 76th st, 25x75, 4-sty brk tenement
 and store. Henry C Steinhoff to Wm Rauch. Mort \$6,000. Feb
 28, 1907. 5:1451—24. A \$11,000—\$18,000. other consid and 100

1st av, No 1483, w s, 52.3 n 77th st, runs n 26.1 x w 100 x s 20
 x s e 8.4 x e 94.3 to beginning, 4-sty brk tenement and store.
 Charles Rosenberg to Aaron Wollheim. Mort \$20,000. Feb 28,
 1907. 5:1452—25. A \$13,000—\$17,500. other consid and 100

1st av, No 1569, w s, 76.7 s 82d st, 25.7x67, 5-sty brk tenement
 and store. Samuel Davis to Anna Bacso. Mort \$21,000. Feb 27.
 Feb 28, 1907. 5:1544—27. A \$8,500—\$18,000. other consid and 100

1st av, No 1944, e s, 63.5 n 100th st, 37.6x100, 6-sty brk tenement
 and store. Release mort. Van Norden Trust Co to Julius Berli-
 ner and Max Greenberg. Feb 26. Feb 27, 1907. 6:1694—4.
 A \$11,000—P \$22,000. 18,000

Same property. Release mort. Samuel Kadin to same. Feb 25,
 Feb 27, 1907. 6:1694. 1,000

Same property. Release mort. Dry Dock Savings Inst to same.
 Feb 26. Feb 27, 1907. 6:1694. 11,000

Same property. Release mort. The State Bank to same. Feb
 26. Feb 27, 1907. 6:1694. 4,000

1st av, No 1944, e s, 63.5 n 100th st, 37.6x100, 6-sty brk tene-
 ment and store. Julius Berliner et al to Harry Seigel. Mort
 \$32,000. Feb 26, 1907. 6:1694—4. A \$11,000—P \$22,000.
 other consid and 100

1st av, No 1658, e s, 75.10 n 86th st, 25x74, 4-sty stone front
 tenement and store. Julius Himmelweit to Elias and Florence
 Rosenbaum. Mort \$18,500. Feb 26, 1907. 5:1566—4. A \$10,-
 000—\$18,000. other consid and 100

1st av, No 220, e s, 155 s 14th st, 25.6x66, 5-sty brk tenement
 and store. Abe Miller et al to Max Canno. 2-3 parts. Mort
 2-3 of \$22,000. Feb 20. Feb 21, 1907. 2:441—2. A \$12,000—
 \$16,000. other consid and 100

2d av, Nos 1202 to 1208 | n e cor 63d st, 100.5x225, nine 5-sty
 63d st, Nos 301 to 311 | brk and stone tenements, stores on av.
 Adolphus Price to Richard Price. Mort \$10,500 covering Nos
 307, 309 and 311 E 63d st. Feb 25. Feb 26, 1907. 5:1438—1
 to 9. A \$114,000—\$217,500. gift

2d av, No 937, w s, 44.4 s 50th st, 21.4x80, 4-sty stone front
 tenement and store. Abraham Schein to Isaac Wilson, of Brooklyn.
 ½ part. All liens. Feb 21, 1907. 5:1323—28. A \$11,000—
 \$13,500. nom

2d av, Nos 2112 to 2116, e s, 17 s 109th st, 51x66, 6-sty brk tene-
 ment and store. Benj Wengeroff to Jennie Wengeroff his wife.
 1-6 part. All title. All liens. Feb 26. Feb 28, 1907. 6:1680
 —50. A \$15,000—\$45,000. other consid and 100

5th av, n e cor 116th st, 100.11x110, several 1-sty frame buildings
 and vacant. Patrick J McNulty to Ancient Order of Hibernians, of
 N Y City. Mort \$50,000. Sept 9, 1901. Feb 27, 1907. 6:1622
 —1 to 4. A \$86,000—\$86,000. nom

7th av, Nos 291 and 293. Consent to deed dated May 8, 1905.
 Webster Realty Co to Hessel Building Co. Feb 20. Feb 23,
 1907. 3:802. nom

Same property. Certificate as 'o above consent. Same to same.
 Feb 20. Feb 23, 1907. 3:802. —

8th av, No 2798 | s e cor 149th st, 74.11x100, two 6-sty brk tene-
 149th st, No 298 | ments and stores. Middle-Town Realty Co to
 Sigmund B Heine. Mort \$98,500. Feb 27. Feb 28, 1907. 7:-
 2034—61 and 63. A \$28,000—\$. other consid and 100

8th av, No 2798 | s e cor 149th st, 74.11x100, two 6-sty brk tene-
 149th st, No 298 | ments and stores. FORECLOS (Jan 10, 1907).
 Samuel Cohn (ref) to Middle-Town Realty Co. Feb 2. Feb 27,
 1907. 7:2034. 2,000

Same property. Samuel Wacht et al to same. Q C. Feb 26. Feb
 27, 1907. 7:2034—61 and 63. A \$28,000—\$. nom

9th av, No 452, e s, 24.9 n 35th st, 24.6x100, 5-sty brk tenement
 and store and 2-sty frame tenement in rear. Joseph E Marx to
 Wm Cohen. Mort \$27,000. Feb 25. Feb 27, 1907. 3:759—2.
 A \$16,000—\$22,000. other consid and 100

BOROUGH OF THE BRONX.

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

Brown pl, s w cor 135th st, 100x20.
 135th st, s s, 20 w Brown pl, 25x100, vacant.
 John H Deeves to Richard H Deeves. ½ part. Mort \$4,400.
 Feb 21. Feb 25, 1907. 9:2279. nom

Crotona Park East, s w cor Wilkens av, 120.1x100.10x134.9x100.6,
 vacant. C Adelbert Becker to Jerry Altieri Co. Mort \$17,500.
 Feb 18. Feb 21, 1907. 11:2938. other consid and 100

Crotona pl, No 31, w s, 134.10 s 171st st, 25x100, 3-sty frame
 tenement. Elizabeth Seip to Otilie Seip. B & S. Mort \$3,000.
 Feb 21. Feb 23, 1907. 11:2927. other consid and 100

*Cedar st, e s, 548.5 n Boston road, 50x90. Emma L Shirmer to
 Margt L McDonald. All liens. Feb 26. Feb 27, 1907. nom

*Catharine st, e s, 325 s 239th st, 25x100, except part for Catharine st or Carpenter av. Frank Skrivan to Anna V Capek. Feb 20. Feb 21, 1907.
 *Catharine st, e s, 325 s 239th st, 25x100, except part for Catharine st or Carpenter av. Anna V Capek to Frank Skrivan. Feb 20. Feb 21, 1907.
 Elsmere pl, No 1037, n s, 475 w Marmion av, 25x100, 2-sty frame dwelling. Horatio D Wiswell et al to Frederick Dassdorf. Mt \$5,000. Feb 26. Feb 28, 1907. 11:2956. other consid and 100
 Fox st | e s, 423.2 n 165th st, 275x200 to w s Simpson st, va-Simpson st | cant. Henry Friend to Rose R Hecht, of Chicago, Ill. Mort \$44,000. Feb 21. Feb 23, 1907. 10:2726. other consid and 100
 Fox st, n w cor 167th st, runs n 87.7 x w 53 x again w 61.1 x s 113.2 to 167th st, x e 78.8, vacant. McKinley Realty and Construction Co to Isadore S Becker. Mort \$13,000. Feb 5. Feb 26, 1907. 10:2718. other consid and 100
 *Fulton st, w s, 199.11 n 239th st, 100x100. Caroline Baecht to Chas J Brause. Mort \$1,000. Feb 21. Feb 23, 1907. other consid and 100
 *Haskin st, w s, 75 n Eastern Boulevard, and being lot 36 map David B Taylor dated Sept 30, 1835, at Westchester, 25x125. Chas T Gallagher et al HEIRS, &c, Charles Gallagher to Mary E Colford. B & S. Feb 14. Feb 26, 1907. nom
 Loring pl, w s, abt 790 s Fordham road and being at n s land conveyed by Harrison to Phillips by deed dated Mar 20, 1899, runs w 119 x n 39.11 x e 114.11 to pl, x s 39.11 to beginning, vacant. Amos Schaeffer to Theo G Walpuski. Mort \$4,000. Feb 18. Feb 27, 1907. 11:3225. nom
 Loring pl, w s — s Fordham road and being 39.5 n of line of land conveyed by Harrison to Phillips by deed dated Mar 20, 1899, runs w 114.11 x n 0.11 x e 114.10 to pl, x s 0.11 to beginning. Release mort. Augustus Schaeffer to Amos and Florence M Schaeffer. Feb 6. Feb 27, 1907. 11:3225. nom
 Loring pl, w s, — s Fordham road and being at n s land conveyed by Harrison to Phillips, Mar 20, 1899, runs w 119 x n 39.11 x e 114.11 to pl, x s 39.11 to beginning.
 Loring pl, w s, — s Fordham road and being 39.11 n of above land, runs w 114.11 x n 40 x e 112.4 to pl, x s 40.1 to beginning. Agreement restricting buildings. Wm D Peck with Amos Schaeffer. Feb 1. Feb 27, 1907. 11:3225. nom
 *Morris st, n s, 50 w Matthews av, 50x100. Adeo Park Realty Co to The First Real Estate Co of Williamsbridge. Jan 12. Feb 26, 1907. other consid and 100
 Spencer pl, No 17, n w s, 200 n 144th st, 25x54x25.1x56.2 s w s, 4-sty frame dwelling. Rosalia wife of and Guiseppa Pesciotta to N Y State Realty and Terminal Co. Feb 23. Feb 25, 1907. 9:2343. other consid and 1,000
 *4th st, s s, 249 w Av C, 50x103, Unionport. Catharine Whirtley to Philip Kaufman. Mort \$800. Feb 20. Feb 21, 1907. other consid and 100
 *8th st, s s, 230 w Av C, 25x100, Unionport. Mary E Taylor to John Cook. Mort \$1,000. Feb 26. Feb 27, 1907. nom
 *14th st | s s, 305 w Av D, 100x216 to n s 13th st, Unionport. 13th st | Frances A wife and James L Beyea to Chas H Wessells. All title. B & S. Nov 28, 1906. Feb 25, 1907. nom
 135th st, No 818, s s, 161 w St Anns av, 39x100, 6-sty brk tenement. David Zipkin to Jacob Hindes 2-5 parts, Gabriel Silver, Bernard E Stuetz and Sam Tecotzky, each 1-5 part. Mort \$41,400. Aug 15, 1906. (Re-recorded from Sept 28, 1906.) Feb 28, 1907. 9:2262. other consid and 100
 135th st, No 703, n s, 475 e Willis av, 25x100, 5-sty brk tenement. Joe Kosovsky to Philip Mandelman. 1-3 part. Mort \$20,250. Feb 23. Feb 25, 1907. 9:2280. other consid and 100
 136th st, No 699, n s, 475 e Willis av, 25x100, 2-sty brk building.
 136th st, No 697, n s, 450 e Willis av, 25x100, vacant.
 John J Deeves to Richard H Deeves. 1/2 part. Mort \$5,000. Feb 21. Feb 25, 1907. 9:2281. nom
 137th st, No 626, s s, 156.6 w Willis av, 25x100, 4-sty brk tenement. Caroline A Sims to Henry Eimann. Mort \$13,250. May 28, 1906. Feb 21, 1907. 9:2299. 16,250
 138th st, s s, 124.10 e Brown pl, strip, 0.1 7-8x100. Thos J McGuire to Louis Rohdenburg. B & S. Oct 27, 1894. Feb 28, 1907. 9:2265. nom
 140th st, n s, 211.5 e Southern Boulevard, 75x125, vacant. William Burger et al to Hugh J Lawler. Mort \$4,500. Feb 26, 1907. 10:2592. other consid and 100
 143d st, No 748, s s, 100 w Brook av, late Clifton av, 50x100, 2-sty frame dwelling and 2-sty frame building in rear. Gussie J Schoettle HEIR, &c, Gustave Schoettle to Anna Schoettle widow. Q C. All liens. Feb 19. Feb 27, 1907. 9:2287. gift
 147th st, No 683, n s, 387.9 w Brook av, 45.3x99.11x40x100, 5-sty brk tenement. Joseph Paolillo to Giovanni Orcabasso. Mort \$35,500. Feb 23. Feb 25, 1907. 9:2292. other consid and 100
 148th st, No 783, n s, 337 w St Anns av, 37.6x84.9, 5-sty brk tenement. Louis Grimm to Valentine Droll. Mort \$31,000. Feb 20. Feb 21, 1907. 9:2275. other consid and 100
 150th st, Nos 459 and 461, n s, 250 w Morris av, 50x118.5, 5-sty brk tenement and store. The Marrazzi Construction Co to Giuseppe Porcelli. Mort \$32,500. Feb 20. Feb 21, 1907. 9:2440. other consid and 100
 153d st, No 643, on map No 645, n s, 387.6 e Courtlandt av, 37.6x100, 6-sty brk tenement. David Greenfeld to Charles Kroetz. Mort \$26,000. Feb 28, 1907. 9:2400. nom
 153d st, No 639, n s, 350 e Courtlandt av, 37.6x100, 6-sty brk tenement. David Greenfeld to Jacob Grunder. Mort \$26,000. Feb 28, 1907. 9:2400. nom
 161st st, No 954, s s, 22.4 w Tinton av, 31.1x76.2, 3-sty frame tenement and store. Daniel Hutzelmann to Justine Eckenfelder. C a G. Dec 7, 1906. Feb 27, 1907. 10:2657. 100
 165th st, No 836, s s, 330.2 w Trinity av, 19.9x95, 3-sty frame tenement. John Kummel to William Gansz. Mort \$4,000. Feb 21. Feb 23, 1907. 10:2622. other consid and 100
 169th st, No 505, n s, 41.8 e College av, 16.8x80, 2-sty frame dwelling. Thornton Brothers Co to Christiane Fischer. Mort \$3,300. Feb 20. Feb 21, 1907. 11:2783 and 2785. other consid and 100
 170th st, No 882, s s, 147.11 e Franklin av, 47x110.8x46.6x105.4. Mort \$29,000.
 Jefferson pl, No 881, n s, 100 e Franklin av, 42x100, two 5-sty brk tenements. Mort \$27,000.
 Edw A Barry to John F Fayen. Feb 20. Feb 21, 1907. 11:2935. other consid and 100
 *173d st, w s, 356 s Gleason av, 50x100. Stephen McBride to William Costello. Feb 26. Feb 28, 1907. other consid and 100
 *174th st, e s, 275 n Gleason av, 50x100. Sam Hamburger to Eliz T Devine. Mort \$1,500. Feb 20. Feb 28, 1907. other consid and 100
 178th st, No 1192, s s, 105.6 e Daly av, old line, 60.9x22.3x59.11x

20.2, 2-sty frame dwelling. John L Toscani to Julia wife of John L Toscani. All liens. Feb 21, 1907. 11:3126. nom
 180th st, No 577, n s, 60 e Tiebout av, 20x90, 3-sty frame tenement. FORECLOS (Jan 30, 1907). Arthur D Truax (ref) to Christina Dougherty. Mort \$3,000. Feb 27, 1907. 11:3143. 6,000
 181st st, s s, 300 w Grand av, 25x131.7x25x130, 3-sty frame tenement. James Madden to Michael J Keenan. Feb 21, 1907. 11:3210. other consid and 100
 184th st, No 13, on map No 393, n s, 82.4 e Davidson av, 16.3x100, 3-sty brk dwelling. Franklin L Sheppard to Bernard Lynch. Mt \$5,500. Feb 15. Feb 23, 1907. 11:3198. omitted
 185th st, No 690, s s, 166.8 e Park av, 16.8x100, 2-sty frame dwelling. Malcolm B Foard to Joseph A Flock. Mort \$2,500. Feb 23. Feb 27, 1907. 11:3039. nom
 197th st, s s, abt 75 w Briggs av, abt 15x110, also described as west 1/2 of old 30-ft road on map Metropolitan Real Estate Association at Fordham Ridge lying between lots 72 and 76 on one side and lots 66, 67, 68 and 71 on other side, and extending from s s 197th st, to s s of land shown on said map, vacant. Edward Sallinger to Geo E Buckbee. B & S. All liens. Feb 20. Feb 21, 1907. 12:3301. other consid and 100
 198th st, s s, 75.1 w Creston av, 25x112.5x25.1x109.3, 2-sty frame dwelling. Susannah Bennett widow to Mary E Van Brunt. Mort \$6,000. Feb 21, 1907. 12:3318. nom
 *216th st, n s, 50 w Ash av, 25x183x25x165 e s. Francesco De Luca to Filippo Sarci. Mort \$550. June 21, 1906. Feb 26, 1907. other consid and 100
 *216th st, s s, 50 w Tilden av, 25x100. Laconia Park. Rosario Giallombardo to Michele Cera. Mort \$1,675. Jan 28. Feb 21, 1907. other consid and 100
 *217th st, n s, 225 w 6th av, 25x114. Arthur A Austin to Susan S Austin. Feb 21. Feb 23, 1907. 850
 *220th st, s s, 130 w White Plains road, 75x114, Wakefield. Sarah E Liscomb to James L Arrowsmith, of Plainfield, N J. B & S. Nov 1, 1905. Feb 23, 1907. nom
 *226th st, s s, 105 w 4th st, 100x114. Henry Bruckner to Santo Mirabella and Frank Miano. Mort \$2,200. Feb 15. Feb 21, 1907. 100
 227th st, s w s, 272.6 s e Spuyten Duyvil Parkway, runs s e 35 x s w 180 x n w 35 x n e 180 to beginning, 2-sty frame dwelling. Estate of Isaac G Johnson, a corporation, to Orleans Longacre. Dec 15, 1906. Feb 21, 1907. 13:3407. nom
 *227th st, n s, 255 e 4th av, 50x228 to s s 228th st. John A Benson to Swedish American Realty Co. Mort \$2,500. Feb 20. Feb 21, 1907. other consid and 100
 *228th st, n s, 105 w 4th st, 100x114. John A Bruckner et al to Louisa Nikolai. Mort \$3,000. Feb 15. Feb 23, 1907. other consid and 100
 *228th st, s s, 100 w Prospect terrace, 27.5x114. Sophia Bolte to Andrew C and Vincent J Peifer. Mort \$3,000. Feb 21, 1907. 100
 *228th st, s s, 127.5 w Prospect terrace, 27.5x114. Sophia Bolte to Mary T Andres. Mort \$3,000. Feb 27, 1907. 100
 235th st, late Willard av, s s, 186.11 w Verio av, late 1st st, 50x100, 2-sty frame dwelling and vacant. Thos W Dolan to Ann Dolan. Mort \$5,500 and all liens. Feb 21. Feb 26, 1907. 12:3383. other consid and 100
 239th st, s s, 220 e Kepler av, 40x100, vacant. Mary W Copeland to Otto P Schroeder. Feb 11. Feb 26, 1907. 12:3379. nom
 239th st, n s, 200 e Martha av, 25x100, 2-sty frame dwelling. William Greenlees to Emma E Brennan. Mort \$4,500. Feb 28, 1907. 12:3393. other consid and 100
 *242d st, lots 17A, 74A, 314, 245B and 246A and B. Penfield av, lots 321, 322, 315 to 318. being 12 lots on sub-division portion of Penfield av lying east of White Plains av at Wakefield. Julius Lewine to Minnie Watzky. Mort \$1,750. Feb 19. Feb 23, 1907. other consid and 100
 *242d st, n s, — e Desbrow pl and being lot 246 map Penfield property, South Mt Vernon. Release mort. The Provident Life and Trust Co of Philadelphia, to Wm W Penfield. Feb 7. Feb 25, 1907. 500
 261st st, s s, — w R R and being plot begins at line between land party 2d part and land of Central Trust Co at point 66 w c 1 N Y C & H R R R Co, runs n 338 and n again on curve 89 to Hudson River, x e 35 x s by curve 136 and 289 x w 20.4 to beginning, contains 11,760 sq ft. Release mort. John L Cadwalader and ano TRUSTEES Thomas Cadwalader to Helen E L wife of Edmund D Randolph. July 12, 1904. Feb 25, 1907. 13:3427. 100
 Same property. Release mort. Same to same. July 12, 1904. Feb 25, 1907. 13:3427. 100
 Anthony av, w s, 50 n Minerva pl, old line, 25x100, 2-sty frame dwelling. Eliza C wife of and John A Webster to Dorathea Heuer. Mort \$330. Oct 10, 1894. (Re-recorded from Oct 16, 1894). Feb 27, 1907. 12:3319. 800
 Alexander av, No 277, n w cor 139th st, 17.1x70, 3-sty brk dwelling. Bertha Schrader to Wm L Siemes. Mort \$8,100. Feb 25. Feb 26, 1907. 9:2314. 100
 Arthur av, Nos 2181 and 2183, w s, 50 s 182d st, 33.4x80, two 3-sty brk tenements. Release mort. American Mortgage Co to Herman Kahn. Feb 16. Feb 21, 1907. 11:3063. 12,250
 Anthony av, late Prospect av, n w cor 173d st, late Warren st, runs w — to e s Clay av, late Lexington av x s 25 to c 1 Warren st x e — to w s Prospect av x n 25 to beginning, being all title to land between n s Warren st and n s 173d st, and between Anthony and Clay avs. James A Woolf to Ernest Wenigmann. B & S and C a G. Sept 28, 1906. Feb 25, 1907. 11:2889. nom
 *Av B, w s, 33 s 5th st, 25x105, Westchester. Henry Rehling to George Costar. Feb 14. Feb 26, 1907. nom
 *Same property. George Costar to Henry Rehling. Feb 14. Feb 26, 1907. nom
 *Av B, w s, 58 s 5th st, 25x105, Westchester. Henry Rehling to George Costar. Feb 14. Feb 26, 1907. nom
 *Same property. George Costar to Henry Rehling. Feb 14. Feb 26, 1907. nom
 Briggs av, No 2987, s w cor 201st st, runs s 56.11 x w 99.3 to st, x n e 114.5 to beginning, gore, 2-sty frame dwelling. Geo D Kingston to Isaac Steigerwald. Mort \$8,000. Feb 27, 1907. 12:3303. other consid and 100
 Burnside av, No 573, n s, 47.2 e Ryer av, 22.1x125.3x18.6x113.10, 3-sty frame tenement. Magdalen Seiffert to Elizabeth Yorkey. Mort \$5,000. Feb 26. Feb 27, 1907. 11:3144. other consid and 100
 *Bolton av, e s, 100 n Patterson av, runs — 25 x s — x w — to beginning, Classons Point. Herman Menaker to Alice L Beach. Feb 18. Feb 26, 1907. other consid and 100

- *Bolton av, n w cor Patterson av, runs n — x w — to n s Patterson av, x e — to beginning, gore. Alice L Beach to Herman Menaker. Feb 25. Feb 26, 1907. other consid and 100
- Bathgate av, No 2285, old line, s w cor 183d st, 16.1x100, 3-sty frame tenement and store. Release mort. Henry H Forbes to Florence M Constantian. Feb 20. Feb 26, 1907. 11:3050. nom
- *Bruner av, w s, 200 s Nereid av, 50x97.6. Louis Schmidt to Frederick Gambel. Mort \$1,000. Feb 25. Feb 26, 1907. other consid and 100
- Brook av, No 988, e s, 29.3 n 164th st, 27x83.5x25.6x74.5, 4-sty brk tenement. Patrick J Daly to Mary Pape. Correction and confirmation deed. All liens. Feb 27. Feb 28, 1907. 9:2386. other consid and 100
- Bainbridge av, s e cor 193d st, a strip, runs s 61.6 x e 1 x n 61.6 to st, x w 1. William Wickie to Jennie and James Hart. B & S. Feb 21. Feb 28, 1907. 12:3286. 250
- Belmont av, s e cor 180th st, 78.7x95.5x88.2x96.10, vacant. Simon E Bernheimer et al to Alfred C Bachman. Mort \$8,000. Feb 21. Feb 26, 1907. 11:3080. other consid and 100
- Same property. Alfred C Bachman to Simon E and Max E Bernheimer. Mort \$6,500. Feb 25. Feb 26, 1907. 11:3080. other consid and 100
- Bryant av, e s, 150 n 172d st, 50x100, vacant. Joseph Gamache et al to Herman Wauer. Feb 21. Feb 23, 1907. 11:3001. other consid and 100
- Bathgate av, No 1721, s w cor 174th st, 100x114.5, 2-sty frame dwelling and vacant. Louis Lese to Ignatz Roth. Mort \$22,000. Feb 15. Feb 23, 1907. 11:2915. nom
- *Bracken av, w s, 572.9 s Kingsbridge road, 25x100. Land Co "B" of Edenwald to Auguste Lauber. Feb 15. Feb 21, 1907. nom
- Bergen av | n s, at s s Westchester av, runs s w
Westchester av, Nos 2 to 16 | along Bergen av 166.11 to former c l Gerard st x n w 181.3 to s s Westchester av x e 228.11 to beginning, 2-sty brk and frame stores. Richard Siegman to J Clarence Davies. ½ part. Mort \$65,000. March 15, 1901. Feb 21, 1907. 9:2294. nom
- Boston road, No 2123, w s, 99.1 n 180th st, 34x100.4, 3-sty frame tenement. Release claims, &c. for railroad. Edward O Tree to The City of N Y. Nov 6, 1905. Feb 25, 1907. 11:3138. 340
- Belmont av, No 2415, late Cambreleng av, w s, 133.4 n 188th st, late Bayard st, 16.8x87.6, 2-sty frame dwelling. John E Dumont to The Produce Exchange Building & Loan Assoc. Q C. Release judgment, &c. Jan 26. Feb 25, 1907. 11:3076. other consid and 25
- Same property. Produce Exchange Building & Loan Assoc to Dominic A Trotta. Mort \$3,000. Feb 20. Feb 25, 1907. 11:3076. other consid and 100
- Bainbridge av, e s, 200.3 s Mosholu Parkway South, 33.5x128.9x33.4x130.6, vacant. Wm C Bergen to Ferdinand A O'Hagan. Mort \$7,500. Feb 25, 1907. 12:3299. 100
- *Burdett av, n s, 634.4 w Fort Schuyler road, 50x100x—x104.2. Release mort. Eugene R Dennis individ and Edward R and John B Dennis by Eugene R Dennis (their att'y) to Lampport Realty Co. Feb 15. Feb 21, 1907. 400
- *Broadway, w s, 118 n Tremont road, 59x125.2x50x156.7. CONTRACT. Bankers Realty & Security Co with Joachim Viebrock. June 4, 1906. Feb 25, 1907. 2,700
- Creston av, No 2386, e s, 174.5 n 184th st, 25x95, 2-sty frame dwelling. Cora B wife J Homer Hildreth to James M O'Connell. Mort \$5,000. Feb 25, 1907. 11:3165. other consid and 100
- *Columbus av, s s, 45 e Washington st, 50x100, Van Nest. Edith D N Schick et al to Cecilia A Benson. Mort \$7,000. Feb 28, 1907. other consid and 100
- *Columbus av, s s, 45 e Washington st, 50x100. Edith D N Schick to Dominico Peillettieri. B & S. Mort \$3,300. Feb 28, 1907. other consid and 100
- *Cedar av, e s and being lot 116 revised map Seneca Park. Emma L Shirmer to Thos J McDonald. Feb 26, 1907. nom
- Creston av, w s, 719.9 n 196th st, 50x100.4, two 2-sty frame dwellings. Martha O'Hearn and ano to Henry H Plough. Feb 26, 1907. 12:3318. 100
- Cambreleng av, No 2475, w s, 88.9 n 189th st, 17.3x100, 2-sty frame dwelling. Rose Blumenkranz to Fremont Realty Co. Oct 5, 1906. Feb 26, 1907. 11:3091. other consid and 100
- *Commonwealth av, w s, 150 s Merrill st, 25x100. John Gorman to Carl Grossmann. Feb 20. Feb 21, 1907. other consid and 100
- Crimmins av, n w cor 141st st, 27x80x21.4x80.2, 5-sty brk tenement and store. Annie K Rubin to Samuel Opolinsky. Mort \$28,000. Feb 27, 1907. 10:2556. other consid and 100
- Courtlandt av, No 862, e s, 26.6 n 160th st, 25x92, 3-sty frame tenement and store. Ignatz Freund to Mathilde Freund. All liens. Feb 25. Feb 27, 1907. 9:2407. nom
- Clinton av, s e cor 180th st, —x165x62x164, n w s, vacant. 180th st, s w s, 174 w Prospect av, 60x165x60x168, except parts for sts, vacant. Adolph Hollander to Chelsea Realty Co. Mort \$20,000. Feb 20. Feb 21, 1907. 11:3094. other consid and 100
- Forest av, No 841 | s w cor 160th st, 54.2x175 to e s Jackson av,
Jackson av | 2-sty frame dwelling and 2-sty frame building and vacant. Edward Greenebaum to August Jacob. Mort \$19,500. Jan 31. Feb 25, 1907. 10:2647. nom
- Forest av, No 1007, w s, 119 s 166th st, 20x97.3, 3-sty frame tenement. Franz Meyer DEVISEE, &c, Pauline Meyer to Henry Eberhardt. Mort \$3,500. Feb 27. Feb 28, 1907. 10:2650. other consid and 100
- Forest av, No 764, e s, 160 n 156th st, 20x100, 3-sty frame tenement. Edward Breslin to John Hoffman. Feb 26. Feb 27, 1907. 10:2655. other consid and 100
- *Glebe av, e s, 127.4 s Lyon av, 25x123.8x26.3x115.9. Release mort. Mary I Ehrgott to Joseph Plante, of Astoria, L I, and Domina Plante, of N Y. Feb 20. Feb 27, 1907. 1,150
- Grant av, w s, 195.6 n 163d st, strip 0.3x95. Release mort. Bertha Metzger to Wm F Diller. Jan 31. Feb 25, 1907. 9:2446. nom
- Hull av, No 3208, s e s, 182.4 n e 205th st, 25x100, 2-sty frame dwelling. Oswald Benedix to John Scholl. Mort \$5,000. Feb 25, 1907. 12:3350. other consid and 100
- Hughes av, w s, 128 s Pelham av, 25x87.6. Checchina Carucci to Orlando Cipriany. Mort \$600. Feb 25. Feb 26, 1907. 11:3078. other consid and 100
- Hull av, s s, 213.7 e Woodlawn road, 25x100, 1-sty frame building and vacant. Geo P Andrae to Stanley D Martin. Feb 23, 1907. 12:3349. other consid and 100
- Johnson av, s e cor 230th st, runs s 358.11 and again s on curve 52.4 x s w — to w s Johnson av x n 71.8 and 135 and 359.5 to s s, 230th st x again n 12.1 x e 60 x s 12.1 to beginning. Johnson av, n w s, at n e line lot 635 on tax map, runs s w along av 50.1 x s e 0.8 to n s Spuyten Duyvil road x n e 50.11 x n w 9.7 to beginning. Declaration. Release and Q C of easement, &c. Mary W Fuller et al with Geo A Wells et al. Dec 28. Feb 21, 1907. 13:3407.
- Longfellow av, w s, 25 n Freemant st, 75x100, vacant. Jacob Levy to Wahlig & Sonsin Co. Mort \$3,300 and all liens. Feb 20. Feb 23, 1907. 11:2999. other consid and 100
- *McGraw av, s s, 125 e Cottage Grove av, 25x106x—x96.9. Patrick T Brady to Mary A wife of Patrick T Brady. Feb 20. Feb 21, 1907. nom
- *Main av, e s, 175 n Central av, 75x100, Pelham Park. Ellen Chidwick widow of Richard Chidwick to John P Chidwick. Feb 8, 1907. Feb 27, 1907. nom
- *Same property. Lewis Voorhees to Richard Chidwick, of Brooklyn. Correction deed. Sept 13, 1904. Feb 27, 1907. nom
- *Mayflower av, w s, 284.10 n Middletown road, 75x100. Edw C Gainsborg to D Roy Shafer. Feb 26, 1907. other consid and 100
- Morris av, e s, 88.5 s 151st st, 29x70.3, 3-sty frame tenement and store. Anna Laporta to Katharina Siess. Mort \$3,000. Feb 21. Feb 27, 1907. 9:2410. other consid and 100
- Mohegan av, n e cor 179th st, 165x145, vacant. CONTRACT. Fannie Meyers with Hans F N Truelsen. Morts \$—. Feb 9. Feb 26, 1907. 11:3123. 21,250
- Morris av, No 558, e s, 75 s 150th st, 25x100, except part for av, 3-sty frame tenement and store. Christian A Otten et al to Angela Montileone. Feb 27. Feb 28, 1907. 9:2331. nom
- Marion av, w s, 225 s 198th st, 35.5x82.9x29x78.1, vacant. Martin Tully to Wm E O'Grady. Mort \$2,500. Feb 28, 1907. 12:3289. other consid and 100
- *Morris Park av, s e cor Barnes av, 50x100, Van Nest. Edwin Gunn to The Church Extension Committee of the Presbytery of N Y. Feb 20. Feb 21, 1907. 6,000
- *Morris Park av, s s, 50 e Barnes av, 50x100, Van Nest. Michael Driscoll to The Church Extension Committee of the Presbytery of N Y. Feb 20. Feb 21, 1907. other consid and 100
- Mott av, No 376, e s, 164.2 s 144th st, 17.6x125, 4-sty brk dwelling. Hattie I Howes to New York State Realty & Terminal Co. Feb 21. Feb 23, 1907. 9:2341. other consid and 1,000
- Nelson av, e s, 118.4 s 168th st, 25x125, vacant. John E Cole to Thos J and Thos McWalters. Feb 20. Feb 21, 1907. 9:2515. other consid and 100
- Norwood av, late Decatur av, s w cor 207th st, 86.10x25x90.10x25.4, 2-sty frame dwelling. Flora W Hayes to Mary Whelan. Mt \$7,000. Feb 23. Feb 25, 1907. 12:3354. other consid and 100
- Old Albany Post road, w s, lot 3 map part farm Joseph Delafield at Yonkers, contains 1 6-100 acres, except plot 50x100, fronting on road, which is west boundary of above and forming the s w cor of said tract. Edw J Gallagher to Michael J Martin. ½ part. Feb 16. Feb 25, 1907. 13:3415. 100
- Ogden av, No 1198, e s, 310 n 167th st, runs e 196 x n w 203 to av x s 61 to beginning, gore, except part for av, 3-sty frame dwelling and store and 2-sty frame building in rear. Mary Fitzpatrick to Edwin M Edsall. Feb 25, 1907. 9:2516. other consid and 100
- Same property. Release mort. Broadway Savings Institution of City N Y to Mary Fitzpatrick. Feb 25, 1907. 9:2516. 3,000
- *Pelham road, e s, 123 n Middletown road, 50x173x—x183. Annie A McCort to Marie Watson. Feb 15. Feb 23, 1907. other consid and 100
- *Pelham road, e s, 173 n Middletown road, 25x183x—x187. Same to Steven B Ayres. Feb 15. Feb 23, 1907. other consid and 100
- *Pelham road, n w cor Edison av, 25x96. Jacob Diehl to Henry Storck. Feb 20. Feb 21, 1907. nom
- *Pelham road, w s, 1.195 s Libby st, 75x201x78x224. Pelham road, w s, 620 s Libby st, 300x159x—x156. James st, s s Clay av, w s Chesbrough av, e s Westchester Creek, n s James st, n e cor Chesbrough av, and being lots 507 to 510 map Benson estate. James st, s w cor Chesbrough av, and being lots 533 to 541 map Benson estate. James st, n w cor Chesbrough av, and being lots 542 to 546 map Benson estate. Also lots 569 to 576 map Benson estate. Edward Baer to Rose wife Edward Baer. Correction deed. Sept 17, 1906. Rerecorded from Sept 19, 1906. Feb 25, 1907. nom
- *Park av (3d av), w s, 325 n 2d st, 25x100, Olinville. Wm Doll to Catharine Boults. Jan 3. Rerecorded from Jan 7, 1907. Feb 25, 1907. nom
- *Same property. Catharine Boults to William Doll. Jan 4, 1907. Rerecorded from Jan 7, 1907. Feb 25, 1907. nom
- *Pelham road, e s, and being plot begins Pelham Bay Park, n s, at w s Long Island Sound, runs w 290.6 to e s Pelham road x n e 150 x e 273.3 to w s Long Island Sound x s — to beginning, with all title to land under water of Long Island Sound. Wm B Randall to Evelyn Randall, of Pelham Manor, N Y. Feb 21. Feb 25, 1907. other consid and 100
- Park av, Nos 4221 and 4223, w s, 146.9 n Tremont av, 58x129.10, 3-sty brk tenement and store and 2-sty frame dwelling and 1-sty frame buildings and stores. Caroline W Turner to Margt J Graham. Mort \$11,000. Feb 25, 1907. 11:3027. other consid and 100
- Prospect av, s e s, at n s Home st, runs n e 143.6 x s e 59.3 x w 59.4 x s 104 to st x w 30.9 to beginning, vacant. Stebbins av, n w cor Home st, runs n 80.4 x n w 60.4 x w 202.6 x s 104 to Home st x e 220.11 to beginning, vacant. Meyer Vesell to Nathan Marcus. ½ right, title and interest. B & S. Mort \$32,250. Jan 2. Feb 23, 1907. 10:2694. other consid and 100
- Prospect av, n e cor 178th st, 110.10x150.2, vacant. Jacob Israelson to Sanford Erlanger and David Gordon. Mort \$9,500. Feb 20. Feb 21, 1907. 11:3106. other consid and 100
- *Pier av, e s, 164.5 n Middletown road, 50.3x111.4x50x116.5. Release mort. A Morton Ferris to Bankers Realty & Security Co. Feb 25. Feb 26, 1907. 500
- *Pier av, w s, 198 n Middletown road, 50x196x—x187. D Roy Shafer to Chas S Thompson. Mort \$700. Feb 26. Feb 28, 1907. other consid and 100
- Park av, e s, 166th st and 167th st, and being residue of lot 5 map (No 984) of Ida M Ingersoll, 23d Ward, and bounded s by land conveyed by Jacob to Morris et al Aug 1, 1904, e by e s lot 5 and n by s lot 4 gore. August Jacob to J Romaine Brown. Q C. All liens. Feb 15. Feb 28, 1907. 9:2388. nom
- *Patterson av, n s, 25 e Bolton av, runs e 50 x n — x w — x s — to beginning Classons Point. Alice L Beach to Herman Menaker. Feb 25. Feb 26, 1907. other consid and 100

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*Pier av, e s, 164.5 n Middletown road, 50.3x111.4x50x116.5.
 Pier av, e s, 365.6 n Middletown road, 26.10x88.5x25x95.11.
 Bankers Realty and Security Co to D Roy Shafer. Feb 25. Feb 26, 1907. other consid and 100
 *Pelham road, s e cor Sands av, runs s 151.5 x e 95.3 x n 39 x e 25 x n 100 to av, x w 137.10 to beginning.
 Pelham road, n e cor Sands av, runs e 141 x n 100.10 x w 50 to road, x s w and s 149.11 to beginning, Westchester.
 Frank Hitzenger to Bertha Kaufmann and Samuel Cohen 1-3 part, Caroline Kaufmann 1-3 part, and Simon and Emil Goldberger. 1-3 part. Feb 25. Feb 26, 1907. nom
 *Same property. Anton Lampel to same. Feb 25. Feb 26, 1907. nom
 *Patterson av and being lots 217 and 219 and 220 on map made by E H Holden dated Aug 20, 1903. Release mort. Emily Edmonston to Alice L Beach. Nov 19. Feb 26, 1907. nom
 Prospect av, w s, 200 n 187th st, 37.6x95, vacant. Release mort. Solomon C Powell et al to Chas F Dilberger. Feb 26, 1907. 11:3104. other consid and 100
 Prospect av, No 1412, e s, 132.5 n Jennings st, 28.1x162.4x25.7x 168.10, 4-sty brk tenement. Louis Evers to Nannie Nylan. Mt \$20,500. Feb 26. Feb 27, 1907. 11:2963. other consid and 100
 *Randall av, s s, 75 e Bell av, 50x100. Land Co "C" of Edenwald to Catharina Hogan. Feb 21, 1907. nom
 *Railroad av, n w cor Lafayette st, 108x205, Unionport. Wm O'Brien to Mary C O'Brien. B & S. All liens. Feb 11. Feb 21, 1907. gift
 *Randall av, s s, 50 e Bell av, 25x100.
 Bell av, e s, 100 s Randall av, 25x133.6 to n w s Pratt av x28.1x 146.4.
 Land Co "C" of Edenwald to Maria Hogan. May 29, 1906. Feb 21, 1907. nom
 *Rosedale av, w s, and being lot 485 block P map (514) Mapes estate. Vito Pomponio to Mamie Scholem. Mort \$3,300. Feb 19. Feb 21, 1907. other consid and 100
 *Richardson av, e s, 240 s 237th st, 25x120. Release mort. Augusta M de Peyster to Samuel Erdreich and Carrie G Tekulski. Jan 2. Feb 26, 1907. 675
 *Same property. Release mort. Sound Realty Co to same. Feb 14. Feb 26, 1907. 225
 *Richardson av (Fulton st), e s, 240 s 237th st, 25x120. Samuel Erdreich et al to Nicholas and Agnes O'Neill. Feb 15. Feb 26, 1907. other consid and 100
 *Rhineland av, n s, 100 e Eastchester road, 16.7x93.10x40.3x98.1.
 *Eastchester road, n e cor Rhineland av, 51.7x100.
 Hudson P Rose Co to George Wackler. Jan 21. Feb 26, 1907. nom
 Sedgwick av, w s, 510.11 s Kingsbridge road, 37.6x118.5x37.8x 121.9, 2-sty frame dwelling. Kingsbridge Real Estate Co to Fordham Realty Co. Feb 25, 1907. 11:3237. other consid and 100
 Stebbins av, No 1054, e s, 413.4 n 165th st, 25x154.2x25.4x150, 2-sty frame dwelling. Frederick Rueseler Jr to Gertrude P Rueseler. Mort \$4,800. Feb 16. Feb 25, 1907. 10:2691. nom
 Sedgwick av, w s, 510.11 s Kingsbridge road, 25x119.6x25.1x121.9, 2-sty frame dwelling. Release mort. Knickerbocker Trust Co to Kingsbridge Real Estate Co. Feb 25, 1907. 11:3237. 1,466.67
 Same property. Release mort. John O Baker to same. Feb 25, 1907. 11:3237. 733.33
 St Anns av, No 417, w s, 49.11 n 144th st, 24.11x97, 5-sty brk tenement. George Wass to Moritz L and Carl Ernst. Q C. All title. Oct 23, 1906. Feb 28, 1907. 9:2271. nom
 Summit av, No 993, w s, 579 s 165th st, 28.9x92, 4-sty brk tenement. Joseph H Jones to Charles Meissner. Mort \$16,000. Feb 28, 1907. 9:2523. other consid and 100
 Summit av, w s, 607.10 s 165th st, 28.9x92, 4-sty brk tenement. Joseph H Jones to Henry Borchers. Mort \$16,000. Feb 28, 1907. 9:2523. other consid and 100
 *St Lawrence av, e s, 125 n Mansion st, 25x100. Carl Grossmann to Louise Mohme. Mort \$4,000. Feb 25. Feb 26, 1907. other consid and 100
 Southern Boulevard, w s, 200.3 n Pelham av, 33.4x111.10x25x89.2, except part for Southern Boulevard, vacant. Mary J Lee to Josephine C Gillies. Mort \$3,000. Dec 17, 1906. Feb 14, 1907. 12:3273. Corrects error in issue of Feb 16, when distance from corner was 233.7. other consid and 100
 Trinity av, No 521, w s, 188 s 149th st, runs w 40 x s 68 to av, x n 57 to beginning, gore, 2-sty frame dwelling. John Leuzinger to Hermine Berg. Feb 27, 1907. 10:2557. nom
 Tinton av, n w cor 149th st, 100x94, 1-sty frame building and vacant. John Diehl to Financiers Realty Co. Feb 26. Feb 27, 1907. 10:2653. other consid and 100
 Union av, Nos 832 and 834 s e cor 160th st, 39.2x172.8, 5-sty brk tenement and store. Monika Geiger to Georgina Rendall. Mort \$39,000. Feb 28, 1907. 10:2666. nom
 Union av, No 1227, w s, 188.10 n 168th st, 20x132.7, 3-sty brk tenement. Lazarus Levy to Hermann Grad. Mort \$8,900. Feb 20. Feb 26, 1907. 10:2673. other consid and 100
 Valentine av, e s, 90.1 s 197th st, runs s 106.1 x e and part along Old Williamsbridge rd 21.7 x n 100.11 x w 26.9 to beginning, with all title to said old road, vacant. Geo E Buckbee to Edwd Sallinger. Feb 20. Feb 23, 1907. 12:3301. other consid and 100
 Vyse av, w s, 400 s Jennings st, late Charlotte pl, 25x100.
 Vyse av, w s, 425 s Jennings st, late Charlotte pl, 25x100. vacant.
 Max Cohen et al to Emma A Hoffmann. Mort \$1,750 and all liens. Feb 26. Feb 27, 1907. 11:2978. other consid and 100
 *Wright av, e s, 375 s Randall av, 25x105. Land Co C of Edenwald to Andrew Nolan. Feb 15. Feb 27, 1907. nom
 *White Plains road, e s, 79.6 s St Ouen pl and being lot 28 map No 1 of South Vernon Park (Crawford property), 26.8x142.11x 25x152.5 s s. Robert McCord to Thos J Torpy. Feb 21, 1906. Feb 23, 1907. 3,350
 Webster av, No 1235, w s, 132 n 168th st, 26x100, 4-sty brk tenement. Release mort. Hamilton Bank of N Y to Louis Burger. Feb 20. Feb 27, 1907. 9:2427. nom
 *White Plains road, e s, 300 n Patterson av, runs e — x s — to road, x n — to beginning, being gore south of lot 63 on estate Joseph Husson at Classons Point. Herman Menaker to Alice L Beach. Feb 18. Feb 26, 1907. other consid and 100
 Walton av, e s, 139 s 181st st, runs s 10.11 x e 24.1 x n w 18.3 x s w 12.7 to beginning, vacant. Release mort. Leah Hecht to Solomon C Bernstein. Feb 25. Feb 26, 1907. 11:3178, 3179. nom
 Same property. Solomon C Bernstein to Jacob Leitner. Jan 23. Feb 26, 1907. 11:3178, 3179. nom
 Walton av, e s, 139 s 181st st, runs s 10.11 x e 24.1 x n w 18.3 x s 12.7 to beginning, contains 234.10 sq ft, vacant. Release mort. Frederick Beck to Solomon C Bernstein. Feb 4. Feb 26, 1907. 11:3178 and 3179. nom
 Webster av, e s, 124 s 183d st, 36x90, vacant. Lucius A Rockwell to Ernest R Grauer. Mort \$3,000. Feb 25. Feb 26, 1907. 11:3030. nom
 Westchester av, No 1109, n w s, 182 n e Prospect av, 20x70.7x 21.3x63.5, 3-sty frame tenement. Arthur H Sanders to Joseph J Beaman. Mort \$7,500. Feb 21. Feb 23, 1907. 10:2690. other consid and 100
 Washington av, n e cor 188th st, 352.11 to s s 189th st x230, 2-sty 188th st stone front dwelling and two 2-sty frame dwellings and vacant. Nellie Brewster to Bernard Heumann. B & S. Feb 19. Feb 21, 1907. 11:3058. 30,000
 Willis av, No 212, e s, 75 n 136th st, 25x75, 5-sty brk tenement, and store. Mort \$14,000.
 Southern Boulevard, No 849, n s, 227.2 e St Anns av, runs n 86.1 x e 5 x n 1.11 x e 20 x s 82.10 to st x w 25.6, 5-sty brk tenement. Mort \$13,000.
 Margarethe B Windhorst to Louis D Koop. Feb 20. Feb 21, 1907. 9:2281, 10:2546. 100
 Same property. Louis D Koop to Margarethe B Windhorst. Mort s as above. Feb 20. Feb 21, 1907. 9:2281, 10:2546. 100
 Willis av, Nos 518 to 524 n e cor 148th st, 72.6x130.9, to n w s Bergen av, No 519 Bergen av x20.3 to 148th st x110.2 to 148th st, No 659 beginning, 2 and 3-sty brk buildings and stores. Richard Siegman to J Clarence Davies. 1/2 part. Mort \$35,000. April 19, 1902. Feb 21, 1907. 9:2293. nom
 Westchester av, Nos 924 and 926, s s, 190.2 w Wales av, runs s 124.11 x s w 30.2 x n w 22.3 x n 131.11 to av x e 45 to beginning, 5-sty brk tenement and store. Max Monfried to Saml Brener. 1/2 part. All title. Mort \$5,500. Jan 4. Feb 23, 1907. 10:2644. other consid and 100
 Woodycrest av, w s, 271.7 s 168th st, 25x74.10x25.5x79.9, 2-sty frame dwelling. FORECLOS (Feb 6, 1906). Thos F Donnelly ref to Nelson Smith, Jr. Feb 25. Feb 28, 1907. 9:2515. 6,650
 Woodycrest av, w s, 246.7 s 168th st, 25x79.9x25.5x84.9, 2-sty frame dwelling. FORECLOS (Feb 6, 1906). Thos F Donnelly ref to Nelson Smith, Jr. Feb 25. Feb 28, 1907. 9:2515. 6,600
 Wendover av, No 680, s s, 25.11 w Brook av, 26x75.3x26x75.1, 4-sty brk tenement. Max Jackson et al to Rosa Nathan. Mort \$15,080. Feb 28, 1907. 11:2896. other consid and 100
 Woodycrest av, No 1223, w s, 221.7 s 168th st, 25x84.9x25.5x89.8, 2-sty frame dwelling. FORECLOS (Feb 6, 1907). Thos F Donnelly ref to Francis B Antz, Jr. and Sarah his wife, tenants by entirety. Feb 25. Feb 26, 1907. 9:2515. 6,800
 Washington av, No 2119, w s, 110.5 n 180th st, 75x100, except part for av, 2-sty frame church and vacant. The Archdeaconry of N Y, a corporation to Church of the Advocate. B & S. Mort \$13,000. Dec 31, 1906. Feb 28, 1907. 11:3037. nom
 Washington av, Nos 1445 and 1447, n w cor St Pauls pl, 65.3x 100.5x70.10x100.8, 5-sty brk tenement. Zipkes Construction Co to Rebecca Zipkes. Mort \$70,000. Feb 21. Feb 25, 1907. 11:2902. other consid and 20,000
 Same property. Rebecca Zipkes to Maximilian Zipkes. Mort \$70,000. Feb 21. Feb 25, 1907. 11:2902. other consid and 100
 *Zulette av, s s, 375 e Mapes av, 25x100, Westchester. Martin L Collins et al to Collins-Taylor Realty Co. Mort \$3,400. Feb 15. Feb 21, 1907. other consid and 100
 3d av, Nos 3748 and 3750, e s, 87.4 n St Pauls pl, late Julia st, 40x100, 5-sty brk tenement and store. Solomon M Robinson to Morris Dlugasch. Mort \$47,125. Feb 15. Feb 21, 1907. 11:2927. other consid and 100
 3d av, No 3044, e s, 25 n 156th st, 25x96, 5-sty brk tenement and store. Minnie Kalmus to Louisa Renz. Mort \$17,000. Feb 20. Feb 21, 1907. 9:2364. other consid and 100
 3d av, Nos 2893 to 2897, w s, 65.4 s 151st st, 58.1x72.8x53.8x95, with all title to strip on s 1x—, 1 and 2-sty frame stores. Adelaide H Levy to Anna R Morris. Mort \$16,000. Feb 27. Feb 28, 1907. 9:2374. other consid and 100
 *4th av, w s, and being lot 159 map Wm S Duncan at Williamsbridge. Irving Realty Co to Onofrio Distasio. Mort \$300. Feb 25. Feb 26, 1907. other consid and 100
 Cromwells Creek, all right, title and interest, &c, to have maintained a R R drawbridge, &c, over said creek and also consent to filling in creek from 161st st to w line of R R right of way, &c. Release covenants. Wm W Astor of London, Eng, to The S D & P M R R Co and the N Y C & H R R R Co. lessee. Q C. Sept 13, 1906. Feb 27, 1907. 9:2497. nom
 Gore in block bounded n by 183d st, s by 181st st, e by Aqueduct av and w by Andrews av, begins in c l of block and everywhere 100 distant from each where said c l intersects lands of New York University and Collins P Bliss at point 478.1 s 183d st, runs s 9.7 x w 18.9 x n e 21 to beginning. New York University to Collins P Bliss. March 20, 1905. Feb 28, 1907. 11:3217. other consid and 50
 Interior plot, begins 24.1 e Walton av, and 150 from s e cor Walton av and 181st st, runs e 55.10 x s 31.9 x w 23.7 x n w 51.5 to beginning, contains 1,450 sq ft. Jacob Leitner to Solomon C Bernstein. Feb 25. Feb 26, 1907. 11:3178 and 3179. nom
 Same property. Agreement substituting this property in place of and to release mort, &c, on Walton av, e s, lying n of a line

ment. Release mort. Hamilton Bank of N Y to Louis Burger. Feb 20. Feb 27, 1907. 9:2427. nom
 *White Plains road, e s, 300 n Patterson av, runs e — x s — to road, x n — to beginning, being gore south of lot 63 on estate Joseph Husson at Classons Point. Herman Menaker to Alice L Beach. Feb 18. Feb 26, 1907. other consid and 100
 Walton av, e s, 139 s 181st st, runs s 10.11 x e 24.1 x n w 18.3 x s w 12.7 to beginning, vacant. Release mort. Leah Hecht to Solomon C Bernstein. Feb 25. Feb 26, 1907. 11:3178, 3179. nom
 Same property. Solomon C Bernstein to Jacob Leitner. Jan 23. Feb 26, 1907. 11:3178, 3179. nom
 Walton av, e s, 139 s 181st st, runs s 10.11 x e 24.1 x n w 18.3 x s 12.7 to beginning, contains 234.10 sq ft, vacant. Release mort. Frederick Beck to Solomon C Bernstein. Feb 4. Feb 26, 1907. 11:3178 and 3179. nom
 Webster av, e s, 124 s 183d st, 36x90, vacant. Lucius A Rockwell to Ernest R Grauer. Mort \$3,000. Feb 25. Feb 26, 1907. 11:3030. nom
 Westchester av, No 1109, n w s, 182 n e Prospect av, 20x70.7x 21.3x63.5, 3-sty frame tenement. Arthur H Sanders to Joseph J Beaman. Mort \$7,500. Feb 21. Feb 23, 1907. 10:2690. other consid and 100
 Washington av, n e cor 188th st, 352.11 to s s 189th st x230, 2-sty 188th st stone front dwelling and two 2-sty frame dwellings and vacant. Nellie Brewster to Bernard Heumann. B & S. Feb 19. Feb 21, 1907. 11:3058. 30,000
 Willis av, No 212, e s, 75 n 136th st, 25x75, 5-sty brk tenement, and store. Mort \$14,000.
 Southern Boulevard, No 849, n s, 227.2 e St Anns av, runs n 86.1 x e 5 x n 1.11 x e 20 x s 82.10 to st x w 25.6, 5-sty brk tenement. Mort \$13,000.
 Margarethe B Windhorst to Louis D Koop. Feb 20. Feb 21, 1907. 9:2281, 10:2546. 100
 Same property. Louis D Koop to Margarethe B Windhorst. Mort s as above. Feb 20. Feb 21, 1907. 9:2281, 10:2546. 100
 Willis av, Nos 518 to 524 n e cor 148th st, 72.6x130.9, to n w s Bergen av, No 519 Bergen av x20.3 to 148th st x110.2 to 148th st, No 659 beginning, 2 and 3-sty brk buildings and stores. Richard Siegman to J Clarence Davies. 1/2 part. Mort \$35,000. April 19, 1902. Feb 21, 1907. 9:2293. nom
 Westchester av, Nos 924 and 926, s s, 190.2 w Wales av, runs s 124.11 x s w 30.2 x n w 22.3 x n 131.11 to av x e 45 to beginning, 5-sty brk tenement and store. Max Monfried to Saml Brener. 1/2 part. All title. Mort \$5,500. Jan 4. Feb 23, 1907. 10:2644. other consid and 100
 Woodycrest av, w s, 271.7 s 168th st, 25x74.10x25.5x79.9, 2-sty frame dwelling. FORECLOS (Feb 6, 1906). Thos F Donnelly ref to Nelson Smith, Jr. Feb 25. Feb 28, 1907. 9:2515. 6,650
 Woodycrest av, w s, 246.7 s 168th st, 25x79.9x25.5x84.9, 2-sty frame dwelling. FORECLOS (Feb 6, 1906). Thos F Donnelly ref to Nelson Smith, Jr. Feb 25. Feb 28, 1907. 9:2515. 6,600
 Wendover av, No 680, s s, 25.11 w Brook av, 26x75.3x26x75.1, 4-sty brk tenement. Max Jackson et al to Rosa Nathan. Mort \$15,080. Feb 28, 1907. 11:2896. other consid and 100
 Woodycrest av, No 1223, w s, 221.7 s 168th st, 25x84.9x25.5x89.8, 2-sty frame dwelling. FORECLOS (Feb 6, 1907). Thos F Donnelly ref to Francis B Antz, Jr. and Sarah his wife, tenants by entirety. Feb 25. Feb 26, 1907. 9:2515. 6,800
 Washington av, No 2119, w s, 110.5 n 180th st, 75x100, except part for av, 2-sty frame church and vacant. The Archdeaconry of N Y, a corporation to Church of the Advocate. B & S. Mort \$13,000. Dec 31, 1906. Feb 28, 1907. 11:3037. nom
 Washington av, Nos 1445 and 1447, n w cor St Pauls pl, 65.3x 100.5x70.10x100.8, 5-sty brk tenement. Zipkes Construction Co to Rebecca Zipkes. Mort \$70,000. Feb 21. Feb 25, 1907. 11:2902. other consid and 20,000
 Same property. Rebecca Zipkes to Maximilian Zipkes. Mort \$70,000. Feb 21. Feb 25, 1907. 11:2902. other consid and 100
 *Zulette av, s s, 375 e Mapes av, 25x100, Westchester. Martin L Collins et al to Collins-Taylor Realty Co. Mort \$3,400. Feb 15. Feb 21, 1907. other consid and 100
 3d av, Nos 3748 and 3750, e s, 87.4 n St Pauls pl, late Julia st, 40x100, 5-sty brk tenement and store. Solomon M Robinson to Morris Dlugasch. Mort \$47,125. Feb 15. Feb 21, 1907. 11:2927. other consid and 100
 3d av, No 3044, e s, 25 n 156th st, 25x96, 5-sty brk tenement and store. Minnie Kalmus to Louisa Renz. Mort \$17,000. Feb 20. Feb 21, 1907. 9:2364. other consid and 100
 3d av, Nos 2893 to 2897, w s, 65.4 s 151st st, 58.1x72.8x53.8x95, with all title to strip on s 1x—, 1 and 2-sty frame stores. Adelaide H Levy to Anna R Morris. Mort \$16,000. Feb 27. Feb 28, 1907. 9:2374. other consid and 100
 *4th av, w s, and being lot 159 map Wm S Duncan at Williamsbridge. Irving Realty Co to Onofrio Distasio. Mort \$300. Feb 25. Feb 26, 1907. other consid and 100
 Cromwells Creek, all right, title and interest, &c, to have maintained a R R drawbridge, &c, over said creek and also consent to filling in creek from 161st st to w line of R R right of way, &c. Release covenants. Wm W Astor of London, Eng, to The S D & P M R R Co and the N Y C & H R R R Co. lessee. Q C. Sept 13, 1906. Feb 27, 1907. 9:2497. nom
 Gore in block bounded n by 183d st, s by 181st st, e by Aqueduct av and w by Andrews av, begins in c l of block and everywhere 100 distant from each where said c l intersects lands of New York University and Collins P Bliss at point 478.1 s 183d st, runs s 9.7 x w 18.9 x n e 21 to beginning. New York University to Collins P Bliss. March 20, 1905. Feb 28, 1907. 11:3217. other consid and 50
 Interior plot, begins 24.1 e Walton av, and 150 from s e cor Walton av and 181st st, runs e 55.10 x s 31.9 x w 23.7 x n w 51.5 to beginning, contains 1,450 sq ft. Jacob Leitner to Solomon C Bernstein. Feb 25. Feb 26, 1907. 11:3178 and 3179. nom
 Same property. Agreement substituting this property in place of and to release mort, &c, on Walton av, e s, lying n of a line

MAPLEDORAM & CO. REAL ESTATE BROKERS

Bay Ridge Property Our Specialty

Fifth Ave. and 79th St., Brooklyn, N. Y. Telephone, 724 Bay Ridge

Branch Office: Bay Ridge Ave., cor. Fort Hamilton Ave.

150 s 181st st. —x— (see Walton av). Solomon C Bernstein with Frederick Beck. Feb 25. Feb 26, 1907. 11:3178 and 3179. nom
Lots 14—4 and 14—4½ block 3017 section 11 tax map. Consent to Rapid Transit R R route No 19 by Wm W Astor, Chas A Peabody att'y. Dec 15, 1906. Rerecorded from Feb 11, 1907. Feb 25, 1907. 11:3017.
*Lots 19 and 20 map (No 1131B of) 113 lots of Baychester Realty Co. Baychester Realty Co to Frederick Jackson. Mort \$—, Feb 21, 1907. other consid and 100
McCombs Dam Park, s s, being the n line of Cromwells Creek at n e s of right of way of the Spuyten Duyvil & Port Morris Branch of the N Y C & H R R R Co, runs s e along n e s of said R R — to s s of said creek, x w — to s w s said R R, x n — to n s of said creek, x e — to beginning. The City of New York to N Y C & H R R R Co. All title. Q C, &c. Aug 30, 1906. Feb 27, 1907. 9:2497. nom
Plot at Spuyten Duyvil, begins 180 s e Spuyten Duyvil Parkway and on s e line property of Orleans Longacre at point 180 s w 227th st, runs n w 90 x s w 70 x s e 90 x n e 70 to beginning. Orleans Longacre and Rachel B his wife to Estate of Isaac G Johnson, a corporation. Dec 13, 1906. Feb 21, 1907. 13:3407. nom
*Plot begins at line between lands 1st and 2d parts at n line lot 1 on map 63 lots property Herman Menaker and being parts of lots 23 and 25 on map Classons Point, runs e to point 100 e Underhill av, x n — x w — to beginning and being part lot A map 126 lots of Hudson P Rose, map No 1108a. Herman Menaker to Fridolin Weber. Feb 18. Feb 26, 1907. other consid and 100

Mott st, Nos 308 to 316, all. Jacob Paskusz to Rocco Cavallo; 5 years, from May 1, 1907. Feb 28, 1907. 2:521... 12,000
MacDougal st, No 125. Assign lease. Antonio Rendina and ano to George Kienzle. Feb 20. Feb 28, 1907. 2:543... nom
Same property. Re-assign lease. George Kienzle to Antonio Rendina and ano. Feb 28, 1907. 2:543... nom
McDougal st, No 125, n w cor 3d st, all. E Francis Hillenbrand to Antonio Rendina and ano; 4 9-12 years, from Jan 1, 1907. Feb 27, 1907. 2:543... 2,100 and 2,160
Norfolk st, No 179, basement, &c. Morris Levin to Paul Hornstein et al; 1 year, from May 1, 1907 (1 year renewal at \$240). Feb 26, 1907. 2:355... 180
Orchard st, No 23. Surrender lease. Fishel Foskowitz to Israel D Shlachetzki. Jan 23. Feb 26, 1907. 1:299... nom
Orchard st, No 185, all. Morris Wekselblatt to Beekie Rauch; 3 2-12 years, from Mar 1, 1907. Feb 26, 1907. 2:417... 4,200
Rivington st, n e cor Columbia st, corner store, &c. Samuel Levy and ano to John Woelfel and ano; 5 years, from May 1, 1906. Feb 25, 1907. 2:334... 1,380
Stanton st, No 99, 8 rooms on 1st floor above the stoop. Rosa Cohn to Jacob Levien; 2 8-12 years, from Sept 1, 1905. (2 yrs renewal at \$660). Feb 27, 1907. 2:411... 600
Stanton st, No 263. Surrender lease. Bessie Giller to Elias Senft. Oct 29, 1906. Feb 28, 1907. 2:334... nom
Thompson st, No 240, e s, 90 n 3d st, 19x47.10. Leasehold. John Trunk to Joseph Frey. B & S. All liens. Nov 21, 1902. Feb 28, 1907. 2:538... 3,000
University pl, No 116, all. Frederick D Fricke to John Bittner; 4 years, from Jan 1, 1910. Feb 27, 1907. 2:570... 6,500
Same property. Assign lease dated Aug 27, 1903. John Bittner, to John Clebank and Fredk Hasenbeck. Sept 28, 1903. Feb 27, 1907. 2:570... nom
Same property. Assign lease dated Oct 24, 1889. Same to same. Sept 28, 1903. Feb 27, 1907. 2:570... nom
Same property. Assign lease dated Aug 27, 1903. John Clebank to same. ½ part. Dec 19, 1904. Feb 27, 1907. 2:570... nom
Same property. Assign lease dated Oct 24, 1889. Same to same. ½ part. Dec 19, 1904. Feb 27, 1907. 2:570... nom
Willett st, No 70, 5-sty building. Rzeszower Verbruederungs Verein to Charles Samuel; 5 years, from Oct 1, 1906. Feb 27, 1907. 2:338... 2,050
Water st, Nos 27 and 29, ground floor, also 3d loft. David C Andrews to Chas E Armstrong; 3 years, from May 1, 1907. Feb 21, 1907. 1:7... 720 to 744
Warren st, No 69, all. Morton Trust Co and ano as TRUSTEES estate John A McGaw to John W Buckley; 5 years, from May 1, 1907. Feb 21, 1907. 1:132... 2,940
West st, No 231, all. Thomas Newbold EXR Mary E Newbold to James F Crotty; 3 years, from May 1, 1907. Feb 21, 1907. 1:186... 1,600
Warren st, No 74, all. Elbridge T Gerry to Webster C Estes; from May 1, 1907, to May 1, 1917. Feb 26, 1907. 1:137... 4,000 and 4,200
Warren st, No 45. Assign lease. Wm Ferris to Louis Davis, Brooklyn. Feb 28, 1907. 1:133... other consid and 100
Same property. Consent to assign lease. The Rector, &c. of Trinity Church to Wm Ferris. Jan 29. Feb 28, 1907. 1:33...
West st, No 128, all. Henry Ehlers to Fredk H Mueller; 5 yrs, from May 1, 1907. Feb 28, 1907. 1:82... 2,880
3d st, No 233 East, store, &c. Frank Krusches and ano to Abraham Weinfeld; 2 years, from May 1, 1907. Feb 26, 1907. 2:386... 1,200
3d st, Nos 353 and 355 East, all. Morris Wangrow to Max Garfinkel; 3 years, from April 1, 1906. Feb 23, 1907. 2:357... 5,000
10th st, No 456 East. Surrender lease. Samuel Riegelhaupt and ano to Henry Dorb. Feb 25, 1907. 2:366... nom
11th st, No 504 East, west store. Rubin Satinstein and ano to Mariano Gaimo; 3 2-12 years, from Mar 1, 1907. Feb 26, 1907. 2:404... 384
13th st, Nos 643 and 645 East, all. Meyer Hurwitz and ano to Wolf Schipper and ano; 3 years, from Oct 1, 1906. Feb 27, 1907. 2:396... 6,400
14th st, No 404 East, fifth loft. Henry Fuldner to Nic Liesenbein; 3 years, from May 1, 1907. Feb 25, 1907. 2:455... 1,500
16th st, No 18 East. Consent to assign lease. TRUSTEES of Columbia College in City N Y to Joseph Simon, Morris Ragovin and Morris Goldstein. June 28, 1905. Feb 26, 1907. 3:843...
18th st, No 417 East, ground floor. Moses Schaffer to Benedetto Sottile; 3 years, from May 1, 1907. Feb 26, 1907. 3:950... 660
18th st, No 30 West, basement and part cellar. Bernhard Schaeffel to Paul Mueller; 3 2-12 years, from Feb 15, 1907. Feb 27, 1907. 3:819... 1,800
Same property. Bill of sale and assign lease. Ferdinand Wieboldt to Bernhard Schaeffel. All title. Feb 20. Feb 27, 1907. 3:819... nom
18th st, No 30 West, basement and cellar. Hermine Schuenemann to Nicholas H Engelke; 4 4-12 years, from Jan 1, 1906. Feb 27, 1907. 3:819... 1,500
Same property. Assign lease. Nicholas H Engelke to Ferdinand Wieboldt. All title. Mar 5, 1906. Feb 27, 1907. 3:819... nom
28th st, No 445, n w s, 200 s e 10th av, 25x98.9. Consent to assign lease. Marie M I de Courval to Spencer L Hillier. July 10, 1906. Feb 26, 1907. 3:726...
32d st, Nos 306 and 308 East, store, basement and three rooms. Barnett Levy to Henry Braash; 3 years, from April 1, 1906. Feb 28, 1907. 3:937... 600
33d st, No 120 West. Cancellation of lease. Isidor J Pocher to Mary J McDonald. Feb 27. Feb 28, 1907. 3:808... other consid and 100
34th st, No 267 West. Cancellation of lease. Mary E Keeley with Fritz and Charles Ehrhardt. Feb 20. Feb 23, 1907. 3:784...
39th st, No 30 West, 1st, 2d and 3d floors above store floor. Arthur S Lewis to Jennie M Bodensiek; 9 11-12 years, from June 1, 1907. Feb 27, 1907. 3:840... 5,000 to 7,000
39th st, No 13, n s, 301.8 w 5th av, 20.10x98.9. Assign lease. Bernard Zeller to Samuel Goldberg, Jr. ½ part. Feb 11. Feb 21, 1907. 3:841... nom
Same property. Consent to assign lease. Louis W Morrison et al to Bernard Zeller. ½ part. Feb 19. Feb 21, 1907. 3:841...
40th st, Nos 231 to 235 West, all. Minnie E Hurst to Automobile Depot, a corporation; 10 years, from June 1, 1905. Feb 21, 1907. 4:1012... 6,750

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.)

February 21, 23, 25, 26, 27, 28.

BOROUGH OF MANHATTAN.

Allen st, Nos 201 and 203, north store. W Bohland and ano to L Berkovitz and ano; 3 years, from Jan 1, 1907. Feb 21, 1907. 2:417... 432
Broome st, No 252, store, &c. Abraham Rosenthal to Samuel Tischler and ano; 4 9-12 years, from March 1, 1907. Feb 25, 1907. 2:409... 1,200
Bleecker st, Nos 323 and 325, all. Herman Forman and ano to Agostino DeLeo; 5 years, from Mar 1, 1907. Feb 28, 1907. 2:591... 4,800
Broome st, Nos 127 and 131, east store. Adolph Shapiro and ano to Joseph Wepner; 3 years, from May 1, 1907. Feb 21, 1907. 2:341... 600
Delancey st, No 304, n e cor Lewis st, store. Henry Albers to Geo C Goldstein; 5 years, from May 1, 1907. Feb 27, 1907. 2:328... 600 and 660
Division st, No 243, 2d floor. Moris Goldstein to Michiel Wischlinsky; 3 years, from Mar 1, 1907. Feb 26, 1907. 1:286... 336
Division st, Nos 118 and 120, corner store and two basements. Israel Block to David Hurwitz and ano; 1 year, from May 1, 1907. Feb 26, 1907. 1:294... 1,900 and 2,100
Division st, No 65. Assign lease. Max Rothstein to Samuel Solomon. Aug 29, 1905. Feb 25, 1907. 1:282... nom
Eldridge st, Nos 54 and 56, center basement. Witty Bros to Simon Salamon; 4½ years, from May 1, 1905. Feb 25, 1907. 1:300... 120
Elizabeth st n e cor Houston st, 71.11x20, all. Nicola Sar-Houston st, No 74, conl to Ciro Lo Pinto; from Sept 1, 1906, to Aug 31, 1911. Feb 21, 1907. 2:521... 6,300
Franklin st, Nos 210 and 212 all. Wm S Skidmore to Albert Seligman & Co; 3 years, from May 1, 1907. Feb 28, 1907. 1:185... 3,600
Grand st, Nos 420 and 422, east store, &c. Mayer Rabiner et al to Max N Maisel; 4 5-12 years, from Dec 1, 1906. Feb 26, 1907. 2:346... 1,200 to 1,500
Grand st, No 292½, all. Max Fertig to Bertha Lehman; 5 years, from May 1, 1907. Feb 25, 1907. 2:413... per month, 154.17 and 158.33
Grand st, No 292, all. Max Fertig to Simon Cohen; 5 years, from May 1, 1907. Feb 23, 1907. 2:413... 1,849.04 and 1,899.96
Greenwich st, Nos 408 and 410, n w cor Hubert st, corner store and store adj on n. Isaac Meister et al to Thomas Linskey; 5 years, from April 1, 1907. Feb 27, 1907. 1:217... 1,620
Hester st, No 84, store. Kallman Cohen to David and Samuel Pollock; 3 years, from May 1, 1907. Feb 21, 1907. 1:300... 1,320
Houston st, Nos 159 and 161 East, — s, 43 w Allen st, store. W Bohland and ano to Edward Braunstein; 3 years, from Jan 15, 1907. Feb 21, 1907. 2:417... 960
Harrison st, No 43, s s, 141.6 e West st, 22.6x87.8x22.6x87.6. Assign lease. Thos G and Walter R Patten to Ida C Stege, Brooklyn. Feb 27. Feb 28, 1907. 1:182... other consid and 100
Harrison st, No 45, s s, 119 e West st, 22.6x87.6x22.6x87.4. Assign lease. Thos G and Walter R Patten to Ida C Stege, Brooklyn. Feb 27. Feb 28, 1907. 1:182... other consid and 100
Henry st, No 184, front and rear of the stoop. Congregation Zemach Zedak Nussach Huary to The Congregation Anshei Babriorsk; 1 year, from May 1, 1907; 2 years renewal. Feb 25, 1907. 1:270... 420
Houston st, No 346 East. Assign lease. Hyman Thirschnoel to Jacob Schwartz. Feb 25, 1900 (?) or 1907. 2:384... nom
Houston st, No 292 East, store. Nathan Wegler to Morris Bergman and ano; 5 years, from May 1, 1907. Feb 26, 1907. 2:397... 1,500 and 1,800
Lewis st, No 113. Surrender lease. Jacob Glaser to Charles Wolf. Feb 26, Feb 27, 1907. 2:330... 557
Laight st, Nos 38 to 44, all. Wm H Russell to Bowling Green Warehousing Co; 10 years, from May 1, 1907. Feb 25, 1907. 1:220... 13,500 and 14,000
Monroe st, No 268. Surrender lease. Harry Last to Alex A Tausky. Feb 4. Feb 25, 1907. 1:261... other consid and 100

DENNIS G. BRUSSEL ELECTRIC WIRING AND APPARATUS

The Brussel Method of electric light and power wiring secures to the owner an absolute guarantee against any defects.

Interior Telephones, Pumps, Elevators Installed
15 West 29th Street, N. Y.

Same property. Assign lease. Automobile Depot, a corporation, to N Y Motor Car Co. Oct 8, 1906. Feb 21, 1907. 4:1012.....nom

Same property. Consent to assign lease. Minnie E Hurst to Automobile Depot, a corporation. Oct 12, 1906. Feb 21, 1907. 4:1012.....

40th st, No 220 West. Surrender lease. Fannie Eisfeld with Lena Hyman and ano. Nov 22. Feb 23, 1907. 3:789.....nom

41st st, No 343 East. Surrender lease. Isaac Stanislawsky to George Strause. All title. Feb 6. Feb 26, 1907. 5:1334.....nom

42d st, No 450 West, all. Louis Michaelis to Henry W Mehrrens and ano; 10 years, from Aug 1, 1907. Feb 25, 1907. 4:1051.2,280

Same property. Assign lease. Henry W Mehrrens and ano to The Hudson County Consumers Brewing Co. Feb 20. Feb 25, 1907. 4:1051.....nom

59th st, n s, 253 w Broadway, old line, 22x100.5, all. Rosalie A Oakley to Ely J Rieser; 10 years, from Feb 1, 1907; 11 years renewal at \$2,000. Feb 28, 1907. 4:1112. taxes, &c, and 1,500

77th st, No 247 East, all. Samuel L Hines to Adolph Wolkiser; 2 years, from Jan 15, 1907. Feb 21, 1907. 5:1432. 2,825 and 2,875

78th st, No 266 East, all. Fredk Lang to Bertha Bower; 3 years, from March 15, 1907. Feb 23, 1907. 5:1432.....\$40

83d st, No 225 West, n s, 225 w Amsterdam av, 25x102.2, all. Caroline M Flower to Anna Quinn; 5 2-12 years, from Mar 1, 1907. Feb 27, 1907. 5:1529.....3,192

84th st, No 320 West, 4th west apartment. A Gordon & Bro to Jules Farnan; 3 years, from Oct 1, 1906. Feb 27, 1907. 4:1245.1,350 to 1,450

92d st, Nos 405 and 407 East, all. Morris W Levine to Benjamin Shapiro; 3 years, from Mar 1, 1907. Feb 27, 1907. 5:1572.5,000

92d st, Nos 316 and 318 East, all. Louis Safir to Heiman Weinstein and ano; from Mar 1, 1907, to Dec 31, 1909. Feb 26, 1907. 5:1554.....6,480

103d st, Nos 122 to 126 East, all. Albert R Klein to Joseph A Goldfield; 2 years, from Mar 1, 1907; 1 year renewal. Feb 28, 1907. 6:1630.....1,920

109th st, n s, 93.10 or 103.10 w Central Park West, 91.7x— to 110th st, all. Aero Realty Co to Parkway Garage Co; 4½ years, from Jan 15, 1907. Feb 25, 1907. 7:1845.....6,500 to 7,500

113th st, No 102 East, east store, &c. Eliza Schwarz to Samuel Stein; 5 years, from May 1, 1907. Feb 25, 1907. 6:1640.....600

125th st, Nos 120 and 122, s s, 250 w Lenox av, 50x100.11, all. John J Freedman to Annie Piser; 24 years, from May 1, 1907. Feb 28, 1907. 7:1909.....taxes, &c, and \$10,000 to \$20,000

125th st, No 72 West, 1st floor. Harry Levey to Mar Why, Lowe Wah and Lewis K Wall; 3 years, from Feb 1, 1907. Feb 26, 1907. 6:1722.....960 and 1,086

130th st, No 116 East. Assign lease. Ernest H McLaughlin to Davies J Marshall. Feb 27. Feb 28, 1907. 6:1778.....nom

Same property. Re-assign lease. Davies J Marshall to Ernest H McLaughlin. Feb 28, 1907. 6:1778.....nom

130th st, No 116 East, store, &c. E E Woods to Ernest H McLaughlin; 2 years, from March 1, 1907 1 year extension. Feb 28, 1907. 6:1778.....540 and 600

Amsterdam av, No 603, store. Ferd H Stellhorn to Nicholas M Cioffredi; 3 years, from Oct 1, 1906. Feb 25, 1907. 4:1220.....600

Amsterdam av, No 2153, store. Kleinfeld & Engelsberg to Frank Damiani; 2 7-12 years, from Oct 1, 1906. Feb 26, 1907. 8:2111.360

Av A, No 258, s e cor 16th st, store, &c. Adolph Danziger to Adolph H Engel; from Feb 1, 1907, to May 1, 1912. Feb 27, 1907. 3:973.....1,020

Bowery, No 342, south ½ of house. Sarah A Barnum to Harry Friedman; 5 years, from May 1, 1907. Feb 27, 1907. 2:530.1,020 to 1,140

Bowery, No 101, first, second, third and fourth lofts. Samuel Goldberg to Abraham Lercher; 3 years, from May 1, 1907. Feb 25, 1907. 1:304.....2,600

Broadway, n w cor 27th st. Extension of lease for 10 years, from May 1, 1916. Improved Property Holding Co of N Y to Burnham & Phillips, a corporation. Jan 9. Feb 25, 1907. 3:829.....nom

Broadway, No 1823. Assign lease. Julius M Rieser to Ely J Rieser. Mar 30, 1906. Feb 27, 1907. 4:1112.....nom

Broadway, Nos 395 to 399, basement. General Realty Co to Albert Grove; 3 years, from Feb 1, 1907. Feb 21, 1907. 1:193.....2,500

Lenox av, n e cor 125th st, runs e 85 x n 99.11 x w 25 x s 25.1 x w 60 to av, x s 74.10 to beginning. Assign lease. Harry Levey to John J Mooney and Wm F Norton. Feb 8. Feb 26, 1907. 6:1723.....nom

Lexington av, No 1897, corner store, &c. Louis Meyer Realty Co to James Flanagan; 5 years, from Mar 1, 1907. Feb 26, 1907. 6:1767.....1,200

Madison av, No 150, s w cor 24.9x94.8, all. Seth S Terry to A 32d st, No 22 East. H Davenport Co; 12 years, from May 1, 1907. Feb 27, 1907. 3:861.....taxes, &c, and 10,000

West Broadway, No 546. Assign lease. Joseph Bougnet to John D Haase. Feb 20. Feb 25, 1907. 2:537.....nom

Same property. Re-assign lease. John D Haase to Joseph Bougnet. Feb 23. Feb 25, 1907. 2:537.....nom

West Broadway, No 546, front building. Mary M Stewart to Joseph Bouquet; 5 years, from May 1, 1906. Feb 21, 1907. 2:537.....1,600

1st av, No 77, all. Louis Haims to Joseph Finkelstein; 5 years, from Mar 1, 1907. Feb 27, 1907. 2:446.....3 108

1st av, No 1664, store, &c. Martha H Hoffmann to Moritz Oestreicher; 5 years, from May 1, 1907. Feb 27, 1907. 5:1566.900 to 1,200

1st av, No 169, front house. Franz Alter to Hermann Steurer; 5 2-12 years, from Mar 1, 1907. Feb 21, 1907. 2:452.....1,620

Same property. Assign lease. Hermann Steurer to The Ebling Brewing Co. Feb 21, 1907. 2:452.....nom

1st av, No 17, all. Philip Bauer to Ben Kaplan; 10 years, from March 1, 1907. Feb 28, 1907. 2:443.....1,080

1st av, n w cor 73d st, corner store, &c. Cohn & Baumann to John Nadvornik; 3 years, from May 1, 1907. Feb 25, 1907. 5:1448.....1,200

Same property. Assign lease. John Nadvornik to Wm Bobek. Feb 25, 1907. 5:1448.....nom

1st av, No 2012, basement. Jacob Wang to Louis Labart; 3 2-12 years, from Mar 1, 1906. Feb 26, 1907. 6:1697.....300

2d av, Nos 1640 and 1642, store north of corner store. Samuel D Davis to Benjamin Meyer; 2 years, from May 1, 1907. Feb 25, 1907. 5:1548.....720

2d av, No 86, store and basement and second floor. Margt S Heydt to Fritz Freedman; 3 years, from May 1, 1907. Feb 28, 1907. 2:446.....2,504

2d av, Nos 2188 and 2190, all. Joseph Faggele to Antonio Buto; 5 years, from March 1, 1907. Feb 23, 1907. 6:1684.....6,500

2d av, No 205. Surrender lease. Nathan Blank to Bernard Rosens. Jan 10. Feb 21, 1907. 2:468.....nom

2d av, No 1105. Assign lease. Simon Buch and ano to Annie Stern and ano. Feb 19. Feb 21, 1907. 5:1332.....nom

3d av, No 2110, 4-sty building. Charlotte Hagmayer to Isaac Morris and ano; 10 years, from May 1, 1907. Feb 21, 1907. 6:1643.....2,700

3d av, Nos 1353 and 1355, e s, two 2-sty buildings.....

77th st, No 201 East, store floor.....

John W Siefke and ano to James R Keane & Co; 10 years, from May 1, 1907. Feb 21, 1907. 5:1432.....3,800

3d av, No 1357, all. Adaline S Connelly to James R Keane; 10 years, from May 1, 1907. Feb 21, 1907. 5:1432.....1,600

3d av, No 1351, all. Herman Siefke to James R Keane & Co; 10 years, from May 1, 1907. Feb 21, 1907. 5:1432.....1,700

3d av, No 2282 | n w cor 2d floor. James Lucas to Chas B 124th st, No 183 East | Schaidner; 5 years, from May 1, 1907. Feb 21, 1907. 6:1773.....1,200

3d av, No 1286, store. Gottlieb M Karpas to David and Isidor Steinberg, firm Steinberg & Bros; 2 1-12 years, from April 1, 1907. Feb 23, 1907. 5:1408.....780

3d av, No 1105, south store, &c. Julius Schweitzer to Harry Gruber; 3 years, from May 1, 1907. Feb 25, 1907. 5:1419.....690

3d av, No 299, s e cor 23d st, ——. Assign lease. Frank Tiernan to De Witt C Flanagan and ano as TRUSTEES. Jan 13, 1904. Rerecorded from June 21, 1904. Feb 23, 1907. 3:903.7,500

Same property. Re-assign lease. De Witt C Flanagan and ano as TRUSTEES to Frank Tiernan. All title. Jan 24. Feb 23, 1907. 3:903.....nom

3d av, No 381, all. George Giebelhaus to Charles Schade; 5 years, from March 1, 1907. Feb 25, 1907. 3:908.....1,700

3d av, No 535, all. Samuel Rosenberg AGENT for Emanuel W Gardner to Abraham Goldberg; 3 years, from Nov 1, 1906. Feb 26, 1907. 3:916.....5,000

5th av, No 527, corner 44th st, first floor and basement. Forty-fourth Street and Fifth Avenue Building Corporation to The Night and Day Bank, a corporation; 5 years, from May 1, 1906, (with renewals until 1953 at \$40,000 and as per agreement at a sum not less than \$50,000). Feb 28, 1907. 5:1278. 25,000 to 40,000

6th av, No 395, all. Joseph S Rich agent to Carl and Oscar Oestreicher. Agreement as to extension of lease for 1 year, from May 1, 1911. Feb 25, 1907. 3:800.....nom

6th av, No 815. Surrender lease. Kath L Knobloch et al EXRS, &c. George Mundorf to Maurice M McCormick. Feb 27. Feb 28, 1907. 4:999.....nom

6th av, No 815, n w cor 46th st, 25x48, with alley in rear, 5x25, all. Kath L Knobloch et al EXRS George Mundorf to Michael J and Dominick J Gilhuly; 13 2-12 years, from March 1, 1907. Feb 28, 1907. 4:999.....3,500 and 5,000

7th av, No 727, e s, 75.4 n 48th st, 25x100, all. Wm H Hussey and ano, firm Wm H Hussey & Son to Harold E Stanford; 15 years, from July 1, 1907. Feb 21, 1907. 4:1001.....6,000 to 7,500

7th av, No 2102, store adjoining on north the corner store. United Merchants Realty & Improvement Co to Rose B Finlay; from March 1, 1907, to Oct 1, 1911. Feb 28; 1907. 7:1931.....1,800

8th av, No 2733, south store floor, &c. Bertha Rimpler to John Sundermann; 3 years, from May 1, 1907. Feb 28, 1907. 7:2045.....900

8th av, No 2733, north half of ground floor. Bertha Rimpler to Abraham Wendel; 3 years, from May 1, 1907. Feb 28, 1907. 7:2045.....780

8th av, Nos 2593 and 2595. Surrender and satisfaction of lease. Joseph Shenk to Moritz L and Carl Ernst. Feb 20. Feb 25, 1907. 7:2041.....other consid and 650

8th av, Nos 2597 and 2599. Surrender and satisfaction of lease. Joseph Shenk to Moritz L and Carl Ernst. Feb 20. Feb 25, 1907. 7:2041.....other consid and 650

8th av, No 877, store, &c. Kasper Fausner to Philip Greenfeld; 3 years, from April 1, 1907. Feb 23, 1907. 4:1043.....1,500

9th av, No 122, s e cor 18th st. Assign lease. Michael Sherry to John C Foley. Feb 18. Feb 21, 1907. 3:741.....nom

10th av, Nos 571 and 573, store and basement. City and Suburban Homes Co to Max Hollander; 2 years, from May 1, 1908; (10 years renewal at \$2,400). Feb 27, 1907. 4:1070.....2,200

Same property. Same to Chas A Wittmack; 3 years, from May 1, 1905. Feb 27, 1907. 4:1070.....1,800 and 2,000

Same property. Assign lease. Chas A Wittmack to Constantin Delin. All title. Aug 9, 1904. Feb 27, 1907. 4:1070.....nom

11th av, No 692, store, &c. Catharine M E Hildebrand to Geo J Schuster; 2 years, from May 1, 1906. Feb 21, 1907. 4:1078.324

Bulkhead between 6th and 7th sts, East River, also strip of up-land, 30x188, adjoining above. Nesmith & Constantine Co to Solomons Independent Consumers Ice Co; 3 1-12 years, from April 1, 1907. Feb 25, 1907. 2:362.....2,400

BOROUGH OF THE BRONX.

Elton av, No 804, n e cor 158th st, store. Simon Hutter to John Scharf and ano; 5 years, from May 1, 1907. Feb 28, 1907. 9:2380.....660 to 780

*Morris Park av, s w cor Victor st, store, &c. Ike Mavers to Daniel Benovic; 5 years, from March 1, 1907. Feb 28, 1907.480 to 720

Prospect av, No 1422, store. Ernest C H Bauer to Philipp Schnur; 10 years, from Mar 1, 1907. Feb 27, 1907. 11:2963.....900 and 1,200

Prospect av, No 1422. Assign lease. Philipp Schnur to Davies J Marshall. Feb 27. Feb 28, 1907. 11:2963.....nom

Same property. Re-assign lease. Davies J Marshall to Philipp Schnur. Feb 28, 1907. 11:2963.....nom

St Anns av, No 105. Assign lease. Esther Finnegan to George Kienzle. Feb 27. Feb 28, 1907. 9:2260.....nom

KING'S WINDSOR CEMENT

For Plastering Walls and Ceilings

Elastic in its nature, can be applied with 25 per cent. less labor and has 12½ per cent. more covering capacity than any other similar material
J. B. KING & CO., No. 1 Broadway, New York

Same property. Re-assign lease. George Kienzle to Esther Finnegan. Feb 28, 1907. 9:2260.....nom
 St Anns av, n w cor 132d st, store, &c. Frank B Walker to Esther Finnegan; 5 years, from Jan 1, 1907. Feb 27, 1907. 10:2260. 360 to 840
 Southern Boulevard, s w cor 136th st. Assigns lease, chattels, &c. Wm H Wismann to Chas R Wismann. All title. Feb 21, 1907. 10:2564.....nom
 Southern Boulevard, s w cor 136th st. Assign lease. Charles R Wiemann to John D Haase. Feb 21. Feb 25, 1907. 10:2564.nom
 Same property. Re-assign lease. John D Haase to Charles R Wiemann. Feb 23. Feb 25, 1907. 10:2564.....nom
 *White Plains av, n e cor 214th st, store, basement and three rooms above store. Rachela Bilotta to James De Carlo; 3 yrs, from Feb 1, 1907. Feb 26, 1907..... 600 and 660
 3d av, No 3315, store, &c. Mary Pape to Gustave Wolf; 5 yrs, from May 1, 1907. Feb 26, 1907. 9:2369..... 960 to 1,200
 3d av, No 3455, all. Mary A Brown to Frank Liss; 5 years, from May 1, 1907. Feb 26, 1907. 9:2372..... 1,200 to 1,500
 3d av, Nos 2551 to 2555. Assign lease. Wm R Ehler to John E Heins. All title. Feb 26, 1907. 9:2333..... nom
 3d av, No 3221, south store. Robt H Bergman to Max Barish; 3 years, from Feb 1, 1907. Feb 21, 1907. 9:2367..... 780 to 900
 3d av, e s, 167 s 163d st, n ½ of 1st or store floor. Anthony Cuneo to Nicolano Amusement Co; 5 years, from April 1, 1907. Feb 27, 1907. 10:2620..... 2,250 to 2,650
 5th av, No 1354, south store. Ludwig Traube to Frank Lombardo; 3 years, from Oct 1, 1907. Feb 26, 1907. 6:1596 or 1576.....780
 6th av, No 852. Assign lease. Patrick Killen to Michl McKenna. Feb 26, 1907. 5:1264..... nom
 10th av, No 632, south store, &c. Martin Kearney to Moses Brown; 5 years, from Sept 1, 1906. Feb 26, 1907. 4:1054..... 432
 *Right of way and use of dock from Pottery buildings to Westchester creek. Release of above right of way under lease and substitution of another right of way to said creek over an 100 ft strip, use of dock, &c. The Unionport Pottery Co with Gustavus and Edward Robitzek, firm G Robitzek & Bro. Feb 7. Feb 21, 1907..... nom

Bourg, Hattie V to James Barrett. 15th st, No 251, n s, 193.7 e 8th av, 25x103.3. P M. Feb 28, 1907, 5 years, 5%. 3:765. 17,000
 Bachman, Alfred C to TITLE GUARANTEE & TRUST CO. Lenox av, n w cor 116th st, 100.11x200. Feb 25, due, &c, as per bond. Feb 26, 1907. 7:1901. 275,000
 Bachman, Alfred C to Pringle Memorial Home, a corpn. 12th st, Nos 71 to 77, n s, 102 e 6th av, 87.6x103.3. P M. Feb 25, due, &c, as per bond. Feb 26, 1907. 2:576. 80,000
 Brothers, Minnie to EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S. 61st st, No 112, s s, 117.6 e Park av, 18.6x100.5. Feb 26, due June 1, 1910, 4½%. Feb 28, 1907. 5:1395. 5,000
 Bren, Jacob to Max Lieber. 82d st, Nos 526 and 528, s s, 264.2 w Av B, 33.4x102.2. P M. Prior mort \$42,000. Feb 28, 1907, 3 years, 6%. 5:1578. 2,000
 Bopp, Emma wife of and Bernhard to Philip E Weber and ano. 2d av, No 2030, e s, 75.11 n 104th st, 25x75. Feb 28, 1907, due July 1, 1910, 4½%. 6:1676. 11,000
 Boye, Paul to Marion Cutting. 82d st, No 236, s s, 177.10 w 2d av, 25.5x102.2. Feb 27, 1907, 5 years, 4½%. 5:1527. 17,000
 Brummer, Isaac to Stephen Duncan. 102d st, No 304, s s, 125 e 2d av, 25x100.11. Feb 26, 5 years, 5%. Feb 27, 1907. 6:1673. 17,000
 Same to Gates Hamburger. Same property. Prior mort \$17,000. Feb 26, 3 years, —. Feb 27, 1907. 6:1673. 4,000
 Bloomfield, Beni F indiv and as trustee Adaline M Bloomfield, of Saratoga Springs, N Y, with Augusta E Adair. 34th st, No 257, n s, 170.10 e 8th av, 22.11x98.9. Agreement as to annuity of \$2,400. Feb 26. Feb 27, 1907. 3:784. nom
 Bohemian Realty Co to LAWYERS TITLE INSURANCE & TRUST Co. 74th st, No 326, s s, 225 e 2d av, 25x102.2. Feb 27, 1907, 5 years, 5%. 5:1448. 17,000
 Bachman, Alfred C to Pringle Memorial Home, a corporation. 12th st, Nos 59 to 63, n s, 239.7 e 6th av, runs n 103.3 x e 58.5 x s 103.3 to st, x w 58.5. P M. Feb 25, due, &c, as per bond. Feb 26, 1907. 2:576. 63,000
 Berliner, Julius, Brooklyn, and Max Greenberg to Century Mortgage Co. 1st av, No 1944, e s, 63.5 n 100th st, 37.6x100. Feb 26, 1907. 3 years, 5%. 6:1694. 32,000
 Bamonte, Felix and Vincenzo Zito to Wm R Wilder et al trustees John Baird. 75th st, No 232, s s, 219.4 w 2d av, 20.1x 102.2. Feb 25, 1907, due June 1, 1910, 5%. 5:1429. 10,000
 Same and Isaac Miller and Abraham Minkowsky with same. Same property. Subordination agreement. Feb 20. Feb 25, 1907. 5:1429. nom
 Ballin, Sarah to GREENWICH SAVINGS BANK. 25th st, Nos 226 and 228, s s, 250 w 7th av, 2 lots, each 25x117.6. 2 morts, each \$25,000. Feb 25, 1907, 5 years, 4½%. 3:774. 50,000
 Bingham, Margt A wife James M to Beni B Johnston. 77th st, No 112, s s, 121 w Columbus av, 20x102.2. Feb 25, 1907, 3 years, 5%. 4:1148. 20,000
 Blumberg, Samuel to Theo Wolf. Division st, Nos 49 and 49½, s's, abt 118 w Market st, 25x68. P M. Feb 21, 5 years, 5%. Feb 23, 1907. 1:281. 19,000
 Briganti, Michele to Robert L Wensley and ano. Mott st, No 302, e s, 242.11 s Bleeker st, 30.3x82.11x30x83.11, n s; Mott st, No 304, e s, 212.5 s Bleeker st, 30.6x83.2x30.9x83.1, n s. P M. Prior mort \$28,000. Feb 20, 1 year, 6%. Feb 21, 1907. 2:521. 10,000
 Bankers Construction Corporation, party first part, to Raphael L Cerero, party second part. 32d st, No 35, n s, 420 w 5th av, runs n 98.9 x w 30 x n 98.9 to s s 33d st, Nos 30 to 34, x w 52.6 x s 98.9 x w 17.6 x s 98.9 to 32d st x e 100 to beginning. P M. Building loan. Feb 20, 4 years, 5% on \$750,000, the P M mort, and 6% on \$630,000, the building loan mort; but on completion of building 5% on total indebtedness. Feb 21, 1907. This instrument also contains contract whereby party second part agrees to sell above premises for \$800,000 to party of first part. 3:834. 1,380,000
 Same to same. Same property. Certificate as to consent of stockholders to above mortgage for \$1,380,000. Feb 20. Feb 21, 1907. 3:834.
 Beach, Bennett S to Wm T Gray. 85th st, No 144, s s, 439 w Columbus av, 18x102.2. P M. Prior mort \$16,500. Feb 21, 5 years, 5%. Feb 23, 1907. 4:1215. 5,000
 Blake, Israel O to Alice H Reimer. Lexington av, No 723, n e cor 58th st, No 133½, 32x75.8. P M. Feb 18, 1 year, 4½%. Feb 21, 1907. 5:1313. 75,000
 Brooklyn Heights Improvement Co to TITLE GUARANTEE & TRUST CO. Declaration as to mort for \$90,000 on property in Kings County. Feb 19. Feb 21, 1907. Miscel.
 Burnstine, Nathan to Sarah F O'Reilly. Wadsworth av, Nos 221 and 223, n e cor 184th st, 49.11x75. Feb 20, installs, 6%. Feb 21, 1907. 8:2166. 12,000
 Same to Caroline H Ray. Same property. Prior mort \$12,000. Feb 20, due Nov 20, 1909, 5%. Feb 21, 1907. 8:2166. 3,500
 Ciaffone, Lorenzo and Lucia to Camillo Sisti and ano. Bleeker st, No 285, e s, 50 n Jones st, 25x75. P M. Prior mort \$24,000. Feb 1, 3 years, 6%. Feb 21, 1907. 2:590. 1,900
 Corn, Henry to Adolph Hochstim. 21st st, No 22, s s, 370 w 5th av, 25x92; 21st st, No 24, s s, 395 w 5th av, 25x92; 21st st, No 26, s s, 420 w 5th av, 25x92; 21st st, No 28, s s, 445 w 5th av, 25x92. P M. Prior mort \$166,000. Feb 13, 2 years, 6%. Feb 23, 1907. 3:822. 119,000
 Corbett, Gail S to J Burnet Nash. 21st st, n s, 479.7 w 9th av, 19.9x98.9. Prior mort \$14,000. Feb 18, 2 years, 6%. Feb 21, 1907. 3:719. 2,500
 Corn, Henry to Realty Holding Co. 22d st, No 58, s s, 95 e 6th av, 23.6x98.9; 22d st, No 56, s s, 118.6 e 6th av, 23x98.9. P M. Prior mort \$105,000. Feb 13, 3 years, 6%. Feb 23, 1907. 3:823. 69,000
 Cohen, Ike and Samuel Goldstein to Jacob Levy. 88th st, Nos 447 and 449, n s, 107 w Av A, 40x100.8. Prior mort \$39,000. Feb 20, due Aug 20, 1907, 6%. Feb 21, 1907. 5:1568. 9,000
 Cunningham, Thomas with TITLE GUARANTEE & TRUST CO. Lexington av, No 1936. Subordination agreement. Feb 6. Feb 23, 1907. 6:1768. nom
 Clifford, Annie L to LAWYERS TITLE INSURANCE & TRUST CO. 64th st, No 34, s s, 300 w Central Park West, 27.4x100.5. Feb 21, 1907, 5 years, 5%. 4:1116. 28,000

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 wrong 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.

February 21, 23, 25, 26, 27, 28.

BOROUGH OF MANHATTAN.

Aaron, Annie to Jacob Richard and ano. 141st st, Nos 310 and 312, s s, 150 w 8th av, 33.3x99.11x33.4x99.11. P M. Feb 15, 2 years, 6%. Feb 21, 1907. 7:2042. 2,000
 Amerigo Vespucci Realty Co to Michael Marrone. 114th st, Nos 437 and 439, n s, 93 w Pleasant av, runs n 44.8 x n w 1 x n 56.2 x w 49 x s 100.11 to st x e 50 to beginning. P M. Prior mort \$45,000. Feb 21, 3 years, 6%. Feb 23, 1907. 6:1708. 12,000
 Adam, Paul to Geo Strause. 41st st, No 343, n s, 174 w 1st av, 30x98.9. P M. Prior mort \$23,000. Feb 25, 4 years, 6%. Feb 25, 1907. 8:134. 5,500
 Andraea, Gertrude B wife and Fritz to Frank C Armstrong. Manhattan av, No 111, w s, 91.11 n 104th st, 18x50. Feb 25, 1 year, 6%. Feb 26, 1907. 7:1840. 1,500
 Abelson, Theresa to UNION TRUST CO of N Y. 103d st, No 105, n s, 125 w Columbus av, runs n 78.2 x n 22.9 x w 25 x s 22.9 x s 78.2 to st x e 25 to beginning. Feb 27, 1907, 5 years, 5%. 7:1858. 20,000
 Armbrust, Ferdinand to Albert G Morganstern. 4th st, No 166, s s, 175.4 w Av A, 25x96.2. Feb 1, 5 years, 5%. Feb 27, 1907. 2:431. 15,000
 Aronowitz, Louis to Samuel Brody. Rivington st, Nos 308 and 312, n s, 25.1 e Lewis st, 55.10x100x55.9x100. Prior mort \$82,500. Feb 26, due Sept 1, 1907, 6%. Feb 27, 1907. 2:329. 7,000
 American Woolen Co of N Y with Mary F and F James Reilly. Manhattan av, n w cor 119th st, No 351, 17.7x82. Subordination agreement. Feb 16. Feb 27, 1907. 7:1946. nom
 Arnstein, Moritz to Ferdinand G Kneer. Amsterdam av, No 792, w s, 40 s 90th st, 21.8x81.7 to e s former Bloomingdale road x18.4x80.2. P M. Prior mort \$12,000. Feb 28, 1907, 3 years, 6%. 7:1870. 5,000
 Bullwinckel, Hermann to EMIGRANT INDUSTRIAL SAVINGS BANK. 8th av, No 2090, n e cor 113th st, Nos 277 and 279, 25.5x100. Feb 28, 1907, 5 years, 4½%. 7:1829. 35,000
 Brown, Henrietta L to TITLE GUARANTEE & TRUST CO. 72d st, No 42, s s, 575 w 8th av, 25x102.2. Feb 18, due, &c, as per bond. Feb 28, 1907. 4:1124. 20,000
 Barkin, Samuel to Harris Mandelbaum and ano. 3d st, Nos 191 and 193, n s, 127 w Av B, 48x96. P M. Feb 8, due May 1, 1908, 6%. Feb 28, 1907. 2:399. 22,500
 Batcheller, Geo C to James M Crafts and ano trus Ogden Haggerty for benefit Clemence H Crafts, &c. 72d st, No 237, n s, 408 e West End av, 23x102.2. Feb 25, 3 years, 4%. Feb 28, 1907. 4:1164. 20,000
 Babcock, Henry D to MUTUAL LIFE INSURANCE CO of N Y. 70th st, No 158, s s, 120.6 e Lexington av, 19.7x100.5. Feb 26, due, &c, as per bond. Feb 28, 1907. 5:1404. 30,000

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

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Cohen, Herman B to Chas I Weinstein. 105th st, Nos 25 and 27, n s, 300 e 5th av, 50x100.11. Feb 21, 1907, demand, 6%. 6:1611. 2,500

Cohen, Morris to Jacob Shevell. Essex st, No 104, e s, 108 n Delancey st, runs n 21 x e 100.3 x s 29.1 x w 25.2 x n 8.1 x w 75.1 to beginning; Essex st, No 106, e s, 129 n Delancey st, 21x100. P M. Prior mort \$60,000. Feb 19, due Nov 1, 1910. 6%. Feb 21, 1907. 2:353. 25,500

Chedyer, Josephine with Paul Scheel and Jacob Berlin. 9th st, No 428 East. Subordination agreement. Feb 15, Feb 25, 1907. 2:436. nom

Canno, Max to Abe Miller and ano. 1st av, No 220, e s, 155 s 14th st, 25.6x66. P M. Prior mort \$22,000. Feb 20, installs, 6%. Feb 21, 1907. 2:441. 4,000

Clarkson, Eliza L de P to NORTH RIVER SAVINGS BANK in City N Y. Amsterdam av, Nos 794 and 796, s w cor 99th st, No 200, 40x80.2x40x77.6. Feb 23, 5 years, 4½%. Feb 25, 1907. 7:1870. 37,500

Coyle, John G to Edw J McCabe. 31st st, No 215, n s, 400 w 2d av, 18.9x98.9. P M. Prior mort \$8,000. Feb 25, 3 years, 6%. Feb 26, 1907. 3:912. 3,000

Carter, Lulu A to LAWYERS TITLE INS & TRUST CO. 36th st, No 163, n s, 80 w 3d av, 20x82.3. Feb 26, 1907. 5 years, 5%. 3:892. 18,000

Chenoweth, Cath R wife of and Alex to John McNamee. 59th st, No 41, n s, 90 e Madison av, 16.2x100.5. Prior mort \$42,500. Feb 23, 1 year, 6%. Feb 27, 1907. 5:1374. 10,000

Carlucci, Sergio to Raymond Guarini and ano. James st, Nos 81 and 83, on map No 83, s w s, abt 25 n Batavia st, 25x108; also strip 0.4 wide on west. Feb 26, 3 years, 6%. Feb 27, 1907. 1:111. 5,000

Davis, Louis to Wm Ferris. Warren st, No 45, s s, abt 150 w Church st, 25x75. Leasehold. Prior mort \$12,000. Feb 28, 1907, 2 years, 6%. 1:133. 10,000

Davis, Eliphalet L to LAWYERS TITLE INSURANCE & TRUST CO. 150th st, Nos 468 and 470, s s, 165 e Amsterdam av, 2 lots, each 17x99.11. 2 P M morts, each \$7,000. Feb 26, 5 years, 5%. Feb 27, 1907. 7:2064. 14,000

Davis, Eliphalet L to LAWYERS TITLE INSURANCE & TRUST CO. 150th st, Nos 472 and 474, s s, 131 e Amsterdam av, 2 lots, each 17x99.11. 2 P M morts, each \$6,000. Feb 26, 5 years, 5%. Feb 27, 1907. 7:2064. 12,000

Davis, Eliphalet L to LAWYERS TITLE INSURANCE & TRUST CO. 150th st, Nos 462 to 466, s s, 199 e Amsterdam av, 3 lots, each 17x99.11. 3 P M morts, each \$6,000. Feb 26, 5 years, 5%. Feb 27, 1907. 7:2064. 18,000

Davis, Eliphalet L to LAWYERS TITLE INSURANCE & TRUST CO. 150th st, Nos 476 to 480, s s, 80 e Amsterdam av, 3 lots, each 17x99.11. 3 P M morts, each \$5,500. Feb 26, 5 years, 5%. Feb 27, 1907. 7:2064. 16,500

Davis, Edward A to Leslie Coffman. Manhattan av, Nos 1 to 5, n w cor 100th st, 50x100. Prior mort \$108,000. July 18, 1906, demand, 6%. Feb 27, 1907. 7:1836. 7,000

Davis, Annie to Jehial M Roeder. 99th st, No 259, n s, 209 w Broadway, 18.7x—x13.4x100.11. P M. Feb 21, 1907, 3 years, 6%. 7:1871. 4,000

Donald, Peter with Netty wife Sigmund Cohn. 133d st, No 61 W. Extension mort. Feb 15, Feb 21, 1907. 6:1731. nom

Eisler, Nathan A and Leopold Oppenheimer to Benj B Johnston. Greenwich av, No 17, w s, 51.2 s 10th st, 25x90.6x25.2x86.3. Feb 23, 3 years, 5%. Feb 25, 1907. 2:610. 22,000

Same and Adam Happel with same. Same property. Subordination agreement. Feb 25, 1907. 2:610. nom

Eisler, Nathan A and Leopold Oppenheimer to Benj B Johnston. Greenwich av, No 19, w s, 26.2 s 10th st, 25x86.3x25.1x81.8. Feb 23, 3 years, 5%. Feb 25, 1907. 2:610. 22,000

Same and Adam Happel with same. Same property. Subordination agreement. Feb 25, 1907. 2:610. nom

EQUITABLE LIFE ASSURANCE SOCIETY of the U S with Minnie Brothers. 61st st, No 112, s s, 117.6 e Park av, 18.6x 100.5. Extension mort. Feb 26, Feb 28, 1907. 5:1395. nom

Edwards, John S and Maria widow to U S TRUST CO of N Y. 8th av, No 2591, n w cor 138th st, No 301, 19.11x75.4. Feb 26, 1907, 5 years, 4½%. 7:2041. 20,000

Englander, Hannah to Jacob Manheimer. 118th st, Nos 268 and 270, s s, 200 e 8th av, 2 lots, each 25x100.11. 2 morts, each \$2,500. 2 prior morts \$16,000 each. Feb 16, 3 years, 6%. Feb 26, 1907. 7:1923. 5,000

Epstein, Libby to Maxwell Gelberg. 113th st, No 71, n s, 203.5 w Park av, 25.1x100.11. Prior mort \$20,000. Feb 25, 3 years, 6%. Feb 28, 1907. 6:1619. 6,000

Epstein, Libby to American Mortgage Co. 113th st, No 71, n s, 203.5 w Park av, 25.1x100.11. Feb 25, 5 years, 5%. Feb 27, 1907. 6:1619. 20,000

Edwards, John S and Caroline A Buhler with UNITED STATES TRUST CO of N Y. 8th av, No 2591, n w cor 138th st, No 301, 19.11x75.4. Subordination agreement. Feb 27, 1907. 7:2541. nom

Fischer, Sitta to Adolph Bloch. Lexington av, No 1639, e s, 100.11 n 103d st, 25x95. P M. Prior mort \$14,000. Feb 27, due Jan 1, 1910, 6%. Feb 28, 1907. 6:1631. 2,500

Felder, Abraham to India Wharf Brewing Co. Forsyth st, No 103, w s, 99.5 s Broome st, 25x100. Feb 27, 1907, demand, 6%. 2:418. 5,000

Fox, Julius B to GREENWICH SAVINGS BANK. 7th st, No 29, n s, 276 w 2d av, 25.10x74.10. P M. Feb 25, 1907, 5 years, 4½%. 2:463. 22,000

Forrest, Richard E, of Cedarhurst, L I, to Edward E Black. 70th st, No 160, s s, 260.2 w 3d av, 19.5x100.5. Feb 25, due, &c, as per bond. Feb 26, 1907. 5:1404. 35,000

Flanagan, James to V Loewers Gambrius Brewery Co. Lexington av, No 1897. Saloon lease. Feb 25, demand, 6%. Feb 26, 1907. 6:1767. 600

Frank, Bessie to Lucy L Van Rinkhuysen. Pike st, No 18, w s, abt 85 s East Broadway, 22.6x85.9. Feb 4, 5 years, 5%. Feb 26, 1907. 1:282. 18,000

Friedelson, Samuel to Harris Mandelbaum and ano. 99th st, Nos 149 to 159, n s, 150 e Amsterdam av, 125x100.11. Prior mort \$126,000. Feb 25, demand, 6%. 7:1854. Feb 26, 1907. 36,000

Frankel, Sander and Sarah M Epstein to Bernat Katz. 82d st, No 335, n s, 267.6 w 1st av, 17.10x102.2. P M. Prior mort \$1,500. Feb 26, 1 year, 6%. Feb 27, 1907. 5:1545. 1,000

Fox, Julius B to Eliz I Waterhouse et al trus John H Waterhouse. Bowery, Nos 351 and 351½, e s, 51.2 n 3d st, 26.2x100.3x 27.2x93.9x27.2x100.3, n s. P M. Feb 28, 1907, 10 years, —%. 2:459. 30,000

Freedman, Barnett to American Mortgage Co. Elizabeth st, No 11, w s, 150 n Bayard st, 25x94. Feb 25, 1907, 5 years, 5%. 1:201. 16,000

Same to same. Same property. Prior mort \$16,000. Feb 25, 1907, 1 year, 6%. 1:201. 2,000

Fuchs, Dezzo to Adolf H Landeker. 128th st, No 40, s s, 397.6 e Lenox av, 37.6x99.11. Feb 15, 1 year, 6%. Feb 21, 1907. 6:1725. 1,000

Flint, Thompson J S, of Larchmont, N Y, and Chas B Halsey, N Y, to Helen Wilson. Lexington av, No 99, n e cor 27th st, Nos 135 and 135½, 24.8x69. P M. Feb 20, 1 year, 5%. Feb 21, 1907. 3:883. 7,500

Friedelson, Samuel to Walter S Gurnee et al trustees for Delia E Gurnee will Walter S Gurnee. 99th st, Nos 157 and 159, n s, 150 e Amsterdam av, 45x100.11. Feb 25, 1907, 5 years, 5%. 7:1854. 46,000

Friedelson, Samuel to MIDDLETOWN SAVINGS BANK. 99th st, Nos 153 and 155, n s, 195 e Amsterdam av, 40x100.11. Feb 25, 1907, due May 1, 1912, 5%. 7:1854. 40,000

Friedelson, Samuel to Thos G Field trustee Henry Weil. 99th st, Nos 149 and 151, n s, 235 e Amsterdam av, 40x100.11. Feb 25, 1907, 5 years, 5%. 7:1854. 40,000

Foley, John C to Peter Doelger. 9th av, No 122, s e cor 18th st, —x—. Saloon lease. Feb 18, demand, 6%. Feb 21, 1907. 3:741. 4,808.77

Friedland, Koppel to Moss Realty Co. 62d st, No 225, n s, 375 w Amsterdam av, 25x100.5. Prior mort \$15,000. Feb 20, due, &c, as per bond. Feb 21, 1907. 4:1154. 4,000

Fischel Realty Co to Abraham Levy. 118th st, Nos 205 to 211, n s, 100 e 3d av, 2 lots, each 37.6x100.10. 2 morts, each \$15,000. T prior morts, each \$34,000. Jan 17, 5 years, 6%. Feb 21, 1907. 6:1783. 30,000

Same to same. Same property. 2 certificates as to above morts. Jan 16, Feb 21, 1907. 6:1783.

Fox, Hugh L to EQUITABLE LIFE ASSURANCE SOCIETY of the U S. Lafayette st, Nos 126 to 130, late Elm st, Nos 118 to 122, n w s, 79 n e Canal st, runs n e 74.3 x n w 88.11 x s w 48.6 x s e 26.5 x s w 22 x s e 71 to beginning. All title of party first part in and to all other lots adjoining not included in above which were conveyed to Ephraim Howe. Feb 20, 5 years, 5%. Feb 21, 1907. 1:209. 60,000

Feder, Morris H and Louis Levin to ROYAL BANK. 129th st, Nos 251 to 255, n s, 199 e 8th av, 76x99.11. Assignment of rents to extent of \$8,000. Feb 20, Feb 21, 1907. 7:1935. 8,000

Feldberg, Morris to Weisberg-Mark Co. Lenox av, n e cor 143d st, runs e 96.2 x n 59.11 x e 16.7 x n 39.11 x w 27.10 x s 25 x w 85 to av x s 74.11 to beginning. Prior mort \$105,600. Feb 21, installs, —%. Feb 23, 1907. 6:1741. 5,960

Gilbert, Lilla to Wm W Hall. 55th st, No 14, s s, 147.6 w Madison av, 23x100.5. P M. Prior mort \$100,000. Feb 28, 1907, installs, 5%. 5:1290. 40,000

Same to Margt J Plant-Graves. Same property. P M. Feb 28, 1907, due, &c, as per bond. 5:1290. 100,000

Goldberg, Samuel to Ede Levenson. 108th st, Nos 14 to 20, s s, 230 e 5th av, 2 lots, each 40x100.11. 2 morts, each \$2,250. 2 prior morts, \$53,750 each. Feb 28, 1907, 1 year, 6%. 6:1613. 4,500

Goldsmith, Theresa to Scholle Bros, a co-partnership. Central Park West, Nos 334 and 335, w s, 75.8 s 94th st, 50x100. Feb 26, 3 years, 4½%. Feb 28, 1907. 4:1207. 50,000

Gassman, Max to Aaron Segal and ano. 13th st, No 622, s s, 293 e Av B, 25x103.3. P M. Prior mort \$17,000. Feb 28, 1907, 6 years, 6%. 2:395. 11,000

Grinke, Louise F G to LAWYERS TITLE INSURANCE & TRUST CO. 79th st, No 132, s s, 92 w Lexington av, 19x102.2. P M. Feb 27, 1907, 3 years, 5%. 5:1413. 30,000

Same to Louis Sachs. Same property. P M. Prior mort \$30,000. Feb 27, 1907, due, &c, as per bond. 5:1413. 5,000

Goldstein, Hyman to Ernest G W Woerz. 112th st, No 30, s s, 449 w 5th av, 30x100.11. Feb 21, 3 years, 5%. Feb 27, 1907. 6:1595. 25,000

Goldstein, Hyman and the STATE BANK of N Y with Ernest G W Woerz. 112th st, No 30, s s, 449 w 5th av, 30x100.11. Subordination agreement. Feb 21, Feb 27, 1907. 6:1595. nom

Greenberg, Jacob to Mary F Collins and ano. Manhattan av, n w cor 119th st, No 351, 17.7x82. Jan 25, due, &c, as per bond. Feb 27, 1907. 7:1946. 12,000

Gallagher, Hugh J, of Brooklyn, N Y, to John B McCaffrey. 33d st, Nos 441 and 443, n s, 500 w 9th av, runs n 98.9 x w — x s — x 47.6 to st x — 52.7 to beginning. P M. Feb 26, 1907, 5 years, 5%. 3:731. 35,500

Gibb, Alice S to TITLE GUARANTEE & TRUST CO. 38th st, No 55, n s, 202 e 6th av, 17x98.9. Prior mort \$18,000. Feb 25, due, &c, as per bond. Feb 26, 1907. 3:840. 12,000

Giegler, Lillie to TITLE GUARANTEE AND TRUST CO. Carmine st, No 29, n s, abt 125 w Bleecker st, 25x100. Feb 23, due, &c, as per bond. Feb 25, 1907. 2:536. 14,000

Garofalo, Vincent to THE STATE BANK. 1st av, No 2125, w s, 50.11 n 109th st, 25x75; 1st av, No 2054, w s, 25.11 n 106th st, 25x69. Feb 19, installs, —%. Feb 21, 1907. 6:1781 and 1800. 25 notes, total 15,000

Godspeed Realty Improvement Co to UNITED STATES TRUST CO of N Y. Madison av, Nos 1133 and 1135, e s, 62.2 s 85th st, 40x75. Feb 15, due Feb 1, 1912, 5%. Feb 21, 1907. 5:1496. 48,000

Same to same. Same property. Certificate as to above mort. Feb 15, Feb 21, 1907. 5:1496.

Hobbs, Chas D to TITLE GUARANTEE & TRUST CO. Broadway, s w cor 147th st, No 600, 99.11x25.6. Feb 28, 1907, due, &c, as per bond. 7:2093. 45,000

Same to Alice H Crandell and ano. Same property. Prior mort \$45,000. Feb 28, 1907, due, &c, as per bond. 7:2093. 15,000

Hyatt, Andella to TITLE GUARANTEE & TRUST CO. 11th st, No 314, s e cor Greenwich st Nos 747 to 751, runs s 56.10 x e 34 x n 0.4 x e 27.11 x s 20 x e 15 x n 29.4 x w 38.5 x n 59.1 to 11th st x w 19.11 to beginning. Feb 23, due, &c, as per bond. Feb 28, 1907. 2:633. 11,500

Cooper Iron Works

JOHN COOPER, PROPRIETOR

Works: Emmett Street & Avenue D, Newark, N. J.

New York Office: 1 Madison Avenue

IRON and STEEL WORK FOR BUILDINGS, BRIDGES, &c.

Hubert, Conrad to DRY DOCK SAVINGS INST. 38th st, Nos 414 to 430, s s, 200 w 9th av, runs s 98.9 x w 25 x s 98.9 to n s 37th st, Nos 417 to 425, x w 125 x n 98.9 x w 77.9 x n 98.9 to 38th st x e 227.9 to beginning. Feb 28, 1907, 5 years, 5%. 3:735. 150,000

Hirsch, Samuel to Mayer Katzenberg. 2d av, No 792, e s, 60.5 n 42d st, 20x80.6. Feb 27, 1907, due, &c, as per bond. 5:1335. 10,000

Same and Adolph Pawel with same. Same property. Subordination agreement. Feb 27, 1907. 5:1335. nom

Hub Realty Co to POUGHKEEPSIE SAVINGS BANK, Lexington av, No 1185, n e cor 80th st, Nos 149 and 151, 100x45. Prior mort \$50,000. Feb 26, due, &c, as per bond. Feb 27, 1907. 5:1509. 15,000

Same to same. Same property. Consent to above mort. Feb 13, Feb 27, 1907. 5:1509.

Same and James Ertheiler with same. Same property. Subordination agreement. Feb 13, Feb 27, 1907. 5:1509. nom

Hennessy, James A to TITLE INSURANCE CO of N Y. Front st, No 28, n s, 47.8 e Broad st, 18.10x73.7x18.10x74.10. Feb 21, 3 years, 5%. Feb 26, 1907. 1:7. 9,500

Hartman, Charles to Sidney Maddock. 136th st, No 136, s s, 383.2 e 7th av, 16.10x99.11. P M. Feb 26, 1907, 3 years, 5%. 7:1920. 9,000

Hamming, Wm to Henry Katzenberg. 52d st, No 218, s s, 220 e 3d av, runs s 82.5 x w (?) (should be e) 20 x n 82.5 to beginning (?), probable error. Feb 25, 5 years, 5%. Feb 26, 1907. 5:1325. 5,000

Hasell, Mary wife of Lewis C to Chas W Sloane. 71st st, No 126, s s, 250 e Park av, 17x100.5. Prior mort \$20,000. Feb 25, 1907, 3 years, 6%. 5:1405. 14,000

Hand, Eleanor A M to Raynor M Gardiner. 76th st, No 324, s s, 300 w West End av, 22x102.2. Feb 4, due, &c, as per bond. Feb 25, 1907. 4:1185. 13,500

Horowitz, Samuel and Samuel Rabinowitz to Joseph Wittner. Bedford st, Nos 72 and 74, e s, 45.3 from s s Commerce st, runs n 45.3 to s s Commerce st x e 50 x s 50 x — 54 to beginning. Given as collateral security for payment of bond. Feb 20, demand, —. Feb 25, 1907. 2:587. 3,000

Hidden, Thos B to LAWYERS TITLE INSURANCE & TRUST CO. 45th st, Nos 14 and 16, s s, 131 w Madison av, 44x100.5. Jan 31, due Feb 25, 1912, 4½%. Feb 25, 1907. 5:1279. 120,000

Heard, Wm N, of Queens Borough, N Y, to Robert Nicolino. 32d st, No 38, s s, 210.6 e Broadway, 20.8x98.9. P M. Prior mort \$54,000. Feb 21, 1907, 5 years, 6%. 3:833. 27,500

Hessel Building Co to CENTRAL TRUST CO of N Y. 7th av, Nos 291 and 293, e s, 89.5 n 26th st, 40x100. Feb 20, 5 years, 5%. Feb 21, 1907. 3:802. 133,000

Same to same. Same property. Certificate as to above mort. Feb 18, Feb 21, 1907. 3:802.

Same to Mayer S Auerbach. Same property. Prior mort \$133,000. Feb 20, due, &c, as per bond. Feb 21, 1907. 3:802. 17,000

Hecht, Charles to Adolph Hollander. Lenox av, Nos 518 and 520, s e cor 136th st, No 62, 50x100. P M. Prior mort \$80,000. Feb 20, due Aug 1, 1911, 6%. Feb 21, 1907. 6:1733. 18,000

Hecht, Charles to Adolph Hollander. Lenox av, Nos 512 to 516, e s, 50 s 136th st, 49.11x100. Feb 20, due Aug 1, 1911, 6%. Feb 21, 1907. 6:1733. 12,000

Hampden Realty & Construction Co to Leslie Coffman. 134th st, Nos 65 and 67, n s, 260 e Lenox av, 50x99.11. Jan 29, demand, 6%. Feb 21, 1907. 6:1732. 7,000

Ignatz-Florio Cooperative Association Among Corleonesi to Jacob Silverstein. 80th st, Nos 512 to 516, s s, 223 e Av A, 75x102.2. Prior mort \$55,000. Feb 20, due Aug 20, 1907, 6%. Feb 21, 1907. 5:1576. 7,000

Same to same. Same property. Certificate as to above mort. Feb 20, Feb 21, 1907. 5:1576.

Isaac, Joseph to Anna Walther. 11th st, No 509, n s, 120.6 e Av A, 25x103.3. P M. Feb 26, 5 years, 5%. Feb 27, 1907. 2:405. 19,500

Isaac, Lizzie wife Geo to Agnes Carpenter. 119th st, No 66, s s, 195 w Park av, 27.6x100.11. Feb 18, 3 years, 5%. Feb 28, 1907. 6:1745. 23,000

Same and Louis Stern with same. Same property. Subordination agreement. Feb 25, Feb 28, 1907. 6:1745. nom

Jaffin, Henry A to Wm Nowick and ano. Allen st, No 94, e s, 75 n Broome st, 24.9x87.6. P M. Prior mort \$33,000. Feb 18, 5 years, 6%. Feb 21, 1907. 2:414. 4,650

Jacobs, Sadie H to Theo C Zerega. 133d st, No 8, s s, 135 e 5th av, 25x99.11. P M. Feb 14, 1907, 3 years, 5%. 6:1757. Corrects error in issue of Feb 16, when location was 123d st. 9,000

Karp, Osias to Jonas Weil and ano. 70th st, No 319, n s, 300 e 2d av, 25x100.5. P M. Feb 28, 1907, due Mar 1, 1915, 6%. 5:1445. 18,000

Karp, Osias to Jonas Weil and ano. 70th st, No 317, n s, 275 e 2d av, 25x100.5. P M. Feb 28, 1907, due Mar 1, 1915, 6%. 5:1445. 20,000

Katims, Samuel, of Brooklyn, N Y, to Henry D Eames. 100th st, No 156, s s, 275 w 3d av, 25x100.11. Feb 18, due Mar 1, 1908, —. Feb 28, 1907. 6:1627. 1,000

Knabe, Diedrich to BANK FOR SAVINGS in City N Y. West End av, No 863, w s, 20.11 n 102d st, 20x80. Feb 28, 1907, 5 years, 4½%. 7:1890. 12,000

Kalman, James to GIRARD TRUST CO trustee for Isabel B Coxw will Alex Brown; 3d st, No 218, s s, 140.1 e Av B, 24.8x100x24.8 x—; also all title to the portion of lot 432 map Landerts Farm which lies in rear of above, together known as No 218 E 3d st. Feb 15, 5 years, 5%. Feb 26, 1907. 2:385. 24,000

Kalman, James to Moris Kalman. 3d st, No 218, s s, 140 e Av B, 24.9x100; also all title to portion of lot 432 map Landerts Farm which lies in rear of above, known as No 218 E 3d st. Prior mort \$27,500. Feb 25, 2 years, 6%. Feb 26, 1907. 2:385. 8,500

Same to Benj M Gruenstein. Same property. Prior mort \$24,000. Feb 25, due Aug 15, 1909, 6%. Feb 26, 1907. 2:385. 3,500

Kolbe, William and George to BOWERY SAVINGS BANK. 60th st, No 17, n s, 356 e Columbus av, 19x100.5. Feb 25, 5 years, 4½%. Feb 26, 1907. 4:1113. 17,000

Kittenplan, Morris and Chas Rubinger to Joseph L Buttenwieser. Broome st, Nos 362 and 366, n s, 50.1 e Molt st, runs n 119.10 x e 42.8 x s 24.2 x e 16.8 x s 111.1 to st x w 65.2 to beginning. P M. Prior mort \$—, Jan 2, 10 years, 6%. Feb 21, 1907. 2:479. 45,000

Kelly, Wm J to Erwin H Furman. 24th st, No 49, n s, 155 e 6th av, 19.6x98.9. Prior mort \$30,000. Feb 1, 3 years, 6%. Feb 21, 1907. 3:826. 5,000

Kittenplan, Morris and Chas Rubinger to Joseph L Buttenwieser. 65th st, Nos 344 and 346, s s, 144 w 1st av, 54x100.5. Jan 2, due, &c, as per bond. Feb 21, 1907. 5:1439. 12,500

Katz, Louise to Louis H Knopping. 117th st, No 5, n s, 125 w 5th av, 25x100.11. P M. Feb 21, 1907, 4 years, 6%. 6:1601. 5,000

Kay, Harry and Harry Martin to Cath A Stevens. 2d av, Nos 552 and 544, e s, 90.8 n 30th st, 32.8x100. Feb 21, 1907, 5 years, 5%. 3:936. 42,000

Same to Rosehill Realty Corporation. Same property. Feb 21, 1907, demand, 6%. 3:936. 9,000

Lawyers Mortgage Co with Max Aronson. Clinton st, No 236, s e cor Monroe st, No 150, 30.4x93.4x30.9x93.4. Extension mort. Feb 16, Feb 21, 1907. 1:258. nom

Lasko, Samuel and Sol Kronman to CENTRAL TRUST CO of N Y. Ludlow st, No 157, w s, 75.4 s Stanton st, 25x87.6. Feb 20, 3 years, 5%. Feb 25, 1907. 2:411. 26,500

Same and Ray Silverman with same. Same property. Subordination agreement. Feb 21, Feb 25, 1907. 2:411. nom

Levy & Weinstein Realty & Construction Co to Wesley Thorn. Broadway, s w cor 138th st, —x—. Certificate as to mort for \$40,000. Feb 20, Feb 21, 1907. 7:2086. —

Low, Seth to Nathaniel Whitman. Broadway, Nos 502 and 504, e s, 154.11 n Broome st, runs s 29.5 x e 100.3 to Crosby st, Nos 44 to 52, x n 120.8 x w 100.1 x s 44.9 x w 99.11 to Broadway x s 46 to beginning. Equal lien with mort for \$100,000. Jan 1, 3 years, 4%. Feb 21, 1907. 2:483. 300,000

Same to Emilie T Leshner. Same property. Equal lien with mort for \$300,000. Jan 1, 3 years, 4%. Feb 21, 1907. 2:483. 100,000

Lieberman, David and Arthur J Rosenthal to TITLE INSURANCE CO of N Y. 143d st, n s, 160 e Lenox av, 50x99.11. Feb 18, 3 years, 5%. Feb 26, 1907. 6:1741. 28,000

Levy, David, Robert Friedman, Isaac Liberman and Harris Friedman as trustees with Sender Jarmulowsky. 7th av, Nos 2169 to 2177, s e cor 129th st, No 166, 99.11x75. 3 subordination agreements. Feb 25, Feb 26, 1907. 7:1913. nom

Levy, Esther wife Moses Levy to BOWERY SAVINGS BANK. Canal st, No 214, s s, 100 w Mulberry st, 25x100. Feb 27, 1907, 5 years, 4½%. 1:199. 30,000

Levy, Julius with Agnes Carpenter. 119th st, No 66 East. Subordination agreement. Feb 25, Feb 28, 1907. 6:1745. nom

Morse, E Rollins to Sarah C Reeder. 51st st, No 7, n s, 222.6 e 5th av, 30x100.5. Feb 28, 1907, demand, 6%. 5:1287. 50,000

MUTUAL LIFE INSURANCE CO of N Y with Peter D Plunkett. 56th st, Nos 338 and 340, s s, 275 e 9th av, 50x100.5. Extension mort. Aug 13, 1906. Feb 27, 1907. 4:1046. nom

Michelson, Libbie A with METROPOLITAN LIFE INS CO. 137th st, Nos 118 and 120, s s, 233.4 w Lenox av, 41.8x99.11. Agreement increasing rate of interest on mort dated Feb 6, 1907. Feb 28, 1907. 7:1921. nom

Middle-Town Realty Co to John Katzman. 8th av, s e cor 149th st, No 298, 37.5x100. Prior mort \$46,000. Feb 27, due, &c, as per bond. Feb 28, 1907. 7:2034. 9,500

Middle-Town Realty Co to John Katzman. 8th av, No 2798, e s, 37.5 s 149th st, 37.6x100. Prior mort \$37,000. Feb 27, due, &c, as per bond. Feb 28, 1907. 7:2034. 7,000

McSherry, Fannie wife of and Patrick to EMIGRANT INDUSTRIAL SAVINGS BANK. Columbus av, No 726, w s, 75.6 n 95th st, 25.2x100. Feb 28, 1907, 5 years, 4½%. 4:1226. 24,000

Matzger, Joseph, of Seattle, Washington, to LAWYERS TITLE INSURANCE & TRUST CO. 7th st, Nos 208 and 210, s s, 258 w Av C, 50x90.10. Feb 9, due Feb 6, 1910, 5%. Feb 28, 1907. 2:389. 50,000

Same and Jonas Weil and ano with same. Same property. Subordination agreement. Feb 25, Feb 28, 1907. nom

Miller, Frank and Abraham to Eugene Vallens. St Nicholas av, No 80, n e cor 114th st, No 123, abt 59.9 x abt 124.3x50.11x93. P M. Prior mort \$—. Feb 28, 1907, due, &c, as per bond. 7:1824. 25,000

Mandel, Samuel and Henry to Surety Realty Co. Lenox av, Nos 41 to 47, n w cor 112th st, No 101, 90.5x100; 113th st, s s, 75 w Lenox av, 25x50.5. Prior mort \$—. Feb 26, due Oct 1, 1907, 6%. Feb 28, 1907. 7:1822. 45,000

McNamara, Ellen to EMIGRANT INDUSTRIAL SAVINGS BANK. 36th st, No 39, n s, 375 e 6th av, 18.3x98.9. Feb 28, 1907, 3 years, 4½%. 3:838. 35,000

Milgrim, Herman to Dora Davis. Houston st, No 190, n s, 167 e 1st av, runs n 50 x (?) s 43.10 to n s st x w 18 to beginning, probable omission. Feb 25, 1 year, 6%. Feb 28, 1907. 2:428. 4,000

Merksamer, Leopold and Julius to Hannah Rosenthal and ano exrs Harris Rosenthal. 118th st, No 277, n s, 125 e 8th av, 25x100.11. Feb 25, 1907, 3 years, 5%. 7:1924. 16,500

Mildred Realty Co to Wm Bachrach and ano. Crosby st, No 101, e s, abt 75 s Prince st, 19.8x65.3x18.7x63.5, s s; Crosby st, No 103, e s, 53.2 s Prince st, 20.6x64.2x20.10x61.10. Feb 20, due, &c, as per bond. Feb 25, 1907. 2:496. 16,000

McIlvaine, Tompkins to METROPOLITAN TRUST CO. 33d st, No 159, n s, 175 w 3d av, 20x98.9. P M. Feb 21, 1 year, 5%. Feb 23, 1907. 3:889. 15,000

Miller, Adolf with Carrie Diehl. Av A, No 1437. Agreement as to payment of mort, &c. Feb 1, Feb 21, 1907. 5:1471. nom

Messer, Annie wife of and Adolph with Tillie Burkan. 2d av, No 1824. Agreement modifying terms of mort. Feb 18, Feb 21, 1907. 5:1557. nom

McCall, Nora D to Mary E Bird. 92d st, No 151, n s, 300.6 w 3d av, 25x100.8. Feb 21, 1907, 2 years, 6%. 5:1521. 2,500

Mack, Arthur K with Elm Realty Co. 174th st, n s, 100 e St Nicholas av, 100x89.8. Extension mort. Jan 19, Feb 23, 1907. 8:2131. nom

DYCKERHOFF PORTLAND CEMENT

is made in Germany. The superior quality amply compensates the consumer for its higher price. It is perfect.
E. THIELE, Sole Agent,
 99 John St., New York.

Milburn, John G to TITLE GUARANTEE & TRUST CO. 10th st, No 16, s s, 246 w 5th av, 36.4x92.3. Feb 23, due, &c, as per bond. Feb 26, 1907. 2:573. 40,000

Mowbray, Helen A wife of and Harry S to METROPOLITAN TRUST CO of City N Y. 11th st, No 64, s s, 200.10 e 6th av, 22x94.10. P M. Feb 25, due May 1, 1910, 4½%. Feb 26, 1907. 2:574. 12,000

Marrone, Michael to American Missionary Assoc, a corporation. 118th st, Nos 335 and 337, n s, 212.6 w 1st av, 37.6x100.10. Feb 25, 3 years, 5%. Feb 26, 1907. 6:1795. 30,000

Marrone, Michael to American Mortgage Co. 118th st, Nos 339 and 341, n s, 175 w 1st av, 37.6x100.10. Feb 25, 3 years, 5%. Feb 26, 1907. 6:1795. 30,000

Same to Sadie O Alexander. Same property. Prior mort \$30,000. Feb 25, 3 years, 6%. Feb 26, 1907. 6:1795. 10,000

Mueller, Paul to De Witt C Flanagan and ano trustees, &c. 18th st, No 30 W. Saloon lease. Feb 19, demand, 6%. Feb 27, 1907. 3:819. 1,250

Middle-Town Realty Co to GREENWICH SAVINGS BANK. 8th av, s e cor 149th st, No 298, 37.5x100. Feb 27, 1907, 5 years, 5%. 7:2034. 46,000

Same to same. Same property. Consent to above mort. Feb 27, 1907. 7:2034. —

Same to same. Same property. Certificate as to above mort. Feb 27, 1907. 7:2034. —

Middle-Town Realty Co to GREENWICH SAVINGS BANK. 8th av, e s, 37.5 s 149th st, 37.6x100. Feb 27, 1907, 5 years, 5%. 7:2034. 36,000

Same to same. Same property. Consent to above mort. Feb 27, 1907. 7:2034. —

Same to same. Same property. Certificate as to above mort. Feb 27, 1907. 7:2034. —

Noel Realty & Construction Co to Harry Matz. Riverside Drive or Parkway, s e cor 137th st, 102.5x122.10x99.11x100. P M. Prior mort \$75,000. Feb 20, 1 year, 6%. Feb 23, 1907. 7:2002. 4,000

Same to same. Same property. P M. Feb 20, 1 year, 6%. Feb 23, 1907. 7:2002. 35,000

Naftal, Michael to Charles Bave. 6th av, No 748, e s, 60.5 s 43d st, 25x75. Leasehold. Feb 11, 2 years, 5%. Feb 21, 1907. 5:1258. 2,000

Navasky, Nathan and Louis Billowitz to Robert H Oakley trustee Thos F Cock. 94th st, Nos 341 and 343, n s, 50 w 1st av, 50x60. Feb 25, 5 years, 5%. Feb 26, 1907. 5:1557. 27,000

Navasky, Nathan and Louis Billowitz to Edmond R Smith and ano trustees Reull Smith. 1st av, Nos 1823 and 1825, w s, 63.2 n 94th st, 37.6x100. Feb 21, due March 1, 1910, 5%. Feb 26, 1907. 5:1557. 33,000

Navasky, Nathan and Louis Billowitz to Francis M Scott. 1st av, No 1821, n w cor 94th st, No 345, 63.2x50. Feb 25, 3 years, 5%. Feb 26, 1907. 5:1557. 40,000

O'Brien, John H to Picken Realty Co. 141st st, No 473, n s, 52 e Amsterdam av, 18x99.11. P M. Prior mort \$17,000. Feb 25, 2 years, 5½%. Feb 26, 1907. 7:2058. 4,000

Ottinger, Albert with Jacob Israelson. 101st st, No 327 East. Extension mort. March 19, 1906. Feb 21, 1907. 6:1673. nom

Polifeme, Charles to Michael Koppel. 28th st, No 346, s s, 296.6 e 9th av, runs s 98.9 x w 21.5 x n 98.9 to st x e 21.5. Jan 31, due Sept 12, 1909, 5%. Feb 16, 1907. 3:751. Corrects error in last issue, when distance from corner was omitted. 5,000

Pendleton, Howard Jr to Albert F Jammes. 46th st, No 43, n s, 410 e 6th av, 20x100.5. P M. Feb 25, 1907, due June 30, 1908. 6%. 5:1262. 10,000

Prach, Joseph to EMIGRANT INDUSTRIAL SAVINGS BANK. 73d st, No 336, s s, 125 w 1st av, 25x102.2. Feb 25, 1907, 5 years, 4½%. 5:1447. 14,000

Piermont, Gustav M to GERMANIA LIFE INSURANCE CO of City N Y. 83d st, Nos 146 and 148, s s, 275 e Amsterdam av, 40x 124.3x40.1x121.2. Feb 27, 1907, due, &c, as per bond. 4:1213. 53,000

Piermont, Gustav M to GERMANIA LIFE INSURANCE CO of City N Y. 83d st, Nos 142 and 144, s s, 315 e Amsterdam av, runs s 124.3 x s e 35.1 x n 24.10 x e 5 x n 102.2 to st x w 40 to beginning. Feb 27, 1907, due, &c, as per bond. 4:1213. 53,000

Peper, Frederick H to Alex Walker trustee for Hannah C M Wildman et al will Florence B B Poole. Audubon av, No 57, n e cor 168th st, 25x95. Feb 26, 1907, due June 1, 1910, 5%. 8:2125. 30,000

Quartner, Jacob and Jacob Kooperstein and Hyman N Berlin with Louis Kaufman. 51st st, Nos 408 to 414 E. Subordination agreement. Feb 21. Feb 26, 1907. 5:1362. nom

Quartner, Jacob and Jacob Kooperstein to Louis Kaufman. 51st st, Nos 408 to 414, s s, 73 e 1st av, 72x100.5. Prior mort \$88-300. Feb 21, 1907, 1 year, —%. 5:1362. 2,425

Rauch, Wm to Henry C Steinhoff. 1st av, No 1463, w s, 27.2 n 76th st, 25x75. P M. Prior mort \$6,000. Feb 28, 1907, 5 years, 5½%. 5:1451. 14,000

Rines, Simon to Wm Bostelman. Eldridge st, No 140, s e s, 150.9 s e Delancey st, 24.4x87.6. Feb 26, 6 years, 5%. Feb 27, 1907. 2:414. 31,000

Rosapepe, Giacomo to METROPOLITAN SAVINGS BANK. Mott st, No 164, e s, 108.10 s Broome st, 25.1x94.7. P M. Feb 26, 5 years, 5%. 2:470. 29,000

Russell, Archibald D to BOND & MORTGAGE GUARANTEE CO. 36th st, Nos 152 to 156, s s, 140 e 7th av, 60x98.9. Feb 26, due, &c, as per bond. Feb 27, 1907. 3:811. 150,000

Rifkin, Albert to Harris Kahn. 92d st, Nos 405 and 407, n s, 134 e 1st av, 45x100.8. P M. Prior mort \$38,000. Feb 26, 5 years, 6%. Feb 27, 1907. 5:1572. 14,000

Raywood Co to Marie La Montague. 8th av, Nos 2471 and 2473, w s, 99.11 s 133d st, 50x100. Feb 26, 5 years, 5%. Feb 27, 1907. 7:1958. 60,000

Same to same. Same property. Certificate as to above mort. Feb 26. Feb 27, 1907. 7:1958. —

Same and STATE BANK with same. Same property. Subordination agreement. Feb 26. Feb 27, 1907. nom

Rendsburg, Helene with Godspeed Realty & Construction Co and UNITED STATES TRUST CO. Madison av, Nos 1133 and 1135,

e s, 62.2 s 85th st, 40x75. Subrogation agreement. Feb 14. Feb 21, 1907. 5:1496. nom

Redmond, Emily A to BOWERY SAVINGS BANK. 8th av, No 930, n e cor 55th st, 18.11x62.6. Feb 21, 1907, 3 years, 4½%. 4:1027. 7,500

Realty Co of Fort Washington to Wm C Ball. 160th st, s s, 375 w Broadway, runs s 85.7 x s e 126.5 to w s Fort Washington av x n 131.11 to 160th st x w 78.4 to beginning. Aug 15, 1906, due Jan 1, 1910, 6%. Feb 25, 1907. 8:2136. 60,000

Rosenthal, Samuel to Herman Baum. Av A, No 220, e s, 51.9 s 14th st, 25.9x96. P M. Prior mort \$20,000. Feb 25, 1907, 5 years, 6%. 2:407. 4,000

REAL ESTATE TITLE INSURANCE & TRUST CO of Philadelphia trustee under deed of trust to Anna L Giddings et al. Release and satisfaction of mort or deed of trust dated April 30, 1902. Dec 21, 1906. General mort. Feb 26, 1907. nom

Resler, Samuel and Bernat Katz to Louisa Drechsler and ano. Houston st, No 192, n s, 203.6 e 1st av, runs n e 36.3 x n 23 x — 29.2 to s s 1st st, No 87, x w 21.5 x s e 48 x n w 7 x s e 43.10 to Houston st x e 18.6 to beginning; 1st st, No 85, s s, 155.7 e 1st av, runs s w 45 x s e 22.8 x n e 50 to st x — 21.3 to beginning, together known as Nos 192 East Houston st and Nos 85 and 87 East 1st st. P M. Prior mort \$30,000. Feb 26, due Aug 26, 1914, 6%. Feb 27, 1907. 2:428. 10,000

Rogers, Gustavus A and Aaron S Rathkowsky to CITIZENS SAVINGS BANK. 76th st, Nos 113 to 119, n s, 165 e Park av, 2 lots, each 30x102.2. 2 morts, each \$30,000. Feb 26, 1907, 5 years, 5%. 5:1411. 60,000

Rosenthal, Abraham to Mary L Reed. Broome st, No 252, n s, 59.6 e Orchard st, 29.6x90.6. Feb 25, 5 years, 5%. Feb 26, 1907. 2:409. 45,000

Silverman (Robt M) Realty & Construction Co to GERMANIA LIFE INS CO of City N Y. 17th st, Nos 17 and 19, n s, 280 w 5th av, 53x92. Feb 28, 1907, due, &c, as per bond. 3:819. 215,000

Same to same. Same property. Consent to above mort. Feb 25. Feb 28, 1907. 3:819. —

Same to same. Same property. Certificate as to above mort. Feb 25. Feb 28, 1907. 3:819. —

Same to G Clinton G Marshall. Same property. Prior mort \$215,000. Feb 28, 1907, installs, 6%. 3:819. 22,000

Spero, David to Philip Braender. 19th st, Nos 16 to 20, s s, 256.5 w 5th av, 64.3x92. P M. Feb 28, 1907, due, &c, as per bond. 3:820. 300,000

Stone, Samuel and Solomon Sheintag to Rector, &c, of St James Church in City N Y. 121st st, No 317, n s, 175 e 2d av, 25x 100.10. Jan 30, 5 years, 5%. Feb 28, 1907. 6:1798. 21,000

Shanley, John to Annie Maguire. 109th st, No 211, n s, 168.6 e 3d av, 19.4x100.11. Feb 27, 3 years, 5%. Feb 28, 1907. 6:1659. 9,000

Schorer, Charles F to Wm J Underwood. 85th st, No 307, n s, 130 w West End av, 20x102.2. Feb 28, 1907, due Jan 1, 1910, 5%. 4:1247. 18,000

Saggese, Eliseo to STATE BANK. 102d st, Nos 316 and 318, s s, 275 e 2d av, 50x100.11. Feb 26, 25 months, —%. Secures notes. Feb 28, 1907. 6:1673. 12,500

Same to same. Same property. Feb 26, secures notes, —%. Feb 28, 1907. 6:1673. 6,000

Sherwood, Eliz K with Margt Ludlow. Edgecombe av, s e cor 137th st, No 324, 19.10x90. Extension mort. Feb 21. Feb 27, 1907. 7:1960. nom

Scillitani, Michele and Luigi Verzillo to Louis Gordon et al. Thompson st, No 139, w s, 194.2 n Prince st, 24.8x100. P M. Prior mort \$—. Feb 8, 6 years, 6%. Feb 28, 1907. 2:517. 13,000

Schneider, August F to Joseph W Lawrence trus Bryan Lawrence. 9th st, No 420, s s, 319.3 w Av A, 18.8x90.3. P M. Feb 28, 1907, 3 years, 4½%. 2:436. 13,000

Siegel, Max to Annie Miller. Broome st, No 49, s w cor Lewis st, Nos 19 and 19½, 25x60. Prior mort \$18,000. Feb 21, installs, 6%. Feb 28, 1907. 2:326. 1,000

Sklamberg, Mollie to Geo H Draper. Madison st, No 246, s s, 132.6 w Clinton st, 38.6x90. Feb 21, 1907, 5 years, 5%. 1:270. 41,000

Same and Bernard Levy with same. Same property. Subordination agreement. Feb 18. Feb 21, 1907. 1:270. nom

Silver, Abraham to American Mortgage Co. 16th st, No 331, n s, 350 w 8th av, 24.10x92x25x92. P M. Feb 21, 1907, 5 years, 5%. 3:740. 21,000

Schaad, Ferdinand to Chas Pfeiff. 86th st, No 339, n s, 225.6 w 1st av, 19.6x100.8. Prior mort \$4,500. Feb 26, due Jan 1, 1910, 6%. Feb 27, 1907. 5:1549. 3,000

Schaad, Bertha wife of and Ferdinand to Adolph Bloch. 101st st, No 106, s s, 47.9 e Park av, 16x100.11. Prior mort \$6,000. Feb 26, due Jan 1, 1910, 6%. Feb 27, 1907. 6:1628. 1,000

Schaad, Bertha wife and Ferdinand to Adolph Bloch. 101st st, No 104, s s, 31.10 e Park av, 15x100.11. Prior mort \$6,000. Feb 26, due Jan 1, 1910, 6%. Feb 27, 1907. 6:1628. 1,000

Signell (John V) Co to GERMANIA LIFE INSURANCE CO of City N Y. Broadway, No 3500, n e cor 143d st, 99.11x100. Building loan. Feb 21, due, &c, as per bond. Feb 27, 1907. 7:2075. 180,000

Same to same. Same property. Certificate as to above mort. Feb 18. Feb 27, 1907. 7:2075. —

Same and Realty Transfer Co with same. Same property. Subordination agreement. Feb 21. Feb 27, 1907. 7:2075. nom

Signell (John V) Co and Delta Realty Co with same. Same property. Subordination agreement. Feb 21. Feb 27, 1907. 7:2075. nom

Seigel, Harry to Jacob Bloch and ano. 1st av, No 1944, e s, 63.5 n 100th st, 37.6x100. Prior mort \$46,000. Feb 15, 1 year, 6%. Feb 27, 1907. 6:1694. 4,000

Seymour Realty Co with Jacob Israelson. 101st st, No 329 East. 2 extensions of mort. Nov 3, 1905. Feb 21, 1907. 6:1673. nom

Silverman (C M) & Son, Inc, to City Mortgage Co. Broadway, s e cor 143d st, 99.11x100. Building loan. Feb 21, 1907, demand, 6%. 7:2074. 139,500

Same to same. Same property. Certificate as to above mort. Feb 21, 1907. 7:2074. —

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- Steyskal, Frank and Josef Pokstefl to Merced D M Greene and ano. 74th st, s s, 77 e Av A, 21x102.2. Feb 27, 1907, 5 years, 5%. 5:1485. 5,000
- Same to Frank Brodsky and ano. Same property. Feb 27, 1907, 6 months, 6%. 5:1485. 1,000
- Slaven, Ellen A to LAWYERS TITLE INSURANCE & TRUST CO. 78th st, No 168, s s, 100 e Amsterdam av, 20x102.2. Feb 21, 1907, 3 years, 5%. 4:1149. 19,000
- Sheehan, John J with Lawyers Mortgage Co. 88th st, No 48 E. Extension mort. Feb 14. Feb 21, 1907. 5:1499. nom
- Scott, Ellen Y to GERMANIA LIFE INSURANCE CO of City N Y. 99th st, No 259, n s, 209 w Broadway, 18.7x—13.4x100.11. P M. Feb 19, due, &c, as per bond. Feb 21, 1907. 7:1871. 14,000
- Silverman (C M) & Son, Inc, to City Mortgage Co. Broadway, n e cor 142d st, 99.11x100. Building loan. Feb 21, 1907, demand, 6%. 7:2074. 139,500
- Same to same. Same property. Certificate as to above mort. Feb 21, 1907. 7:2074. —
- Stein, Edward to Eleanor L Wilson et al. West End av, No 800, e s, 35 s 99th st, 16x80. P M. Prior mort \$11,000. Feb 20, 2 years, 6%. Feb 21, 1907. 7:1870. 3,500
- Seyd, Friedrich to Augustin C Waeterling exr Otto C Waeterling. 1st av, No 62, e s, 23.10 s 4th st, 24x94.11. Feb 15, 3 years, 5½%. Feb 21, 1907. 2:431. 4,000
- Schnurmacher, Simon and Joseph and Anna Weiss to Jacob Larchan. 1st av, No 1552, e s, 51.2 s 81st st, 25.5x106.6. P M. Prior mort \$20,000. Feb 21, 1907. 4 years, 6%. 5:1560. 10,500
- Smith, Max and Jacob Goldberg to Joseph L Dougherty. 143d st, Nos 110 and 112, s s, 183.4 w Lenox av, 41.8x99.11. Feb 20, 1 year, 6%. Feb 21, 1907. 7:2011. 2,000
- Shapiro, Aaron S and Philip D to NEW YORK MORTGAGE AND SECURITY CO. Amsterdam av, n w cor 170th st, 100x100. Prior mort \$63,000. Feb 20, demand, 6%. Feb 21, 1907. 8:2127. 36,000
- Same and Corporate Realty Assoc with same. Same property. Subordination agreement. Feb 20, Feb 21, 1907. 8:2127. nom
- Shapiro, Aaron S and Philip D and Hyman Fish with same. Same property. Subordination agreement. Feb 21, 1907. 8:2127. nom
- Spence, Daniel Benham to Thomas S Ormiston trustee James Stuart. 181st st, No 613, n s, 125 w St Nicholas av, 23x100. Feb 20, 3 years, 5%. Feb 21, 1907. 8:2165. 13,500
- Spence, Daniel B to Thomas S Ormiston trustee James Stuart. 181st st, No 615, n s, 148 w St Nicholas av, 27x100. Feb 20, 3 years, 5%. Feb 21, 1907. 8:2165. 16,500
- Seamans, Clarence W, of Brooklyn, to LAWYERS TITLE INSURANCE & TRUST CO. Bleecker st, No 51, n s, 425 e Broadway, runs n 100 x w 35.7 to e s Lafayette st, Nos 341 to 345, x s 100 to st x29.6 to beginning. P M. Feb 11, 1 year, 5%. Feb 21, 1907. 2:529. 35,000
- Speedway Realty Co to MUTUAL LIFE INSURANCE CO of N Y. 157th st, n s, 125 e Broadway, 150x99.11. Feb 26, 1907, due, &c, as per bond. 8:2116. 30,000
- Same to same. Same property. Certificate as to above mort. Feb 23. Feb 26, 1907. 8:2116. —
- Starace, Frank S to LAWYERS TITLE INSURANCE & TRUST CO. 116th st, No 340, s s, 208.4 w 1st av, 16.8x100.10. Feb 25, 3 years, 5%. Feb 26, 1907. 6:1687. 6,500
- Saltzstein, Julius to Sophia Lerch trustee for Chas A Fretel will August Fretel. 16th st, No 618, s s, 288 e Av B, 25x103.3. Feb 26, 1907, 5 years, 5%. 3:983. 16,500
- Sittenham, Wm with BOWERY SAVINGS BANK. 37th st, No 57 W. Extension mort. Feb 26, 1907. 3:839. nom
- Sorgi, Teresina wife of and Genovese to Thos S Olive committee Edwin O Brinkerhoff. 110th st, No 251, n s, 100 w 2d av, 16.8x 100.11. Feb 26, 1907, 3 years, 5%. 6:1660. 7,000
- Same and Elias A Cohen with same. Same property. Subordination agreement. Feb 26, 1907. 6:1660. nom
- Sanders, Arthur H to John Stemme. 114th st, No 349, n s, 125 w 1st av, 25x100.10. Feb 25, 5 years, 5%. Feb 26, 1907. 6:1686. 16,000
- Seigel, Harry to Julius Berliner and ano. 1st av, No 1944, e s, 63.5 n 100th st, 37.6x100. P M. Prior mort \$32,000. Feb 26, 1907, 5 years, 6%. 6:1694. 14,000
- Stern, Alma C to METROPOLITAN LIFE INSURANCE CO. 115th st, Nos 616 to 620, s s, 194.4 e Riverside Drive, 75x100.11. Extension mort. Feb 27. Feb 28, 1907. 7:1896. nom
- Silverstein, Joshua to TITLE INSURANCE CO of N Y. Bradhurst av, e s, 159.8 s 153d st, 40.2 to 152d st x100. P M. Feb 25, 1907, due Feb 25, 1908, 6%. 7:2046. 10,500
- Silverstein, Joshua to TITLE INSURANCE CO of N Y. Bradhurst av, e s, 79.10 s 153d st, 2 lots, each 39.11x100. 2 P M mort, each \$7,750. Feb 25, 1907, 1 year, 6%. 7:2046. 15,500
- Seele, Thos W to Julian Giunea. Audubon av, No 441, n e cor 187th st, No 537, 94.10x19. Feb 25, 1907, 3 years, 6%. 8:2159. 2,000
- Turtel, Louis to American Mortgage Co. 8th st, No 337, n s, 114.9 w Av C, 24.8x93.11. P M. Feb 28, 1907, 1 year, 5%. 2:391. 14,000
- UNITED STATES TRUST CO of N Y to Abraham and Frederick Lewenthal. Lewis st, Nos 7 and 9. Certificate as to terms of mort dated Dec 3, 1906. Dec 4, 1906. Feb 25, 1907. 2:326. —
- Wallach, Dina and Abraham Silver with American Mortgage Co. 16th st, No 331 West. Subordination agreement. Feb 20. Feb 21, 1907. 3:740. nom
- Wagner, Emil and Eduard to Adolph Hollander. 18th st, Nos 420 and 422, s s, 269 w Av A, 50x92. Prior mort \$50,000. Feb 20, 4 years, 6%. Feb 21, 1907. 3:949. 11,000
- Wander, Ernest to Richard W Buckley. 71st st, No 512, s s, 223 e Av A, 25x100.4. P M. Feb 21, 1907. 2 years, 5%. 5:1482. 3,500
- Wittner-Jaffer Realty Co to U S TRUST CO of N Y. Amsterdam av, Nos 1046 to 1056. Certificate as to three mort, aggregating \$241,000, dated Feb 20. Feb 21, 1907. 7:1883. —
- Wittner-Jaffer Realty Co to Joseph A Goldfield et al. Amsterdam av, Nos 1046 and 1048, w s, 86.6 s 112th st, 52.10x84.9x54.9x 99.5. Prior mort \$76,000. Feb 21, 1907, due, &c, as per bond. 7:1883. 15,000
- Same to same. Same property. Certificate as to above mort. Feb 21, 1907. 7:1883. —
- Wittner-Jaffer Realty Co to U S TRUST CO of N Y. Amsterdam av, Nos 1046 and 1048, w s, 86.6 s 112th st, runs s 52.10 x w 84.9 x n w 54.9 x e 99.5 to beginning. Feb 20, due Mar 1, 1912, 5%. Feb 21, 1907. 7:1883. 76,000
- Wittner-Jaffer Realty Co to U S TRUST CO of N Y. Amsterdam av, Nos 1050 and 1052, w s, 40.6 s 112th st, 46x39.5x47.8x112.2. Feb 20, due Mar 1, 1912, 5%. Feb 21, 1907. 7:1883. 72,000
- Wittner-Jaffer Realty Co to U S TRUST CO of N Y. Amsterdam av, Nos 1054 and 1056, s w cor 112th st, Nos 500 and 502, 40.6x 112.2x42x123.4. Feb 20, due Mar 1, 1912, 5%. Feb 21, 1907. 7:1883. 93,000
- Wittner-Jaffer Realty Co to City Real Estate Co. Amsterdam av, Nos 1054 and 1056, s w cor 112th st, Nos 500 and 502, 40.6x 112.2x42x123.4. Prior mort \$93,000. Feb 21, 1907, due, &c, as per bond. 7:1883. 20,000
- Same to same. Same property. Certificate as to above mort. Feb 21, 1907. 7:1883. —
- Weinstein, Josephine, Maximilian and Mayer J trustees for Josephine Weinstein et al under deed of trust dated Nov 6, 1903, to Minnie Levy guardian for Joseph Strouse. 142d st, No 546, s s, 135.6 e Broadway, 17x99.11. Feb 21, due, &c, as per bond. Feb 26, 1907. 7:2073. 12,000
- Waldman, Joseph and Isaac Corsun to Wm R Walker and ano trustees Thomas Lewis. Allen st, No 165, w s, 150.6 s Stanton st, runs w 46 x n 0.6 x w 41.6 x s 25 x e 87.6 to st x n 24.6 to beginning. Feb 15, due March 10, 1911, 5%. Feb 26, 1907. 2:416. 18,000
- Wiltchik, Louis and Samuel to Sarah Hirschowitz. Norfolk st, No 59, w s, 100 s Broome st, 25.9x100. Prior mort \$37,000. Feb 25, 3 years, 6%. Feb 26, 1907. 2:351. 3,000
- Weber, Morris to Jennie Goldbaum. 97th st, No 222, s s, 335 e 3d av, 25x100. P M. Prior mort \$—. Feb 1, due Feb 27, 1911, 6%. Feb 26, 1907. 6:1646. 1,325
- Welton, Francis J to EMIGRANT INDUSTRIAL SAVINGS BANK. 90th st, No 2, s s, 100 w Central Park West, 25x100.8. P M. Feb 27, 1907, 5 years, 4½%. 4:1203. 20,000
- Williams, Wm and Cath J to Martha M Tracy. 77th st, No 210, s s, 165 w Amsterdam av, 25x102.2. Feb 25, 4 years, 5%. Feb 27, 1907. 4:1168. 16,000
- Wronker, Solomon and Herman Herst Jr to American Mortgage Co. 135th st, No 3, n s, 25 e 5th av, 25x99.11. Feb 26, 5 years, 5%. Feb 27, 1907. 6:1760. 17,000
- Waldinger, Abraham, and Mary Goldberg to Theo Lee. 3d st, No 361, n s, 236.9 e Av D, runs n 77 to alley 4 ft wide x e 6 x s e 40 x s 40 to st x w 20 to beginning, right of way through alley. Feb 1, due March 1, 1912, 5%. Feb 28, 1907. 2:357. 7,000
- Same to Montefiore G Kahn, Long Branch, N J. Same property. Prior mort \$7,000. Feb 1, due March 1, 1909, 6%. Feb 28, 1907. 2:357. 2,000
- Wollheim, Aaron to Charles Rosenberg. 1st av, No 1483, w s, 52.3 n 77th st, runs n 26.1 x w 100 x s 20 x s e 8.4 x e 94.3 to beginning. P M. Feb 28, 1907, 5 years, 6%. 5:1452. 10,000
- Walker, Wm H to Elden C De Witt. 54th st, No 23, n s, 470 e 6th av, 25x100.5. P M. Prior mort \$50,000. Feb 23, 3 years, 4½%. Feb 25, 1907. 5:1270. 125,000
- Woodward, Harlin J and Julia E Liggan with Leslie Coffman. Old Broadway, Nos 2376 and 2378. Agreement as to changing time of payment of mort dated Jan 25, 1907, &c. Feb 13. Feb 25, 1907. 7:1986. nom
- Wolf, Louis to Peter E Henderson and ano individ and as admr Wm T Quinn. 2d av, No 1634, e s, 50 s 85th st, 25x88. Prior mort \$14,000. Feb 25, 1907, 2 years, 6%. 5:1547. 1,000
- Same to Chas Griffen et al trustees Samuel Willets (Walter R Willets trustee). Same property. Feb 25, 1907, 5 years, 5%. 5:1547. 14,000
- Yeamans, Bernard and Jacob M Goldstein to Geo H Diehl. 121st st, No 304, s s, 133.6 w 8th av, 27x100.11. Feb 27, 1907, 5 years, 5%. 7:1947. 20,000
- Same and Margt Feaster with same. Same property. Subordination agreement. Feb 27, 1907. 7:1947. nom
- Zerban, Mary C to Fredk C Haag. 113th st, No 70, s s, 177.6 e Lenox av, 26.3x100.11. Prior mort \$27,500. Feb 21, due March 1, 1908, 6%. Feb 25, 1907. 6:1596. 1,000

BOROUGH OF THE BRONX.

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

- Antz, Francis B Jr and Sarah his wife to TITLE GUARANTEE & TRUST CO. Woodycrest av, No 1223, w s, 221.7 s 168th st, 25x 84.9x25.5x89.8. P M. Feb 25, due, &c, as per bond. Feb 26, 1907. 9:2515. 4,000
- Altieri, Rosa to Eliz H Keys. Clay av, Nos 1385 and 1387, n w s, 934.2 n e 169th st, 2 lots, each 25x50. 2 mort, each \$4,500. Feb 21, due, &c, as per bond. Feb 23, 1907. 11:2782. 9,000
- Arcabasso, Giovanni to Joseph Paolillo. 147th st, No 683, n s, 387.9 w Brook av, 45.3x99.11x40x100. P M. Feb 23, 5 years, 6%. Feb 25, 1907. 9:2292. 6,950
- Altieri, Rosa to Eliz S Reid. 170th st, No 392 E, s s, 20.1x74.4x 16.8x63.2, w s. Feb 21, due, &c, as per bond. Feb 23, 1907. 11:2782. 4,500
- Same to same. 170th st, No 394 E, s s, 16.11x74.4x16.8x70.4, w s. Feb 21, due, &c, as per bond. Feb 23, 1907. 4,500
- *Anderson, Andrew G to Clara L Schramm. Garfield st, e s, 200 s Morris Park av, 25x100. Feb 22, due March 1, 1910, 5%. Feb 25, 1907. 4,000
- *Ayres, Steven B to Annie A McCort. Pelham road, e s, 173 n Middletown road, 25x183x—x187. P M. Feb 21, 2 years, 6%. Feb 23, 1907. 280
- *Andres, Mary T to Sophia Bolte. 228th st, late 14th st or av, s s, 127.5 w Prospect Terrace, 27.5x114. P M. Feb 27, 1907. 2 years, —%. 2,200
- Appelbaum, Harris and Nathan and Jerome Reiss to Lillie B Lillenthal. College av, w s, 150 n 165th st, 2 lots, each 22x 92. 2 mort, each \$9,000. Feb 25, 3 years, 5%. Feb 27, 1907. 9:2437. 18,000

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*Adelberg, Edward H, Jersey City, N J, to James M La Coste. Duncomb av, s e s, at line between lot 104 and lot 176, runs s 64 x w 85 to av x n e 167 to beginning, being part of lot 104 map No 2 Olinville. Feb 27, 1907, due July 1, 1910, 6%, 2,000

*Brause, Chas J to Caroline Baecht. Fulton st, w s, 199.11 n 239th st, 100x100. P M. Feb 21, 2 years, 5%. Feb 23, 1907. 1,000

Brown, John to Rockland Realty Co. 149th st, n s, 180 e Brook av, 120x75. Prior mort \$70,000. Feb 27, 1907, due Nov 1, 1907, 6%. 9:2276. 10,500

Brown, John (and Elias Lafin in bond only) to NEW YORK SAVINGS BANK of City N Y. 149th st, n s, 180 e Brook av, 2 lots, each 60x75. 2 morts, each \$35,000. Feb 27, 1907, due, &c, as per bond. 9:2276. 70,000

Brown, John to Daniel Kohn individ and ano exrs Solomon Blondheim. 149th st, n s, 180 e Brook av, 60x75. Prior mort on this and other property \$80,500. Feb 27, 1907, due Sept 12, 1907, 6%. 9:2276. 11,000

Same to Daniel Kohn. 149th st, n s, 240 e Brook av, 60x75. Prior mort on this and other property \$80,500. Feb 27, 1907, due Sept 12, 1907, 6%. 9:2276. 11,000

Black, Clara G or Clara E to Lulu M Baxter. Bathgate av, w s, 150 n 173d st, 25x100. Feb 26, 4 years, 6%. Feb 27, 1907. 11:2915. 400

Blaesius, Emile to EMIGRANT INDUSTRIAL SAVINGS BANK. Southern Boulevard, n w cor 180th st, 75x112.6, except part for Southern Boulevard. Feb 26, 3 years, 5%. Feb 27, 1907. 11:3111. 10,000

Burger, Louis to Louis C Wagner. Webster av, No 1235, w s, 132 n 168th st, 26x100. Feb 25, 5 years, 5%. Feb 27, 1907. 9:2427. 13,000

*Bardes, Helen to Joseph Mostchnick. Main st, e s, 125 n Beach st, 100x100, City Island. Prior mort \$1,000. Feb 23, 1 year, 6%. Feb 25, 1907. 250

Boyle, Edward F to Mamie E Millard. 259th st, n s, 100 e Tyn dall av, 50x100, except part for 259th st. Feb 21, 1907, 2 years, 5%. 13:3423. 1,000

Bergen, Wm C to Bronx Title & Mortgage Guarantee Co. Bainbridge av, e s, 166.10 s Mosholu Parkway South, 33.5x130.6x 33.4x131.6. Feb 23, due Jan 1, 1910, 5%. Feb 25, 1907. 12:3299. 7,500

Same to same. Bainbridge av, e s, 200.3 s Mosholu Parkway South, 33.5x128.9x33.4x130.6. Feb 23, due Jan 1, 1910, 5%. Feb 25, 1907. 12:3299. 7,500

*Blaha, Joseph to TITLE GUARANTEE AND TRUST CO. 13th st, s s, 230 w Av C, 25x103, Unionport. Feb 19, due, &c, as per bond. Feb 21, 1907. 1,200

*Billar, Wilson P to Imogene Banta, City Island av (Main st), n e cor Carroll (Prospect) st, 116x150, City Island. Feb 15, 5 yrs, 6%. Feb 21, 1907. 400

Beaman, Joseph J to Arthur H Sanders. Westchester av, No 1109, n w s, 182 n e Prospect av, 20x70.7x21.3x63.5. P M. Feb 21, due Aug 21, 1909, 6%. Feb 28, 1907. 10:2690. 1,000

Brown, John and Elias Lapin to Rockland Realty Co. 145th st, s s, 75 w St Anns av, 74.6x99.9. Feb 27, demand, 6%. Feb 28, 1907. 9:2271. 3,600

Burnstine, Nathan to Emogene M Preston. Webster av, w s, 94.2 s 174th st, runs w — to c l Worth av x w — to e s Carter av x s 87.9 x e — to c l Worth av x s — x e — to av x n 100 to beginning. Prior mort \$9,500. Feb 27, 2 years, 6%. Feb 27, 1907. 11:2889. 2,000

Borchers, Henry to Joseph H Jones. Summit av, No 991, w s, 607.10 s 165th st, 28.9x92. P M. Feb 28, 1907, 2 years, 6%. 9:2523. 2,000

Bachman, Alfred C to TITLE GUARANTEE & TRUST CO. Belmont av, s e cor 180th st, 78.7x95.5x88.2x96.10. Feb 25, due, &c, as per bond. Feb 26, 1907. 11:3080. 6,500

Bell, John J trustee with HARLEM SAVINGS BANK. Brook av, e s, 49.11 s 145th st, 24.11x100. Subordination agreement. Feb 1, Feb 28, 1907. 9:2271. nom

*Costello, Wm to Stephen McBride. 173d st, w s, 356 s Gleason av, 50x100. 2 P M morts, each \$4,000. Feb 26, 3 years, 5%. Feb 28, 1907. 8,000

*Como Realty Co to Isabella Jex. Reeds Mill lane, e s, at line between land late of estate George Faile and land John Morrison running to Eastchester Landing road, contains 41 42-1,000 acres, 24th Ward. Feb 25, 2 years, 6%. Feb 26, 1907. 50,000

*Same to same. Same property. Certificate as to above mort. Feb 23, Feb 26, 1907. —

Cipriani, Orlando to Checchina Carucci. Hughes av, late Frederick st, w s, 128 s Pelham av, late Union av, 25x87.6. P M. Prior mort \$600. Feb 25, due May 1, 1908, 6%. Feb 26, 1907. 11:3078. 300

Constantian, Florencé M wife of and Raphael to Alfred Barth and ano trustees Augustus Barth. Bathgate av, No 2285, s w cor 183d st, 16.1x100. Feb 7, 5 years, 5%. Feb 27, 1907. 11:3050. 12,000

De Salvo, Alfonso to Theresa Schlosser trustee for Mary Miller will John Ritter. Honeywell av, s e s, 127.3 n 179th st, 44x 112.6. Feb 25, 3 years, 5%. Feb 26, 1907. 11:3122. 5,000

Dilberger, Chas F to Franz Pfaff. Prospect av, w s, 200 n 187th st, 18.9x95. Feb 26, 1907, due, &c, as per bond. 11:3104. 6,000

Same to Julia Jahn. Prospect av, w s, 218.9 n 187th st, 18.9x95. Feb 15, 3 years, 5%. Feb 26, 1907. 11:3104. 6,000

Droll, Valentine to Louis Grimm. 148th st, No 783, n s, 337 w St Anns av, 37.6x84.9. P M. Prior mort \$31,000. Feb 20, due, &c, as per bond. Feb 21, 1907. 9:2275. 2,000

Dlugasch, Morris to Glasgow Realty Co. 3d av, Nos 3748 and 3750, e s, 87.4 n St Pauls pl, late Julia st, 40x100. P M. Prior mort \$47,125. Feb 15, 5 years, 6%. Feb 21, 1907. 11:2927. 7,150

Eimann, Henry to Caroline A Sims. 137th st, No 626, s s, 156.6 w Willis av, 25x100. P M. Prior mort \$—. May 28, 1906, 2 years, 6%. Feb 21, 1907. 9:2299. 3,250

Ever, Louis to Louis Reichardt. Prospect av, No 1412, e s, 132.5 n Jennings st, 28.1x162.4x25.8x168.10. Feb 26, 1907, 3 years, 5%. 11:2963. 17,000

Eckenfelder, Justine to Lena Lurch extrx Edw Lurch. 161st st, No 954, s s, 22.4 w Tinton av, 31.1x76.2. Feb 25, due June 1, 1910, 6%. Feb 27, 1907. 10:2657. 1,500

Edsall, Edwin M to Mary Fitzpatrick. Ogden av, No 1198, e s, 310 n 167th st, runs e 196 x n w 203 to e s Ogden av x s 61 to beginning, except part for av. P M. Feb 25, 1907, 2 years, 5%. 9:2516. 4,000

Fordham Realty Co to Kingsbridge Real Estate Co. Sedgwick av, w s, 510.11 s Kingsbridge road, 37.6x118.5x37.8x121.9. Prior mort \$8,000. Feb 25, 2 years, 6%. Feb 27, 1907. 11:3237. 1,600

Financiers Realty Co (and Thos L Reynolds and Timothy D Sullivan in bond only) to Wm Rankin. Tinton av, n w cor 149th st, No 1005, runs n 100 x w 94 x s 100 to st x e 94 to beginning. P M. Feb 25, due, &c, as per bond. Feb 27, 1907. 10:2653. 20,000

Same to same. Same property. Certificate as to above mort. Feb 26, Feb 27, 1907. 10:2653. —

Fayen, John F to James T Barry. Jefferson pl, No 881, n s, 100 e Franklin av, 42x100. P M. Prior mort \$27,000. Feb 20, 5 years, 6%. Feb 21, 1907. 11:2935. 8,000

Same to same. 170th st, No 882, s s, 147.11 e Franklin av, 47x 110.8x46.6x105.4. P M. Prior mort \$29,000. Feb 20, 5 years, 6%. Feb 21, 1907. 11:2935. 14,000

Fischer, Christiane to Thornton Bros Co. 169th st, No 305, n s, 41.8 e College av, 16.8x80. P M. Prior mort \$3,300. Feb 20, installs, 6%. Feb 21, 1907. 11:2783 and 2785. 860

Furthman, Chas A to Albert Zimmerman. Jackson av, e s, 481.5 s 165th st, 50x63. Feb 20, 3 years, 5%. Feb 21, 1907. 10:2649. 2,000

*First Real Estate Co of Williamsbridge to Adeo Park Realty Co. Morris st, n s, 56 w Matthews av, 50x100. P M. Jan 12, 3 years, 5%. Feb 26, 1907. 1,350

Fordham Realty Co to Central Mortgage Co. Sedgwick av, w s, 510.11 s Kingsbridge road, 37.6x118.5x37.8x121.9. Feb 1, 3 years, 5%. Feb 25, 1907. 11:3237. 8,000

Grauer, Ernest R to Lucius A Rockwell. Webster av, e s, 124 s 183d st, 36x90. P M. Feb 25, due, &c, as per bond. Feb 26, 1907. 11:3030. 3,000

Gleason, Sarah J to Carscallen & Cassidy, a corporation. Washington av, e s, 217 s 175th st, 53x120. Feb 19, due Oct 19, 1907, 6%. Feb 21, 1907. 11:2916. 4,000

Glasgow Realty Co with Henry J Brodsky. 3d av, No 3750. Agreement as to payment of \$3,800 on account of mort. Feb 18, Feb 21, 1907. 11:2927. nom

Gerard Realty Co to Geo S Runk. Southern Boulevard, e s, 36.10 n Home st, 50x100. Feb 28, 1907, 3 years, 6%. 11:2979. 7,000

Same to same. Southern Boulevard, w s, 154.3 s 180th st, 30x 149.7. Feb 28, 1907, 3 years, 6%. 11:3108. 3,000

Grunder, Jacob to David Greenfeld. 153d st, No 639, n s, 350 e Courtlandt av, 37.6x100. P M. Feb 28, 1907, 2 years, 6%. 9:2400. 2,500

Hindes, Jacob, Gabriel Silver, Bernard Stuetz and Sam Teotzky to Virginia de Boulemont. 135th st, s s, 161 w St Anns av, 39x100. Jan 28, 5 years, 5%. Feb 28, 1907. 9:2262. 28,000

Hart, Jennie, James and Eliz M to Caroline A Wheeler. Marion av, s w cor 193d st, 19.3x156.4x61.6x163.9. Prior mort \$7,000. Feb 21, 1 year, 6%. Feb 28, 1907. 12:3286. 1,200

Hoffman, John to Jacob Ried. Forest av, No 764, e s, 160 n 156th st, 20x100. P M. Feb 26, 3 years, 5%. Feb 27, 1907. 10:2655. 3,000

Hoffmann, Emma A to Max Cohen and ano. Vyse av, w s, 400 s Jennings st, late Charlotte pl, 25x100; Vyse av, w s, 425 s Jennings st, late Charlotte pl, 25x100. P M. Feb 26, due Dec 15, 1907, 6%. Feb 27, 1907. 11:2987. 2,400

Jacob, August to Duane S Everson. Morris av, e s, 20 s 179th st, 2 lots, each 20x80. 2 morts, each \$7,500. Feb 27, 1907, 3 years, 5%. 11:2807. 15,000

Jennings, Mary to Elmer G Sammis. Southern Boulevard, e s, 25 n Jennings st, 25x100. Feb 25, 1907, 1 year, 6%. 11:2981. 550

Jaissle, Gottlob with Louis Reichardt. Prospect av, No 1412. Subordination agreement. Feb 25, Feb 26, 1907. 11:2963. nom

Keenan, Michael J to James Madden. 181st st, s s, 300 w Grand av, 25x131.7x25x130. P M. Feb 21, 1907, due, &c, as per bond. 11:3210. 3,800

Kahn, Herman to Louisa B White. Arthur av, Nos 2181 and 2183, w s, 50 s 182d st, 2 lots, each 16.8x80. 2 morts, each \$6,500. Feb 20, 3 years, 5%. Feb 21, 1907. 11:3063. 13,000

Klein (Moritz) Realty & Construction Co to Joseph T Lozier. Crimmins av, w s, 239.8 n 141st st, 47.8x80. Feb 20, 3 years, 5½%. Feb 21, 1907. 10:2556. 25,000

Same to same. Same property. Certificate as to above mort. Feb 20, Feb 21, 1907. 10:2556. —

Kallies, Bertha to Julius and Lizzie Hoffman joint tenants. 154th st, n s, 330.3 e Morris av, 20x100. Feb 20, due June 25, 1907, 6%. Feb 26, 1907. 9:2414. 1,000

*Kaufmann, Bertha, Saml Cohen and Simon and Emil Goldberger to Frank Hitzzenhammer. Pelham road, s e cor Sands av, runs s 151.5 x e 95.3 x n 39 x e 25 x n 100 to av x w 137.10 to beginning; Sands av, n e cor Pelham road, 141x100.10x50x149.11, Westchester. P M. Feb 27, 5 years, 5½%. Feb 26, 1907. 9,000

Klein (Moritz) Realty & Construction Co and Francis M Jencks with ALBANY SAVINGS BANK. Crimmins av, w s, 96.1 n 141st st, 143.6x80. Subordination agreement. Feb 25, Feb 26, 1907. 10:2556. nom

Krasky, Bruno and Helen Herbert to Fredk H Doelle. Dawson st, No 1115, n w s, 250 s w Longwood av, 25x100. Feb 26, 5 years, 5%. Feb 27, 1907. 10:2695. 5,000

Lyon, Thos Jr to Grant Squires exr, &c, Cath Donovan. Park View pl, e s, 110 s 190th st, runs e 85 x s 25 x w 25 (?) to pl x n 25 to beginning, probable error. Feb 26, due Jan 1, 1910, —. Feb 27, 1907. 11:3219. 6,000

Levy, Annie to Mary H Du Bois et al. 150th st, No 462, s s, between Park av and Morris av, 25x100. Feb 28, 1907, due, &c, as per bond. 9:2338. 10,000

Leyendecker, Johanna M to EMIGRANT INDUSTRIAL SAVINGS BANK. Union av, e s, 429 n 165th st, 46x175, except part for av. Feb 28, 1907, 1 year, 5%. 10:2679. 7,000

McConaghy, Joseph W A to Henrietta M Carter. Crotona av, late Grove st or av, w s, 185 n 181st st, runs n 26.5 x w 150 x s 79.3 x e 29.6 x n 52.10 xe 120.8 to beginning. Feb 9, due April 29, 1909, 5%. Feb 26, 1907. 11:3083. 4,500

THE GEORGE A. JUST COMPANY

239 Vernon Ave., Boro. of Queens, New York City

IRONWORK FOR BUILDINGS

- Monteleone, Angela to Christian A Otten et al. Morris av, e s, 75 s 150th st, 25x103.3. P M. Feb 27, due Jan 1, 1912, 5½%. 8,000
Feb 28, 1907. 9:2331.
- Morris, Anna R to LAWYERS TITLE INSURANCE & TRUST CO. 3d av, No 2897, w s, 65.4 s 151st st, 31x82.7x28.7x95. Feb 27, due May 1, 1908, 5%. Feb 28, 1907. 9:2374. 25,000
- *Morey, Philip with TITLE GUARANTEE & TRUST CO. 13th st, s s, 230 w Av C, 25x103, Unionport. Subordination agreement. Feb 20. Feb 21, 1907. nom
- Martin, Stanley D to Geo P Andrea. Hull av, s s, 213.7 e Woodlawn road, 25x100. P M. Feb 23, 1907. 1 year, 5%. 12:3349. 1,500
- Marcus, Nathan to Meyer Vesell. Prospect av, s e s, at n s Home st, runs n e 143.6 x s e 59.3 x w 59.4 x s 104 to Home st, x w 30.9; Stebbins av, n w cor Home st, runs n 80.4 x n w 60.4 x w 202.6 x s 104 to st, x e 220.11 to beginning. ½ part. All title. P M. Jan 2, 1 year, 6%. Feb 23, 1907. 10:2694. 8,600
- *Mohme, Louise wife of Henry to Carl Grossman. St Lawrence av, e s, 125 n Mansion st, 25x100, Mapes estate. P M. Feb 25, 1 year, 6%. Feb 26, 1907. 250
- *Magaldi, Emilio to Henry Newbury. 219th st, n s, 338 e 4th av, 66x114, Wakefield. P M. Prior mort \$4,600. Feb 13, 2 years, 6%. Feb 23, 1907. 500
- Meyer, Otto R with Helen L Drew. Crotona av, No 2163. Subordination agreement. Feb 23. Feb 27, 1907. 11:3083. nom
- *McDonald, Margt L to Emma L Shirmer. Cedar st, e s, 548.5 n Boston road, 50x90. P M. Feb 26, due Aug 26, 1910, 5%. Feb 27, 1907. 300
- Neiman, Hirsch to GERMAN SAVINGS BANK in City N Y. 148th st, s s, 95 e Brook av, runs s 25 x e 3 x s 75 x e 25 x n 100 to st x w 28 to beginning. Feb 25, 1907., 1 year, 5%. 9:2274. 3,000
- Newmark, Joseph and Harry Jacobs to City Mortgage Co. Morris av, n w cor 153d st, 50x100. Building loan. Feb 26, demand, 6%. Feb 28, 1907. 9:2442. 4,000
- *O'Neill, Nicholas or Nicholas J and Agnes to Samuel Erdreich and ano. Richardson av (Fulton st), e s, 240 s 237th st (Elizabeth st), 25x120. P M. Feb 15, due May 28, 1908, 6%. Feb 26, 1907. 800
- O'Rourke, Thos F to TITLE GUARANTEE & TRUST CO. 175th st, No 1032 (Fairmount av), s s, abt 90 e Prospect av, 25x144, except part for st. Feb 19, due, &c, as per bond. Feb 21, 1907. 11:2952. 4,000
- O'Connell, James M to Cora B Hildreth. Creston av, No 2386, e s, 174.5 n 184th st, 25x95. P M. Prior mort \$—. Feb 25, 1907, installs, 6%. 11:3165. 1,500
- Same to Thomas J Hussey. Same property. Prior mort \$6,500. Feb 25, 1907, installs, 6%. 11:3165. 1,000
- Opolinsky, Samuel to Annie K Rubin. 141st st, n w cor Crimmins av, 80.2x21.4x80x27. P M. Prior mort \$30,000. Feb 27, 1907, 2 years, 6%. 10:2556. 8,000
- *Plante, Joseph, of Queens Borough, N Y, and Domina Plante, of N Y, to Louise P Avery. Glebe av, e s, 127.4 s Lyon av, 25x123.8x26.3x115.9. Feb 20, 3 years, 6%. Feb 27, 1907. 4,000
- *Pfeifer, Andrew C and Vincent J to Sophia Bolte. 228th st, s s, 100 w Prospect Terrace, 27.5x114. P M. Feb 21, 1907, 2 years, 5%. 1,800
- *Pallitto, Vito to Chas Feil. Green lane, s s, 404.9 e Castle Hill av, 25x103.9x25x103.8, w s. Feb 23, 3 years, 5%. Feb 26, 1907. 400
- Perry, Robert, Freeport, L I, to FREEPORT BANK of Freeport, N Y. Grand av, e s, 125 n North st, runs s e 100 x n e 44.11 x n w 103.3 to av x s w 19.1 to beginning. Given as collateral security for payment of promissory note for \$1,000. Nov 8, 1906, due Jan 1, 1907, 6% Feb 26, 1907. 11:3198. 1,000
- Porcelli, Giuseppe to The Marrazzi Construction Co. 150th st, Nos 459 and 461, n s, 250 w Morris av, 50x118.5. Prior mort \$32,500. Feb 20, 5 years, 6%. Feb 21, 1907. 9:2440. 19,750
- Quinn, Thos J, John Masser and Eichler Brewing Co with Edgar S Appleby trustee. 3d av, n w cor 162d st, 50x95.9x50x94.5. Subordination of 2 leases and a mortgage to mortgage for \$50,000. Feb 16. Rerecorded from deeds Feb 20, 1907. Feb 25, 1907. 9:2367. nom
- Rosenkrantz, Millie to Eliz Gifford. Brook av, e s, 84.3 n 169th st, 18.6x100.6. Feb 23, 3 years, 5%. Feb 28, 1907. 11:2894. 5,000
- Roth, Ignatz to Louis Lese. Bathgate av, No 1721, s w cor 174th st, 100x114.5. Prior mort \$22,000. Feb 15, due Aug 15, 1908, 6%. Feb 23, 1907. 11:2915. 7,700
- Renz, Louisa to Minnie Kalmus. 3d av, No 3044, e s, 25 n 156th st, 25x96. Feb 20, 3 years, 6%. Feb 21, 1907. 9:2364. 3,000
- *Randall, Evelyn to TITLE INSURANCE CO of N Y. Pelham road, e s, being plot begins Pelham Bay Park, n s, at w s Long Island Sound at high water mark, runs w 290.6 to e s Pelham road x n e 150 x e 273.3 to Long Island Sound x s — to beginning; all title to land under water Long Island Sound in front. Feb 21, 3 years, 5%. Feb 25, 1907. 10,000
- Reiss, Joseph with Lillie B Lilienthal. College av, w s, 150 n 165th st, 44x92. Subordination agreement. Feb 26. Feb 27, 1907. 9:2437. nom
- Robinson, Isidor to DOLLAR SAVINGS BANK of City N Y. Washington av, w s, 242 n 178th st, 53.10x146x53.10x146.3. Feb 27, 1907, due Dec 2, 1907, 6%. 11:3035. 40,000
- Same to same. Washington av, w s, 295.10 n 178th st, 53.10x145.9x53.8x146. Feb 27, 1907, due Dec 20, 1907, 6%. 11:3035. 40,000
- Shue, Matilda to GERMAN SAVINGS BANK in City N Y. 169th st, No 1079, n s, 116.7 e Stebbins av, 18.9x107.5. Feb 27, 1907, 1 year, 5%. 11:2973. 2,000
- Seiffert, Magdalen to TITLE GUARANTEE & TRUST CO. Burnside av, No 573, n s, 47.2 e Ryer av, 22.1x125.3x18.6x113.10. Feb 26, due, &c, as per bond. Feb 27, 1907. 11:3144. 5,000
- Schulman, Hyman to Elfrieda C Boschen. Cypress av, e s, 220 s St Marys st, 40x100. Feb 23, 3 years, 5%. Feb 25, 1907. 10:2571. 25,000
- Scholl, John to Oswald Benedix. Hull av, No 3208, s e s, 182.4 n e 205th st, 25x100. P M. Feb 25, 1907, 1 year, 5½%. 12:3350. 18,000
- *Shafer, D Roy to Edw C Gainsborg. Mayflower av, w s, 284.10 n Middletown road, 75x100. P M. Feb 26, 1907, due Sept 1, 1907, 5%. 1,425
- Shine, Thomas J to John L Garvey. Grand av, s w cor Clinton pl, No 50, 100x25. Feb 26, 1907, due July 1, 1910, 5%. 11:3207. 4,000
- Silberberg & Saul (Inc), a corporation, to Mendel D Amdur. Vyse av, Nos 1155 to 1159, w s, 340 n 167th st, 3 lots, each 20x100. 3 morts, each \$2,000. 2 prior morts, \$7,500 each. Dec 24, 1906, 2 years, 6%. Feb 26, 1907. 10:2752. 6,000
- Shafer, D Roy to Bankers Realty & Security Co. Pier av, e s, 164.5 n Middletown road, 50.3x111.4x50x116.8, Tremont Terrace. P M. Feb 25, 1 year, 5%. Feb 26, 1907. 700
- Silcocks, Henry with DOLLAR SAVINGS BANK of City N Y. Washington av, w s, 242 n 178th st, 107.7x145.9x107.5x146.3. Subordination agreement. Feb 27, 1907. 11:3035. nom
- *Shafer, D Roy to Helen T Ayres trustee. Pier av, e s, and being lot 20 map Tremont Terrace. Feb 28, 1908, 1 year, 5½%. 350
- *Sehring, Kate widow to Margt Wicks. Railroad av, n s, extends from Washington to Jackson st, 216x205, Unionport. Feb 21, 5 years, 5½%. Feb 23, 1907. 12,000
- *Same to same. Same property. Feb 21, 1 year, 6%. Feb 23, 1907. 1,000
- Stevenson, Joseph to Richard Webber. Creston av, old line, n e cor 183d st, old line, 125x100; Rider av, w s, 250 n 135th st, 25x100 to Mott Haven Canal; 238th st, late 2d av, s s, between Martha av and Verio av, and being lots 7 to 12 map No 1 Supreme Court Valentine vs Brady et al map of partition sale of that part of Hyatt Farm near Woodlawn, 24th Ward; 238th st, late 2d av, s e cor Martha av, lots 60 to 63 same map; 238th st, late 2d av, s w cor Verio av, late 1st av, lots 86 to 89 same map; Verio av, late 1st av, s e cor 238th st, late 2d av, lot 256 same map. Feb 26, 3 years, 5¾%. Feb 27, 1907. 9:2332. 11:3164, 12:3385, 3386 and 3391. 22,600
- Trotta, Dominic A to Produce Exchange Building & Loan Assoc. Belmont av, No 2415 (Cambreling av), w s, 133.4 n 188th st, 16.8x87.6. P M. Feb 20, 5 years, 5½%. Feb 25, 1907. 11:3076. 3,000
- Same to John T Dunbar. Same property. Prior mort \$3,000. Feb 20, 2 years, 6%. Feb 25, 1907. 11:3076. 500
- Vanderminden, Henry J W and Albert B Hardy to Mary A McGuire. 149th st, No 580, s s, 125 w Courtlandt av, 25x106.6, except part for st. Nov 20, 1906, 1 year, 6%. Feb 26, 1907. 9:2330. 2,000
- *Watsky, Minnie to Julius Lewine. Lots 315, 316, 317 and 318 map subdivision of portion of Penfield property lying east of White Plains av at Wakefield. P M. Feb 19, 3 years, 5%. Feb 23, 1907. 1,750
- *Watson, Marie to Chas S Thompson. Pelham road, e s, 123 n Middletown road, 50x173x—x183. Feb 15, 2 years, 6%. Feb 23, 1907. 1,800
- Walpuski, Theo G to Amos Schaeffer. Loring pl, w s, — s Fordham road and at n s premises conveyed by Harrison to Phillips by deed dated March 30, 1899, runs w 119 x n 38.11 x e 114.11 to pl x s 39.11 to beginning. P M. Feb 26, 1 year, 5½%. Feb 27, 1907. 11:3225. 4,000
- Weller, Hattie wife Fredk Jr to Helen L Drew. Crotona av, w s, 129.6 s 182d st, 25.1x100. Feb 27, 1907, 3 years, 5%. 11:3083. 5,000
- Whelan, Mary to Flora W Hayes. Norwood av, late Decatur av, s e s, at s w s 207th st, 86.10x25x90.10x25.4 to beginning. P M. Prior mort \$7,000. Feb 23, installs, 5½%. Feb 25, 1907. 12:3354. 1,950
- Yorkey, Eliz to Magdalen Seiffert. Burnside av, No 573, n s, 47.2 e Ryer av, 22.1x125.2x18.6x113.10. P M. Prior mort \$5,000. Feb 26, due, &c, as per bond. Feb 27, 1907. 11:3144. 1,650
- Zipkin, David with Virginia de Boulemont. 135th st, s s, 161 w St Anns av, 39x100. Subordination agreement. Feb 28, 1907. 9:2262. nom

PROJECTED BUILDINGS

The first name is that of the owner; ar't stands for architect; b'r for builders.
All roofing material is tin, unless otherwise specified.

BOROUGH OF MANHATTAN.

SOUTH OF 14TH STREET.

- Elizabeth st, e s, 100 n Bayard st, 1-sty brk outhouse, 10x15.9; cost, \$1,400; B S Weeks, 149 Broadway; ar't, O Reissmann, 30 1st st.—103.
- Greenwich st, No 90, 1-sty brk and stone outhouse, 7x13.4; cost, \$500; Mrs Mandelsohn, 90 Greenwich st; ar't, O Reissmann, 30 1st st.—99.
- South st, n s, 250 w Jackson st, 1-sty frame shed, 132x19; cost, \$600; Simons Realty & Construction Co, 110 Centre st; ar't, Henry Davidson, 255 W 69th st.—102.

BETWEEN 14TH AND 59TH STREETS.

- 47th st, Nos 218 and 220 W, 5-sty brk and stone store and loft building, 32.10x88.5, tar and gravel roof; cost, \$35,000; Ella A Gray, 9 W 29th st; ar'ts, Gillespie & Carrel, 1123 Broadway.—101.
- Park av, e s, 50 s 51st st, 1-sty brk and stone outhouse, 8x6; cost, \$500; N Y C and H R R R Co, Grand Central Station; ar't, M M O'Brien, 335 Madison av.—98.

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

- 86th st, Nos 523-531 E, 5 and 6-sty brk and stone dwelling and chapel, 122.8x54, tile roof; cost, \$125,000; The Sisters of Misericorde, 531 E 86th st; ar'ts, Schickel & Ditmars, 111 5th av.—104.

BETWEEN 59TH AND 125TH STREETS, WEST OF 8TH AVENUE.

- 71st st, No 167 W, 7-sty brk and stone studios, 20x85.4, plastic slate roof; cost, \$30,000; Edwin Cudlipp, 262 W 83d st; ar't, John H Duncan, 208 5th av.—106.
- Riverside Drive, s e cor 97th st, 6-sty brk and stone tenement, 96x97.10, gravel and asphalt roof; cost, \$200,000; ow'r and ar't, Robert T Lyons, 31 Union sq.—105.

**STRUCTURAL AND ORNAMENTAL
IRON WORK FOR BUILDINGS**

HARRIS H. URIS

OFFICE AND WORKS

525-535 W. 26TH ST

TELEPHONE, 1835-6 CHELSEA

Beams in all sizes always on hand and cut to lengths as required

NORTH OF 125TH STREET.

Cathedral Parkway, n s, 175 e 8th av, two 6-sty brk and stone tenements, 62.6x57.11; total cost, \$120,000; Weil & Mayer, 5 Beekman st; ar'ts, Gross & Kleinberger, Bible House.—100.

BOROUGH OF THE BRONX.

Arthur st or 213th st, s s, 125 e Bronxwood av, 2-sty and attic frame dwelling, 21x48, peak shingle roof; cost, \$5,500; Olof A Haggstrom, 663 E 148th st; ar't, Carl P Johnson, S E 42d st.—151.
Green lane, w s, 479 s Castle Hill av, 3-sty frame store and dwelling, 25x60; cost, \$9,000; Guiseppa Sabatine, 531 E 155th st; ar't, Henry Nordheim, Boston road and Tremont av.—142.

Schuyler st, n s, 150 w Crosby av, 2-sty brk dwelling, 20x45; cost, \$4,500; Jeremia Grinaldi, 321 E 112th st; ar't, Vincent Bonagur, 971 Home st.—139.

135th st, s e cor Lincoln av, 1-sty frame shop, 50x100; cost, \$750; J Riley & Son, on premises; ar't, Clement B Brun, 1 Madison av.—149.

137th st, n s, 175 w Willow av, two 1 and 2-sty frame sheds, 80x18 and 102x15; total cost, \$500; ow'r and ar't, Barnett Mesor, 2360 Lorillard pl.—144.

167th st, s s, 244 e Washington av, 6-sty brk stores and tenement, 41x79; cost, \$45,000; Max Cohen, 1185 Fulton ave; ar'ts, Goldner & Goldberg, Westchester and Jackson avs.—133.

172d st, e s, 356.8 s Gleason av, 2-sty frame dwelling, 21x50; cost, \$5,000; E Norton, 839 E 135th st; ar't, B Ebling, West Farms road.—143.

259th st, n s, 175 e Cornell pl, 2-sty frame shop, 20x50; cost, \$500; ow'r and ar't, John J Kennedy, Riverdale.—138.

Baychester av, e s, 175 s Randall av, 3-sty frame dwelling, 21x43; cost, \$5,000; Mrs E Carlson, 841 E 140th st; ar't, Gustave Anderson, 270 Rider av.—152.

Baychester av, e s, 175 s Randall av, rear 1-sty frame shed, 20x16; cost, \$300; Mrs E Carlson, 841 E 140th st; ar't, Gustave Anderson, 270 Rider av.—153.

Barnes, av, e s, 995 n Morris Park av, two 2-sty frame dwellings, 21.8x50; total cost, \$9,000; T Langindara, 230 E 107th st; ar't, Timothy J Kelly, Morris Park av.—157.

Belmont av, w s, 75 n 186th st, 4-sty brk tenement, 25x74.6; cost, \$18,000; Pasquale Di Meola, 2352 Arthur av; ar'ts, Moore & Landsiedel, 148th st and 3d av.—135.

Comfort av, e s, 275 s Randall av, 2-sty and attic frame dwelling, 20x35, peak shingle roof; cost, \$3,800; Mrs Axel F Larson, 152 E 223d st; ar't, Carl P Johnson, S E 42d st.—150.

Decatur av, w s, 50 s 209th st, four 2-sty and attic frame dwellings, 21x55 each, peak shingle roofs; total cost, \$24,000; J H Amsler & Co, 1058 Jackson av; ar't, Jacob H Amsler, 1058 Jackson av.—147.

Decatur av, e s, 330 s Gunhill road, two 3-sty brk tenements, 21x62; total cost, \$20,000; Charles Kornfield, 368 W 118th st; ar'ts, Moore & Landsiedel, 148th st and 3d av.—159.

Faraday av, w s, 70.10 n Newton av, 2 1/2-sty frame dwelling, 20.4x38.3, peak shingle roof; cost, \$2,500; Ernest Panzer, 536 W 126th st; ar't, John J Kennedy, Riverdale.—137.

Grand av, n w cor 192d st, five 2 1/2-sty frame dwellings, 26x38, peak shingle roofs; total cost, \$35,000; Thos H Thorn, 2514 Webster av; ar't, J R Serviss, 2514 Webster av.—136.

Katonah av, w s, 50 s 236th st, two 2-sty frame dwellings, 21x52; total cost, \$11,000; Romanus Eusner, 944 Washington av; ar't, Fred Hammond, 943 Washington av.—161.

Lafontaine av, s w cor 178th st, 5-sty brk tenement, 25x90; cost, \$40,000; Andrew J Thomas, 708 Tremont av; ar'ts, Melville & Baggs, 217 W 125th st.—148.

Morris Park av, n w cor Victor st, 3-sty frame store and dwelling, 24.11x47.6; cost, \$6,000; L Lansgrebe, Cruger av; ar't, Timothy J Kelly, Morris Park av.—156.

Matthews av, w s, 125 s Morris Park av, two 2-sty frame dwellings, 20x50; total cost, \$8,000; R Vacher, 26 Victor st; ar't, Timothy J Kelly, Morris Park av.—158.

Morris av, e s, 197 n 182d st, 3-sty brk store and dwelling, 20x55; cost, \$6,000; Mauro Yarusso, 2258 Morris av; ar't, Frederick Jaeger, 1775 Weeks av.—134.

Prospect av, s w cor 163d st, 6-sty brk stores and tenement, 100x93x96; cost, \$150,000; Jas F Meehan & Co, 1020 Longwood av; ar't, Jas F Meehan, Prospect and Westchester avs.—162.

Park av, e s, 225 s 182d st, 1-sty frame shed, 25x20; cost, \$200; Geo J Selzer, on premises; ar't, J J Vreeland, 2019 Jerome av.—145.

Perry av, e s, 45.4 n 205th st, two 2-sty frame dwellings, 21x57; total cost, \$12,000; Emil Dolzer, 3154 Decatur av; ar't, J J Vreeland, 2019 Jerome av.—140.

Perry av, e s, 102 s 201st st, three 3-sty frame dwellings, 16.8x34; total cost, \$10,500; Daniel Houlihan, 2876 Bainbridge av; ar't, J J McMillan, 111 E 205th st.—146.

Westchester av, s w cor Southern Boulevard, 6-sty brk stores and tenement, 188.3x99x80; cost, \$220,000; American Real Estate Co, on premises; ar't, Wm D Johnson, Southern Boulevard and Westchester av.—141.

Webster av, w s, 340 s Gunhill road, two 3-sty brk tenements, 21x62; total cost, \$20,000; Chas Kornfield, 368 W 118th st; ar'ts, Moore & Landsiedel, 148th st and 3d av.—160.

Willis av, s e cor 145th st, 6-sty brk tenement, 50x88; cost, \$70,000; Oppenheim & Vesell, 21 E 14th st; ar'ts, Goldner & Goldberg, Westchester and Jackson avs.—132.

5th av, w s, 100 n Nelson av, 2 1/2-sty frame dwelling, 20.9x51, peak shingle roof; cost, \$6,000; Rudolph Swenson, 231 Melville av; ar't, Henry Nordheim, Boston road and Tremont av.—154.

5th av, e s, 75 s 214th st, 2-sty brk dwelling, 18x52; cost, \$3,000; Jas H McGuiness, 103 E 108th st; ar't, Herman Horenburger, 122 Bowery.—155.

Canal st, No 79, partitions, show windows, to 4-sty brk and stone store and loft; cost, \$1,000; Samuel J Silberman, 83 Canal st; ar't, Max Muller, 115 Nassau st.—418.

Cherry st, No 37, toilets, partitions, to two 4-sty brk and stone stores and tenements; cost, \$2,000; Woolf Fish, 11 Allen st; ar't, Louis A Sheinart, 425 5th av.—428.

Chrystie st, No 112, toilets, partitions, windows, to two 5-sty brk and stone store and tenements; cost, \$2,500; Lillie Cohn, 1239 Madison av; ar'ts, S B Ogden & Co, 954 Lexington av.—416.

Clinton st, No 78, partitions, windows, to 5-sty brk and stone store and tenement; cost, \$2,500; Louis Isaac, 1431 5th av; Marks & Jacob Rosenberg, 686 Broadway; ar't, Chas M Straub, 122 Bowery.—442.

Division st, No 133, toilets, windows, partitions, to 5-sty brk and stone tenement; cost, \$2,500; R Hurwitz, 8 W 119th st; ar't, O Reissmann, 30 1st st.—404.

Front st, Nos 135-139, alter roof, walls, to 7-sty brk and stone office building; cost, \$2,500; Myron H Oppenheim, 135 Front st; ar't, Wm J Fryer, 26 Cortlandt st.—446.

Houston st, No 431 E, horse run, walls, to 4-sty brk and stone stable and wagon rooms; cost, \$1,500; Leonard H Dewing, Hartford, Conn.; ar't, Wm Kurtzer, Spring st and Bowery.—392.

Maiden lane, s s, 22 e Liberty alley, stairs, alter front walls, to 5-sty brk and stone store and storage; cost, \$2,500; Ernest Benger, 115 4th av; ar't, W D Hunter, 46 Wall st.—435.

Mulberry st, No 113, toilets, partitions, windows, to two 5-sty brk and stone tenements; cost, \$1,000; Mary E and Catharine C Ward, 110 E 117th st; ar't, John J Lawlor, 360 W 23d st.—430.

St Marks pl, No 94, 5-sty brk and stone rear extension, 3.7x5, partitions, windows, stairs, to 5-sty brk and stone store and tenement; cost, \$3,000; Caroline Kuebler, 94 St Marks pl; ar't, H Horenburger, 122 Bowery.—420.

Vesey st, Nos 35 and 37, shaft, electric elevator, to 5-sty brk and stone store and loft; cost, \$4,000; Ida C Bracher, 40 Wall st; ar't, C F Bozeman, 16 E 23d st.—421.

William st, Nos 222 and 224, 6-sty brk and stone side extension, 28.2x74, to 6-sty brk and stone warehouse; cost, \$20,000; Zinsser Realty Co, 38 Park row; ar't, E Wilbur, 120 Liberty st.—434.

11th st, Nos 57 and 59 E, pent house, stairs, to 10-sty brk and stone loft building; cost, \$2,000; Edward S Rapallo, 66 Broadway; ar'ts, Buchman & Fox, 11 E 59th st.—393.

13th st, No 253 W | toilets, partitions, to four 4-sty brk and stone Greenwich st, No 120 | tenements; cost, \$3,000; John A Rosenbaum, 318 Washington st; ar't, Thomas H Van Tine Jr, 79 6th av.—410.

14th st, No 413 E, partitions, windows, skylights, to 5-sty brk and stone tenement; cost, \$1,000; Mrs Sophie Conody, 559 Tremont av, Bronx; ar't, Matthew Frey, 231 E 29th st.—409.

15th st, No 523 E, toilets, partitions, skylights, to two 4-sty brk and stone tenements; cost, \$1,300; Thomas Krekeler, 83 Somers st, Brooklyn; ar't, Chas H Richter, 68 Broad st.—437.

15th st, Nos 401 and 403 E, partitions, toilets, windows, to two 4-sty brk and stone tenements; cost, \$1,500; Arthur Astor Carey, Free Reading Room, Waltham, Mass; ar't, Solomon D Cohen, 81 E 125th st.—438.

32d st, Nos 121 and 123 W, shaft, to 4-sty brk and stone tenement; cost, \$1,000; N Y, Penn & Long Island R R Co, on premises; ar't, New York Contracting Co, on premises.—394.

33d st, Nos 112 and 114 W, shaft, to 4-sty brk and stone tenement; cost, \$1,000; N Y, Penn & Long Island R R Co, on premises; ar't, New York Contracting Co, on premises.—395.

26th st, No 215 E, partitions, toilets, steel beams, columns, to 5-sty brk and stone store and tenement; cost, \$4,000; Chas J Hesse, 24 Av A; ar't, Henry Klein, 191 E 3d st.—425.

37th st, Nos 342 W, partitions, windows, skylights, to 5-sty brk and stone store and tenement; cost, \$3,000; B Cohen, 331 W 38th st; ar't, James W Cole, 403 W 51st st.—445.

39th st, No 13 E, stair case, partitions, walls, metal ceilings, to 2-sty brk and stone stable; cost, \$5,000; B Altman, 1 E 35th st; ar'ts, Denby & Nute, 333 4th av.—427.

40th st, No 213 W, add two stories, stairs, toilets, shaft, to 4-sty brk and stone warehouse; cost, \$3,500; Ludin Realty Co, 259 W 34th st; ar'ts, Buchman & Fox, 11 E 59th st.—439.

41st st, No 426 W, partitions, toilets, windows, to 4-sty brk and stone tenement; cost, \$3,000; Max Heller, 345 W 38th st; ar't, Wm G Clark, 438 W 40th st.—388.

43d st, No 337 E, toilets, windows, to 5-sty brk and stone tenement; cost, \$1,200; Geo W Shirck and Frances Rullmann, Valley Stream; ar't, Geo Hang, 123 Liberty st.—389.

51st st, No 18 E, partitions, windows, 5-sty brk and stone front extension, 20.5x6.3, to 5-sty brk and stone dwelling; cost, \$20,000; Mrs Ada M Strauss, 166 E 71st st; ar'ts, Cleverdon & Putzel, 41 Union sq.—391.

Av B, No 5, toilets, windows, partitions, to 4-sty brk and stone tenement; cost, \$2,500; Samson Lewkowitz, 100 E 123d st; ar't, O Reissmann, 30 1st st.—403.

Av D, s e cor 5th st, stairs, tank, partitions, store fronts, to 6-sty brk and stone store and loft; cost, \$3,500; Wolf Rosenberg, 188A Vernon av, Brooklyn; ar't, Max Muller, 111 Nassau st.—417.

Broadway, No 1697, 1-sty brk and stone rear extension, 25x25, partitions, windows, to 4-sty brk and stone store and loft; cost, \$4,000; B J Falk, 14 W 33d st; ar't, Hugh McLean, 426 W 42d st.—429.

Broadway, n e cor 136th st, 3-sty brk and stone rear extension, 6x16, partitions, store fronts, plumbing, to 3-sty brk and stone store and dwellings; cost, \$5,000; Meyer S Auerbach, 71 Nassau st; ar't, Samuel Gross, 325 E 84th st.—414.

Broadway, Nos 932-938, tank, to 5-sty brk and stone store and loft; cost, \$1,875; estate of Catherine N Fane, Katonah, N Y; ar't, Chas C Haight, 452 5th av.—396.

Broadway, No 1626, stairs, floors, toilets, to 2-sty brk and stone store and loft; cost, \$1,500; Cyrus Clark, 327 W 76th st; ar't, Adolph Wohlpert, 533 W 42d st.—436.

Broadway, No 47, electric elevator, shaft, partitions, columns, to 5-sty brk and stone store and apartment; cost, \$50,000; James H Jones, Sairholme, Washington; ar'ts, Westevelt & Austin, 7 Wall st.—441.

Lenox av, Nos 310-316, partitions, stairs, show windows, toilets, to four 2-sty brk and stone stores and lofts; cost, \$6,500; Louis Strasburger, 5 W 73d st; ar't, C W Smith, 27 E 22d st.—415.

ALTERATIONS.

BOROUGH OF MANHATTAN.

Canal st, Nos 539 and 541, partitions, skylights, windows, toilets, to two 4-sty brk and stone tenements; cost, \$1,000; Estate Anna Benhard Hunt, 242 East Houston st; ar't, Henry Regelmann, 133 7th st.—400.

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Lenox av, w s, 25 n 119th st, store fronts, to 4-sty brk and stone store and tenement; cost, \$1,000; Mrs Josephine Ledeky, 2290 7th av; ar'ts, Danmar & Co, Liberty and Thatford avs, Brooklyn.—419.

Lexington av, Nos 1635 and 1637, partitions, store fronts, to two 4-sty brk and stone tenements; cost, \$1,000; Louis Geiger, 411 E 15th st; ar't, Harry Zlot, 230 Grand st.—406.

Madison av, s w cor 62d st, 8-sty brk and stone front extension, 30.6x22, center tower building will be raised 8 stories, partitions, store fronts, shafts, to 5 and 8-sty brk and stone stores, apartments and studios; cost, \$50,000; The Securities Investment Co, 15 Exchange pl, Jersey City, N J; ar't, Alfred H Taylor, 6 E 42d st.—423.

Park row, No 113, stairs, show windows, to 5-sty brk and stone store and loft; cost, \$1,000; estate John H Spellman, 109-111 Park row; ar't, Max Muller, 115 Nassau st.—398.

West Broadway, No 454, elevator shaft, stairs, to 5-sty brk and

stone warehouse; cost, \$4,000; Wm Mitchell, 44 Wall st, and Elsie M Ferriday, 101 E 65th st; ar't, Richard Berger, 309 Broadway.—411.

8th av, No 2165, store fronts, to three 2-sty brk and stone store and office; cost, \$1,000; Frederick P Forster, 45 William st; ar't, Carl P Johnson, 8 E 42d st.—405.

9th av, No 313, 1-sty brk and stone rear extension, 19x24, to 2-sty brk dwelling and store; cost, \$2,000; Georgianna P Mascelin, Washington, D C; ar't, Thomas Buckley, 408 10th av.—433.

BOROUGH OF THE BRONX.

150th st, No 456, raise to grade 3-sty brk and frame stable and dwelling; cost, \$3,000; Pasquale Piacente, 557 Morris av; ar't, Max Heusel, 446 W 151st st.—66.

165th st, s e cor Concourse, new piazza, vestibule, partitions, &c, to 3-sty frame dwelling; cost, \$5,000. Albert Zannetta, 134 Bleecker st; ar'ts, Moore & Landsiedel, 148th st and 3d av.—67.

JUDGMENTS IN FORECLOSURE SUITS.

Feb. 23.

17th st, Nos 440 to 446 West. Mutual Life Ins Co agt James C Cady; James McKeen, att'y; Nathaniel A Elsberg, ref. (Amt due, \$30,387.50.)

79th st, s s, 144 w Av A, 50x102.2. Jacob Hyman agt Louis Reiner et al; Spiro & Wasservogel, att'ys; John J Delany, ref. (Amt due, \$40,501.82.)

Water st, No 610. John H Cole agt William Nichthausen et al; Grosvenor S Hubbard, att'y; John Gruenberg, ref. (Amt due, \$9,308.25.)

Feb. 25.

Beach av, e s, 200 n Dater st, 100x100. Edw G Black agt Timothy F Sullivan et al; Alfred W Varian, att'y; Wm M Seabury, ref. (Amt due, \$6,225.50.)

Feb. 26.

126th st, Nos 241 to 247 East. Jacob Chaimowitz agt Harry Goldman et al; A Fred Silverstone, att'y; Thomas R Lane, ref. (Amt due, \$10,900.75.)

Feb. 27.

76th st, Nos 506 to 510 East. Samuel Korman agt Samuel M Hoffberg et al; C Schwick, att'y. (Amt due, \$6,359.)

29th st, n s, 259.8 w 7th av, 23.5x98.9.

27th st, s s, 254.6 e 7th av, 22.6x98.9. Max Gobel agt Frank J Ferrall; Johnston & Johnston, att'ys; Max S Levine, ref. (Amt due, \$800.)

LIS PENDENS.

Feb. 23.

60th st, n s, 125 w Amsterdam av, 25x100.5. Louis H Levin exr agt Jacob Hyman; action to set aside deed; att'y, M Sheinart.

Broadway, No 1180. Henry H Vought et al agt Poland Spring Co et al; action to foreclose mechanics lien; att'ys, Hill, Lockwood, Redfield & Lydon.

Feb. 25.

Elizabeth st, No 240. Ely J Rieser agt Pasquale Pati et al; action to foreclose mechanics lien; att'y, P Armitage.

123d st, Nos 129 and 131 East. Samuel Desowitz agt Cornelia McKay et al; action to foreclose mechanics lien; att'y, S H Aarons.

Feb. 26.

Catharine st, s e s, lot 217, map of Washingtonville, 50x100, Bronx. Frank Kucera agt Joseph Kucera et al; partition; att'y, R Archer. 2d av, No 1903. Alexander Pfeiffer agt Bertha Wolf; action to impress lien; att'y, P Gross.

Feb. 27.

Park av, No 754. John Martin agt Henry de Coppet et al; action to foreclose mechanics liens; att'ys; J J Gleason.

122d st, s s, 141 e Lexington av, 50.9x70.3. Richard Tretler agt Joseph Ludman et al; action to foreclose mechanics lien; att'y, W R Hill. Boulevard, s w cor, 192d st (if extended), 245x262. Annie M Hall agt Loyal L Smith; action to recover possession; att'y, W J Walsh.

St Ann's av, e s, 300 s 156th st, 75x90. Sara Cuperman agt Lamont Realty Co et al; specific performance; att'y, H T Marston.

8th av, n s, lot 528, map of Village of Wakefield, Bronx, 55.6x114. Washington Life Ins Co agt Egbert B Ellison et al; action to declare lien; att'y, S B Clark.

Digney av, e s, 190 s Kingsbridge rd, 50x100. Kathinka Dinsdorf agt Richard C Pohle; action to foreclose mechanics lien; att'y, C E Stern.

Feb. 28.

111th st, No 311 West. Frank L Fisher Co agt T Parker Colby; notice of attachment; att'y, S H Wandell.

148th st, No 532 West. Chas A Fowler et al agt Solon W MacDonald; notice of execution; att'y, D J Gladstone.

Arthur av, w s, 127.7 n 187th st, 25x113.3. Christopher J Ward agt John Ward et al; partition; att'y, Holm, Smith, Whitlock & Scarff.

March 1.

116th st, s s, 200 w 5th av, 70x100. Schaefer-Carroll Construction Co agt First Hungarian Congregation Obah Zedek et al; action to foreclose mechanics lien; att'y, L Levene.

81st st, No 202 West. Anna P Daniel agt Sidney A Teeter; action to set aside deed; att'y, A R Daniel.

8th av, s w cor 151st st, 99.11x100. Philip Lederer et al agt Northwestern Realty Co; action to impress vendee's lien; att'ys, Arnstein & Levy.

FORECLOSURE SUITS.

Feb. 23.

80th st, Nos 529 to 533 East. Samuel Williams et al agt Max Kessler et al; att'ys, O'Brien, Boardman, Platt & Dunning.

Mohegan av, s e s, lot 238, map of East Tremont, 66x150. Marie Blechner agt Paul Dannhauser et al; att'y, R E Bergman.

Pleasant av, e s, 50 n 118th st, 25.3x76. David Gottesfeld agt Benjamin Weissman et al; att'y, M S Hyman.

61st st, Nos 415 and 417 East. Isaac Liberman et al agt Max Kessler et al; att'y, J C Levi.

Feb. 25.

Katonah av, e s, 127.8 n 236th st, 27.4x85x27.8x85. Abram S Post admr agt Ernest Ames et al; att'y, W C Roe.

191st st, s s, 100 e St Nicholas av, runs e 150 x s 95.9 x w 150.3 x n 104.1 to beginning. Andrew J Connick agt Zachariah Zacharias et al; att'y, H Swain.

172d st, n s, 75 e Longfellow st, 25x100. Harris Barnard agt Benjamin Viau et al; att'y, R H Arnold.

Bedford st, n e cor Downing st, 70x25. Isaac Haft agt Abraham H Altschul et al; att'ys, Krakower & Peters.

Broadway, s w cor 135th st, 149.11x100. Abraham I Spiro agt Besse C Clark; att'ys, Spiro & Wasservogel.

Feb. 26.

120th st, No 349 East. Thomas Crawford agt Louis Lese et al; att'y, J T Brown, Jr.

Norfolk st, No 32. Hannah Cohen agt Julius Braun et al; att'ys, Morrison & Schiff.

138th st, s s, 120 w 5th av, 125x99.11. David Levy et al agt Joseph Jacobson et al; att'y, J C Levi.

164th st, s s, 150 e Amsterdam av, 75x112.4, two actions. Aaron M Janpole et al agt Charles Morris et al; att'ys, Kantrowitz & Esberg.

92d st, No 49 East. Charles Gulden agt Maria H Draper et al; att'y, T W Butts.

Marcher av, w s, 150 s w 169th st, 50x200. Orella D Brown agt Ida Douglass et al; att'y, J E Miller.

134th st, n s, 385 w 5th av, 50x99.11. August

Ruff agt Mercy Seat Baptist Church et al; att'y, J C Ruff.

Chrystie st, No 165. Samuel Kadin agt Rachel Samuels; att'y, I Cohn.

Feb. 27.

Rivington st, Nos 58 and 60. Joseph Demmer, trustee, agt Congregation Kehal Adath Jeschurun M'Yassy et al; att'y, J C Levi.

147th st, n e s, 80 s e Robbins av, 75x79. John M Hart agt James McFerran et al; att'y, M M O'Brien, Jr.

39th st, Nos 110 and 112 West. New Amsterdam National Bank of N Y agt Alfred H Matthews et al; att'y, M M O'Brien, Jr.

Parcel of land situate at centre of lane leading from New York and Albany Post Road to Riverdale, adj lands of Wm G Ackerman, Joseph Delafeld and Chas W Simmons, 24th Ward. Almon W Griswold et al agt Mary R Goodridge, indiv and extrx et al; att'y, M Williams.

Feb. 28.

126th st, Nos 514 and 516 West. Bethoven Englander agt Daniel Fraad; att'y, M H Hayman. 126th st, Nos 510 and 512 West. Bethoven Englander agt Daniel Fraad et al; att'y, M H Hayman.

Crotona Park East, s s, 120.1 w Wilkens av, runs s e 125.10 x w 204.5 x s e 137.1 to Boston rd, x n w 264.3 x n e 34.11 x e 207.7 to beginning. State Realty & Mortgage Co agt Henry Villeneuve et al; att'y, A J Shaw.

Edgecombe rd, s w cor 166th st, 101.3x111.2x irreg. Isaac Shapiro et al agt Chas S Bloch et al; att'ys, Engel, Engel & Oppenheimer.

142d st, No 741 East. Luder Hanken agt Carrie A Schulze; att'y, F B Chedsey.

March 1.

Crotona Park East, s s, 120.1 w Wilkens av runs s e 125.10 v w 204.6 x s e 137.1 to n e Boston rd, x n w 264.3 x n e 34.11 x e 207.7 to beginning. State Realty & Mortgage Co agt Henry Villeneuve et al; att'y, A J Shaw.

80th st, Nos 529 to 533 East. Jacob Bloch et al agt Samuel Williams et al; att'y, M Silverstein.

Tinton av, w s, 110.7 n Westchester av, 103x150. Francesca R Fornica agt Esther Eisenberg et al; att'ys, Wager & Acker.

22d st, s s, 300.3 e 8th av, 24.9x99. Henry Wilkens et al agt Jennie B Olwell et al; att'ys, Rabe & Keller.

JUDGMENTS.

Feb. and Mar.

23 Arbuter, Israel—Maynard N Clement, \$1,821.32

23 Arent, Ann K—Elizabeth F Pegg et al,

27 Aronson, George—Thomas F McCaul Con-

tracting Co. 532.13

28 Andrews, Chase—Elias M Stanbery, 22,273.05

1 Aul, Chas A—Isaac A Krulewicz, 105.26

23 Biddulph, Michael F—John Dewar & Sons,

. 84.75

23 Biddle, Edwin C—Robert Graves Co., 978.60

23 Baxter, Dennison E—Erastus C Delavan,

. 465.10

25 Braker, Henry J—David M Nesbit et al.,

. 4,075.36

25 Busb, John J & Fanny B—Geo C Rankin,

. 14,921.92

25 Bush-Brown, Henry R—the same, 14,921.92

25 Brown, Chas A—John C Orr Co., 445.54

25 Burns, Bessie—Stephen Schetz et al., 400.33

25 Baxter, Dennison E—U S Corporation Co.,

. 106.81

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<p>25 Beebe, Geo W—Arthur J Hopper.....371.20 25 Berkowitz, Louis J—Maurice Plattner.....95.60 25 Botty, Henry C—Ellen Hubert.....89.40 25 Bouzi, Dumercy A or David—Chas W Wheeler.....1,400.59 25† Baylis, May R—Frank V Strauss & Co.....134.26 25 Blumenthal, Geo A—Henry Pincus, costs, 48.57 25 Babcock, William—John W Carlton.....47.75 26 Braccini, Cermond G—Benhard Frankfelder et al.....97.28 26 Baxter, Joseph—Brooklyn Heights R R Co.....114.70 26 Barberi, Bardosso—Timothy E Desmond.....108.35 26 Bock, Ernest M M—City of N Y, costs, 146.05 26 Birn, Nathan—the same.....120.85 27 Ballard, George—Meyer Senft et al.....27.88 27 Brown, Robert—John F Cockerill.....701.89 27 Bronstein, Anna—Interborough Rapid Transit Co.....32.72 27 Bissell, Wm H—Hugo E Boessneck et al.....138.23 27 Bodner, Hyman—Bradley Leather Co.....137.87 27 Berkman, Samuel—the same.....137.87 27 Boden, James—James Doyle.....2,904.47 27 Block, Gustav—Isidor Scherer.....84.65 27 Boyle, Josephine—McLeiland Milmor.....216.70 27 Bowsky, Max—Warren D Chase.....277.41 27 Babcock, Edw C—Am Exchange Ntl Bank.....198.28 27* Barnes, Winthrop H—Freeman F Huntington.....4,715.55 27 Boulton, John B—Anton Strobel.....75.55 28 Balschun, Adolph—City of N Y.....274.72 28 Brener, John C—Max Shoutal.....165.41 1 Bernstein, Morris—Edw C Van Glahn et al.....107.33 1 Beach, Alice B—Abner B Brown.....2,299.11 1 Brauner, Meier—Third Av R R Co.....165.88 1 Brown, Emma R—Addison B Flecher et al.....36.66 1 Berry, Chas S—Abraham Demarest et al.....69.91 1 Brown, Abraham—Third Av R R Co.....119.38 1 Boppert, Wm F—N Y City Ry Co.....110.38 1 Bracken, Thomas—Arthur Wilson et al.....466.92 1 Bishop, David W—Thomas L Feitner et al.....85.43 1 Baum, Joseph L—Edmund J Butler et al.....40.65 23 Craw, Nettie G—Lord & Taylor.....134.51 25 Cahn, Louis M—Frederick A Brohmer et al.....197.22 25 Curtin, J Clark—Jonathan Barnes.....502.38 25 Comstock, Edw S—Henry Rutherford.....10,460.29 25 Cadigan, Bartholomew F—La Leal Cigar Co.....74.74 25 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Merogn F—Julian D Trenholm.....27.01 28 Donohue, Robert D—Isabelle Rogers.....61.41 1 Dunne, M Walter—John Luhrs.....498.06 1 Duffy, John J—N Y Telephone Co.....24.49 1 Danson, Louis—N Y Telephone Co.....35.97 1 Dubruskey, Samuel—Sigmund S Rotter.....29.41 1 Dalesio, Guisepe—N Y City Ry Co.....69.88 1 Donegan, Denis—Anna Feinberg.....64.65 23 Eris, Sam—Leib Mandel.....49.15 25 England, Benjamin L—Samuel Tillis.....46.06 25 Enders, Hugo—Ferdinand Gutmann & Co.....264.20 25 Einstein, Jacob A—Broadway Trust Co.....88.11 26 Ensinger, Ferdinand L and Benedict J—Olin J Stephens.....274.30 1 Eisenberg, Jonas—N Y City Ry Co.....123.88 1 Epstein, Max—Samuel Ratzkin et al.....404.98 25 Friedman, Jacob—Paul Pfothenauer et al.....300.51 25 Fruhauf, Bernard—Interborough Rapid Transit Co.....32.41 25 Fried, Meyer—Middlesex Dry Goods Co.....126.67 25 Fernbach, Robert L—Richard Alexander.....423.63 25 Freeborn, Cassius—Henry Pincus, costs, 47.58 26 Frazier, Geo B—Wm J Carroll.....265.22 26 Feingold, 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26 Mansfield, Mary—the samecosts, 122.29	28 Rogozzino, James—Isaac Richman.....88.36	25 Velt, Elias—Charles Lilienfeld et al.....63.21
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26 McLaughlin, Thomas J—John Pierce Co.....2,296.25	28 Ryan, Jerome A—Frederick S Myers.127.09	26 Vollmer, Henry P—Palmer & Embury Mfg Co.....308.77
27 Mendlowitch, John—Altonwood Park Co of N Y1,587.06	28 Roberts, Katharine S—William Hepner.116.91	27 Vaine, Fred W—Bert K Bloch.....115.60
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27 Meehan, Patrick A—Francis V Greene.....costs, 115.15	1 Rosenbaum, Adolph—N Y Telephone Co.....23.42	25 Weiss, Max—Swift & Co.....14.01
27 McGinty, James—James Doyle.....2,904.47	1 Rapp, John V B—the same48.28	25 Woolf, Edgar A—Henry Pincus.costs, 47.58
28 Marsh, Wm E—Mary Patterson et al.1,857.08	1 Rothfeld, John—Thomas Crump578.92	26 Wittenberg, Cella—Interborough Rapid Transit Co.....costs, 32.41
28 Maurer, John C—Joseph W Hatch.....122.11	23 Schlosser, Peter W—Samuel C Master.172.72	26 Winne, Howard C—Otto F Klinke.....685.23
28 McClellan, Herbert F—Mary Patterson et al1,857.08	23 Schwartz, Sigmund S—Tribune Assn.....costs, 155.10	26 Weiser, Molly—City of N Y.....costs, 110.31
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25 O'Hara, Daniel J—John H Seville.....808.96	26 Sarasohn, Abraham H and Bertha adm—Ezakiel Sarasohn2,307.45	1 Wiener, Martha—Arthur M Mundt.....costs, 125.25
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25 Peter, Anna—Ellen Hubert.....89.40	26 the same—Israel Backer.....69.57	25 Young, Betsy—Louis Dittelman.....14.31
25 Pomeranz, Samuel—Barnet Green115.45	26 Smith, Delevan C—Chas D Wetmore.220.77	26 Young, Wallace H—Ella B Bissell.....2,350.00
25 Patten, Louis—Dennis Quinn214.72	27 Seidman, Jacob—Candee, Smith & Howland Co.....109.21	27 Zack, Michael—Candee, Smith & Howland Co.....205.57
25 Pitt, Walter—Sylvester N Stewart.....504.42	27 Schiffer, Herman & Alfred—Max Wiener.828.95	28 Zarek, Siegfried S—Frank Brodsky, Jr, et al410.91
26 Perry, Robert—Alban E Munson.....83.16	27 Spinelli, Michelo—Title Guarantee & Trust Co.....25.97	28 Zimmermann, Fred—G T Lawrence & Gregory Co.....110.67
26 Peters, Harry—Wm V Lundy.....128.01	27 Schopper, Abraham—the same45.53	28 Zimetz, Isaac—Aetna Life Ins Co.....110.00
26 Payne, Thomas P—Hannah Ottenberg.....24.85	27 Solomon, Sidney H—Herman Reck.....519.91	1*Zander, Lesser—N Y Telephone Co.....23.42
27 Putnam, Harry W—Julia Dawson.....costs, 69.22	27 Schwarz, Rosa* & Samuel A—Jane Mc Brierty339.36	
	27 Sweeney, Kate—City of N Y.....costs, 110.85	
	27 Sweeney, Ralph J—Henry M Toch et al.15.67	
	27 Stertz, Samuel—Candee, Smith & Howland Co.....455.14	
	27 Shay, Samuel T—McElravey & Hauck Co.....343.87	

ARCHITECTURAL ENGINEERING COMPANY

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Construction Operations Financed. Building and Permanent Loans Negotiated.

TELEPHONE, 1670 MORNINGSIDE

CANADIAN OFFICE, MONTREAL, CANADA

CORPORATIONS.

- 23 The New York Herald Co—James A Geoghegan 593.13
- 23 J L McLean & Co—Alfred S Campbell 507.93
- 23 The New York Tunnel Co—Mary McBride costs, 136.62
- 23 The Knepper Realty Co—Arthur Cahn et al 230.72
- 23 Long Island Display Adv Co—Bathgate Realty & Construction Co. 116.72
- 23 New York City Ry Co—Edward Murray 2,677.90
- 23 Paul, B Pugh & Co—Felice Caso costs, 177.86
- 25 Corporation Liquidating Co—Sigmund Werner 524.00
- 25 Ricca & Son—Clarence Brady 42.72
- 25 Norcross Bros Co—Patrick McCarthy 6,630.03
- 25 Brooklyn Ferry Co of N Y—Joseph F Richard 335.03
- 25 New York City Ry Co—John Chicasi 30.10
- 25 John B Phillips Mfg Co—Mutual Lumber Co 1.54
- 25 Brown & Fleming Contracting Co—John Orr Co. 52.8
- 25 the same—the same 413.18
- 25 Dennett Surpassing Coffee Co—Thomas Conroy 1,292.35
- 26 New York, New Haven & Hartford R R Co—Annie Larney 1,063.77
- 26 the same—the same 1,291.72
- 26 New York C & Hudson R R R Co and New York, New Haven & Hartford R R Co—the same 3,278.32
- 26 the same—the same 3,041.41
- 26 Middleboro Realty Co—Oscar Lewinson 49.24
- 26 The American Lithograph Co—John A Kirwan 5,113.00
- 26 Cathedral Parkway Realty Co—Luman W Johnson 4,314.05
- 26 J T Story Co—Frederick L Schmidt 92.41
- 26 Wilson Drug Stores Co—Crescent Chemical Mfg Co. 120.08
- 26 Federal Union Surety Co—Maynard N Clement 1,819.32
- 26 the same—the same 1,819.32
- 26 the same—the same 1,819.32
- 26 William Tilly Co—Pratt & Lambert 240.61
- 26 The Arena Co—Peter Theophine 112.59
- 26 Met St Ry Co—Nellie Webb 594.38
- 27 New York Butchers' Dressed Meat Co—General Electric Co. 10,740.79
- 27 James H Dunham & Co—Chas E Heuberger costs, 10.75
- 27 New England Construction Co—Empire City Woodworking Co. 1,551.85
- 27 D P Winne Co—Chas F Eddy et al. 1,159.96
- 27 Federal Union Surety Co—Maynard N Clement 1,885.32
- 27 Duane Realty Co—Edward Doran 50.32
- 27 Clark & Co—John B Carss et al. 1,125.96
- 27 The City of N Y—Richard Ehler 2,096.27
- 27 the same—Mary McGowan 700.00
- 28 City of N Y—John F O'Rourke 22,888.89
- 28 Metropolitan Plumbing Contracting Co—Thatcher Furnace Co. 157.04
- 28 American Dimmer Co—E A Williams & Son 38.79
- 28 New York City Ry Co—Morris Markowitz 638.70
- 28 Friedman Building & Operating Co—Edw H Smith 189.41
- 28 Canarsie Live Poultry Co—Erving V Dwyer et al 513.65
- 28 Ocean View Cemetery—Stanton C Dickinson 548.99
- 28 Ocean View Cemetery & St Agnes Cemetery—the same 548.92
- 28 the same—John J Dickinson 541.03
- 28 Ocean View Cemetery—the same 540.54
- 28 Mrs M E Alexander, Inc—Wm E Benjamin 85.75
- 28 Geo V Blackburne Co—Clayton L Graham 1,099.99
- 28 The Harlem Dental Co—Desider Ungar 345.02
- 28 The City of N Y—Louis Sacks 54.50
- 28 One Minute Churn Co—Olive R Garland 1,639.53
- 28 The Correspondence School of Automobile Engineering—Lily Robinson 519.67
- 28 the same—the same 519.67
- 28 F Garcia Bea & Co—Gustav Solomon et al 1,757.85
- 28 The City of N Y—Clarence Lipnik 2,140.53
- 28 Oregon Securities Co—John W Wheeler 2,560.24
- 28 Reichard & Scheuber Mfg Co—Orrill H Vernon et al 490.97
- 1 Secor & Co—Stuart Howland Co. 75.04
- 1 Porcelain Electrical Mfg Co—the same 75.04
- 1 The Reporters' Assn of America—Sun Printing & Pub Assn costs, 334.75
- 1 Progress Magazine Pub Co—Allan Forman 51.07
- 1 Interurban St Ry Co—Thomas Fitzgerald 3,136.45
- 1 City of N Y—Anna M Stewart 2,704.91
- 1 Geo D Cook Co—Chas B Flynn costs, 1,584.03
- 1 Metropolitan Land Co—John J Dickinson 72.78
- 1 the same—Chas C Dickinson 39.46
- 1 St Agnes' Cemetery—Stanton C Dickinson 126.91
- 1 Ocean View Cemetery—the same 126.91
- 1 Metropolitan Land Co—the same 126.91
- 1 Ocean View Cemetery—the same 229.41
- 1 Metropolitan Land Co—the same 229.41
- 1 St Agnes' Cemetery—the same 391.55

- 1 Ocean View Cemetery—the same 391.55
- 1 the same—the same 534.88
- 1 the same—John J Dickinson 542.93
- 1 the same—the same 534.88
- 1 the same—the same 507.39
- 1 the same—Stanton A Dickinson 546.43
- 1 United States Engineering Co—John Berge 647.11

SATISFIED JUDGMENTS.

Feb. 23, 25, 26, 27, 28 and Mar. 1.

- Adler, Frederick—H Hurowitz. 1906. \$202.22
- Arms, Frank T—Navarre Hotel & Importation Co. 1906 115.80
- Same—same. 1907 88.73
- Allard, Joseph P—A W Blauvelt et al. 1906 77.57
- *Bachrach, Leopold—T Allison. 1906 110.00
- Barwick, Wm A—R J Gerstle. 1907 17.41
- Berkowitz, Morris—A O'Neill. 1905 34.67
- *Bass, Hattie F—A Stern. 1907 6,432.48
- *Same—L Schlesinger. 1906 600.00
- Blohm, John F—C Myers. 1907 4,155.22
- Chandler, Benjamin F—R Reis. 1905 62.21
- Cohen, William—A Leichtag. 1899 169.50
- Cohen, Benjamin—People, &c. 1904 1,030.00
- Cornell, Clayn J—H W Pelonze. 1907 3,027.64
- Churchill, James—F V Greene et al. 1905 192.45
- Same—same. 1906 251.30
- Carleigh, Wm H—H P Brown. 1899 965.92
- Countouris, Spiro—H M Day. 1907 27.67
- Same—same. 1907 101.67
- Dorr, John—Equitable General Providing Co. 1898 52.20
- Dyer, Frank W, Geo A Hall, James R Hyland and Christopher P Chamberlain—A Drucker. 1906 123.47
- Dennison, Lindsay—J C Johnston. 1907 133.89
- *Ebling, Louis M & William; also Pauline Haebler—J Gallick. 1906 817.34
- Field, Cornelius J—I Stern et al. 1898 260.80
- Flack, Helen E—A J Fitzpatrick. 1907 289.91
- *Feder, Frank & Aaron Smith—B Badanes. 1904 444.83
- Groak, Samuel—I H Perley. 1898 1,058.28
- Gregg, James A S and Jesse Hazell—Westchester Trust Co. 1901 1,169.33
- Geller, Abram, Max Brooks and Morris Fine—B Sel et al. 1907 61.71
- Hoppe, George and Chester Huntington—A Maitland. 1903 431.62
- Haims, Louis—N Y Telephone Co. 1906 78.52
- Hays, Isaac M, Arthur C, Levi & Theodore Mansfield—Fratz Reynolds Felting Co. 1906 173.08
- *Hurwitz, Nathan & Morris—A Stern. 1907 6,432.48
- Janzlik, Emanuel—L Epstein et al. 1907 153.26
- Josephson, Max, Charles and Samuel—E Ber-man. 1907 2,060.22
- Joyce, Walter—E Hecht et al. 1906 38.29
- Kling, Philip and Wm H Wright—J Weiser. 1898 322.40
- Same—same. 1899 119.90
- *Keiser, Harris and David J Roche—R W Hebbard. 1906 50.40
- Katz, Charles—L Wiederman. 1907 801.70
- Kaliske, I Saxe—M Curran. 1906 27.49
- Kearney, Edward—C Kearney. 1907 109.39
- Kessler, Samuel—U T Hungerford Brass & Copper Co. 1907 117.42
- Kelly, Daniel T—J F Webber. 1906 78.04
- *Kelly, John J—E Randolph. 1907 32.41
- Kluber, Emile & Augustus D—M M O'Brien et al. 1894 13,685.10
- Kluber, Emile—the same. 1897 6,327.37
- Same—same. 1894 8,659.40
- Kolbe, William—P Cunneen. 1897 2,476.67
- Levinson, Ira—J L Moher et al. 1906 51.85
- Lein, Henry W—J G Crawford. 1906 109.32
- Lyon, Geo W—J J Sullivan. 1901 313.37
- Lawrence, W B, Jr—J W Royholl. 1897 238.04
- Lawrence, Wm B—L Stieglitz. 1897 130.63
- Lawrence, Wm B, Jr—Needham Piano and Organ Co. 1900 42.50
- Lesayansky, Wm Julius—C Eisemann. 1907 108.70
- Lesser, Tobias & Simon—H A Page et al. 1898 2,184.16
- Same—W G Steel. 1898 1,305.28
- Same—A Robertson. 1898 2,662.19
- Same—E Stieglitz et al. 1897 13,503.67
- Same—F W Otheman et al. 1897 2,280.39
- Same—Chemical National Bank. 1897 5,332.41
- Same—E Joseph et al. 1897 8,741.28
- Same—M B Metcalf et al. 1897 2,547.80
- Same—R F Greely et al. 1896 641.14
- Same—L Schreiber et al. 1897 2,761.23
- Same—National Broadway Bank. 1896 5,049.84
- Same—W Stursberg et al. 1897 2,442.38
- Same—W C Steel et al. 1897 3,134.17
- Same—J L Dudley et al. 1896 2,635.47
- Same—C A Auffmordt et al. 1896 2,862.32
- Same—National Broadway Bank. 1896 5,043.34
- Same—L Schreiber et al. 1897 2,161.03
- Same—E Marcus. 1896 2,517.50
- Same—W E Iselin et al. 1896 1,262.22
- Same—Ninth National Bank of N Y. 1896 14,087.26
- Same—same. 1906 2,265.06
- Same—N Arnold et al. 1897 2,647.98
- Minsky, Louis, Samuel Cantor and Max Wolper—I Greitzer. 1907 108.80
- Same—same. 1906 1,035.82
- *Mottola, Pasquale—F Rubano. 1907 849.77
- *Macpherson, Ewan—Perich, Fisher, Mooney & Co. 1906 89.14
- Molin, Edward E—C Berry et al. 1906 81.66
- Neufeld, Morris—S F Minter. 1907 217.01
- Same—same. 1907 163.21

- Nichlhauser, Sigmund—G Mendelson. 1907 74.90
- *Oppenheimer, Henry—M A Packard et al. 1897 147.18
- Patterson, Walter L—M H Murray et al. 1905 146.84
- Reid, Hal—J E Phelps. 1906 177.18
- Rothschild, Louis—I Kriss. 1907 474.08
- *Rishpan, Bertha—Dept of Health. 1906 262.00
- Rubin, Joe—I Goldstein. 1905 52.42
- Robertson, Wm E—Siegel Cooper Co. 1906 257.32
- Rimler, Jacob—L Aaron. 1906 29.31
- Swartz, Silas—J Crosby et al. 1907 132.95
- Slater, Abraham M—M Stern et al. 1907 140.15
- Shute, Gilbert—W F Duckworth. 1904 25.00
- Stoff, Hyman—L Schlesinger. 1906 5,000.00
- Schnurer, Henry—Boorum & Pease Co. 1906 92.26
- Smith, John E—E Koscherak. 1906 189.77
- Sheehan, Frederick—E M E Tyrell. 1906 126.41
- Soto, Don Marco Aurelio—A D Pickering. 1903 773.93
- Townsend, Robert & George Mann—Edward Thompson Co. 1901 115.53
- Tillotson, Wm K—A S Regan. 1906 308.98
- Same—same. 1906 310.43
- Same—same. 1906 311.88
- Same—same. 1906 298.98
- Same—same. 1906 317.53
- Same—same. 1906 316.08
- Same—same. 1906 316.08
- Same—same. 1906 316.08
- Same—same. 1906 316.08
- Same—same. 1906 27.41
- Same—same. 1906 307.93
- Same—same. 1906 27.41
- Same—same. 1906 307.53
- Urhaub, John C—Marko Pack & Edward Margolies—S J Silberman. 1905 234.28
- Same—same. 1907 211.37
- *Wiederman, Rosa—J H Oeters. 1898 424.00
- Whitney, Peter—R Lewin. 1905 239.72
- Wilchinsky, Henry—B Davies. 1907 180.71
- Wollman, George—Royal Furniture Co. 1906 61.81
- Weber, Samuel W—B K Bloch. 1905 88.91
- Watkins, Frank H—J E Stilwell. 1891 195.92
- Wines, Geo W and Alfred Greene—L Lane. 1907 84.75
- Same—Butler Bros. 1907 118.03
- Young, Edw L—J Johenning. 1905 138.10
- Zuhr, Frank—L M Rosenthal. 1907 171.63

CORPORATIONS.

- *The U S Exchange Bank—Harlem Restaurant Co. 1907 1,025.30
- The N Y Blackboard Co & Susan E Fuller—P F Roth. 1899 1,114.30
- Electric Contract Co—J Boltan et al. 1907 1,443.43
- Ocean Accident & Guarantee Corporation, Ltd—J M Bowers. 1905 6,656.81
- Same—same. 1906 167.53
- Same—same. 1907 178.46
- The Correspondence School of Automobile Engineering—L Robinson. 1907 519.41
- George A Varney & Co—Ransome Concrete Machinery Co. 1906 530.34
- The Correspondence School of Automobile Engineering—L Robinson. 1907 519.67

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

MECHANICS' LIENS.

Feb. 23.

- 280—116th st, s s, 200 w 5th av, 70x100. Aaron C Horn agt First Hungarian Congregation Obah Zedek and Schaefer Carroll Construction Co. \$804.05
- 281—Same property. Excelsior Terra Cotta Co agt same 2,299.00
- 282—3d av, No 2392. Max Lutzken agt New York City Ry Co, Harry Jame and Albert H Woods 12.25
- 283—Cauldwell av, No 695. Abraham Goldner agt Rosa Wiederman and Morris Wiederman 80.00
- 284—Trinity av, No 706. Same agt same 150.00
- 285—116th st, s s, 200 w 5th av, 100x100.11. Severing & Garringer Co agt Chab Zedek Congregation and Schaefer-Carroll Construction Co. 3,921.00
- 286—86th st, Nos 148 to 152 East. Watts Bros agt Harry L Toplitz and Calumet Construction Co. 800.00
- 287—Satisfied.
- 288—116th st, s s, 200 w 5th av, 70x100. Mor Bartos agt Obah Zedek Congregation and Schaefer-Carroll Construction Co. 13,550.00

Feb. 25.

- 289—White Plains av, e s, 75 n 220th st, 39x80. Frank Tofano agt Ralph Hickok and William Guggold 72.00
- 290—116th st, s s, 200 w 5th av, 70x100. John F Cronin agt Ahab Zedek Congregation and Schaefer-Carroll Construction Co. 207.56
- 291—Park av, No 754. James H Young Stone Co agt Henry De Coppet and Charles Gilpin. 553.00
- 292—48th st, No 315 East. Max S Epstein agt Morris Glick and Sam Lipschitz 75.00
- 293—Cathedral Parkway, s s, 100 w Manhattan av, 75x72.11. Cammack & Seitz agt Isidor J Zeeman and Max Hirshfeld. 314.00



Your basement can be lighted thoroughly without the expense of electric light or gas by using The Luxfer System of Sidewalk Lights. The most scientific and satisfactory yet devised. Let us demonstrate the comparative cost of using daylight or artificial light down there. 'Phone 3276 Gramer.

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7

294—Spring st, Nos 38 and 40. E H Ogden Lumber Co agt Samuel Barkin and Morris Nierenberg\$2.65
 295—Garden pl, w s, 1116 n Sommers st, 24.7 x100. Marcus Woodworking Co agt Walter Tinagero, William Di Nicia Co and Michelle M Colombo289.00
 296—Magenta st, s e cor Magenta pl, 100x100. Magenta pl, e s, 125 s Magenta st, 50x100. Tomback & McPhee agt Terresina Pizzutiello and Donato Pizzutiello1,100.00
 297—10th st, No 309 East. Weiss & Co agt Sarah Kohn and Nathan Kohn.....243.44
 298—Riverside Drive, Nos 122 to 126. McNulty Bros agt Wm R and James M Stewart.8,237.66
 299—118th st, No 232 East. Morris Goldberg agt Alice M Lynch75.00
 300—3d av, s w cor 29th st, 16x57. John T Martin agt Matthew H Chase.....\$96.04
 301—151st st, No 475 East. Filippo Vescozi agt Giuseppe Fusco855.70
 Feb. 26.

302—137th st, s s, 100 e Riverside drive, 170x 100. Niagara Woodworking Co agt Cathedral Realty Co.....5,964.76
 303—69th st, Nos 315 to 323 West. Henry Hauer agt Andrea Avitabile.....110.00
 304—161st st, s s, 250 w Forest av, 50x95.2. Same agt Avitabile Realty and Construction Co and Andrea Avitabile.....110.00
 305—Central Park West, s w cor 65th st, 100x 125. S Toffler Co agt Samuel B Haines and Eagle Iron Works.....75.00
 306—Same property. Same agt same.....270.00
 307—145th st, s s, 100 e 8th av, 100x99.11. Jacob Mark Sons agt Henry Morgenthau, Deisler & Stephenson and Cooper Iron Wks.764.50
 308—116th st, s s, 200 w 5th av, 70x100.11. John A Philbrick & Bro agt First Hungarian Congregation Ohab Zedek and Schaeffer-Carroll Construction Co.....2,438.06
 309—Ridge st, No 79. Morton I Katz agt Max Rottenberg, Oscar Rothman and Schenker & Reichman325.00
 310—82d st, Nos 506 and 508 East. Same agt Aaron Futterman50.00
 Feb. 27.

311—Longfellow st, e s, 200 n Westchester av, 100x100. Louis Block agt Nathan Passman & Morris Dauere.....1,150.00
 312—20th st, s s, 420 w 5th av, 25x92. Canton Steel Ceiling Co agt H Habis Retinger and Wright & Roe.....277.50
 313—105th st, n s, 300 e 5th av, 50x100.11. Louis Bosseri & Son agt Herman B Cohen1,699.64
 314—Allen st, No 190. Goldman & Schor agt Joseph Schuper640.00
 315—164th st, s s, 150 e Amsterdam av, 75x 100. Raisler Heating Co agt Charles Morris630.00
 316—48th st, No 315 East. Samuel Perchednik agt Morris Glick and Sam Lipsitz and John Frank13.00
 317—Same property. Abe Oxenhendler agt Same25.00
 318—Greenwich av, Nos 70 and 72. Linjal & Klein agt Henry Maibrunn.....5,958.00
 319—137th st, Nos 616 to 622 West. Valente & Sorrentino agt Cathedral Parkway Co.1,758.97
 320—Elizabeth st, No 240. Baker, Smith & Co agt Pasquale Pati343.00
 Feb. 28.

321—164th st, Nos 448 and 450 West. Thomas F McCaul Contracting Co agt Charles Morris2,300.00
 322—20th st, No 24 West. American Lumber Co agt H Habis Ritinger and Wright & Roe99.52
 323—Manhattan av, n w cor 109th st, 75x100. James F Cusick et al agt Eden Construction Co.....158.00
 324—105th st, n s, 300 e 5th av, 50x100. Union Stove Works agt H B Cahen408.00
 325—116th st, s s, 200 w 5th av, 100x100. Raisler Heating Co agt Ohab Zedek Congregation and Schaeffer-Carroll Construction Co.1,690.00
 326—105th st, n s, 300 e 5th av, 50x100.11. Ross Lumber Co agt Herman B Cahen.....897.55
 327—2d av, No 108. Isidor Hecht agt Hbrew Free Loan Assn and Rand Becker.....52.00
 328—Park av, s w cor 97th st, 100x100. James Dempsey Co agt Rosenberg & Feinberg.2,800.00
 329—20th st, No 24 West. Michael Larkin & Son agt H Habis Ritinger and Wright & Roe.....120.00
 330—107th st, No 50 East. Harris Blackman agt David Aronowitz, Solomon Landes and Joroff Bros & Sacks140.00
 331—Front st, No 359. Wm A Thomas Co agt Martin Ehrenfeld and Louis Binuseck.....92.30
 332—66th st, No 213 East. Same agt Solomon Frankel, Samuel Werner, Isaac Gallup and Hyman Levine12.60
 333—Chrystie st, No 189. Wm A Thomas Co agt Lipps Scheinhous, Henry Calman, Isaac Gallup and Hyman Levine80.35
 334—11th st, No 63 East. Jacob Kaplan agt Rubin Isaacs and Louis D Prager.....1,161.00
 335—Avenue A, No 203. Friedland & Levine agt S Hurowitz and S Hyman134.20
 336—159th st, Nos 517 and 519 West. Christian Blayer agt John Permansky and John Wolf180.00
 337—8th av, No 2911. William Regon agt Abraham Silverson322.99
 338—8th av, No 2796. Same agt same.....264.46
 339—8th av, No 2917. Same agt same.....118.85
 340—128th st, Nos 81 and 83 West. Same agt same54.40

341—147th st, s s, 350 w Amsterdam av, 200x 99.11. Klingenberg & Co agt Davis Karp & Morris Heller4,600.00
 342—Park av, No 754. New York Sheet Metal Works agt John Doe and Charles Gilpin.122.00
 343—Same property. Adolph Grant & Co agt Henry De Coppett and Charles Gilpin.209.45
 March 1.

1—147th, s s, 350 w Amsterdam av, 200x100. Kertscher & Co agt Karp & Heller.....5,100.00
 2—164th st, Nos 446 to 450 West. Rider Ericsson Engine Co agt Charles Morris.....340.00
 3—3d av, No 1319. Leonard Cario agt Chas H Potter and Morris Rabinowitz.....83.00
 4—Broadway, No 876. Henry Anderson agt Pierpont Realty Co300.00
 5—116th st, No 420 West. Belden J Rogers et al agt Clinton W Kinsella.....197.75
 6—105th st, Nos 25 and 27 East. Morris Newell agt Herman R Cahen1,100.00
 7—Columbus av, No 424. Pittsburgh Plate Glass Co agt Frederick Robinson634.00
 8—Same property. Chas F Fein agt same.....57.00
 9—147th st, Nos 526 to 536 West. Henry C J Schiffer agt Davis Karp & Morris Heller4,963.40
 10—Sherman av, n s, 100 w Academy st, 200x 150. Rufus Darrow's Sons agt Hanover Realty & Construction Co.....645.73
 11—147th st, s s, 350 w Amsterdam av, 200x 99.11. Crane & Mahoney agt Davis Karp and Morris Heller2,405.35
 12—116th st, s s, 200 w 5th av, 70x100.11. James B Bardy agt First Hungarian Congregation Ohab Zedek and Schaeffer-Carroll Construction Co.....173.25
 13—164th st, Nos 446 to 450 West. Joseph Neumark agt Charles Morris.....274.00

BUILDING LOAN CONTRACTS.

Broadway, n e cor 142d st, 99.11x100. City Mortgage Co loans C M Silverman & Son to erect a 6-sty apartment; 10 payments.....\$139,500
 Broadway, s e cor 143d st, 99.11x100. Same loans same to erect a 6-sty apartment; 10 payments159,500
 Sedgwick av, w s, 510.11 s Kingsbridge rd, 37.6 x 121.9 x 37.7 x 118.4. Central Mortgage Co loans Fordham Realty Co to erect a — sty building; 6 payments8,000
 Feb. 27.

Broadway, n e cor 143d st, 99.11x100. Germania Life Ins Co loans John V Signell Co to erect a — sty building; — payments.....180,000
 Crosby st, No 103. William & Julius Bachrach loans Mildred Realty Co to erect a — sty building; 8 payments16,000
 Lenox av, n w cor 116th st, 100.11x200. Title Guarantee & Trust Co loans Alfred C Bachman to complete building; 2 payments.....275,000
 March 1.

146th st, s s, 100 e 8th av, 187.6x99.11. Cooper Realty Co loans Nathan Silverman to complete building; 3 payments17,000
 West End av, s w cor 84th st, 108.4x100. Metropolitan Life Ins Co loans Lorenz Weher to erect a 9-sty and basement apartment house; 13 payments400,000
 26th st, n s, 125 w 6th av, 50x—. State Realty & Mortgage Co loans John J Geraty to erect an 11-sty loft building; 12 payments100,000
 110th st or Cathedral Parkway, n s, 175 s 8th av, 125x irreg. Jonas Weil and Bernhard Mayer loan Harry Lehr to erect a —sty building; 11 payments85,000
 Avenue D, e s, between 3d and 4th sts, 54x 75; lots 23, 24 and part of 25, map of land of Samuel Ficket, 11th ward. Max Kotzen loans Kotzen Realty Co to erect a 6-sty tenement; 10 payments18,000

SATISFIED MECHANICS' LIENS.

Feb. 23.
 Allen st, No 47. Maurice Newmark agt Morris Bayer et al. (Nov 16, 1906).....\$375.00
 73d st, n s, 98 e Avenue A. Morris Levenson agt John Messer et al. (Sept 7, 1906).....2,958.00
 Same property. Peerless Brick Co agt same. (Sept 8, 1906)1,580.50
 Same property. National Damp Proofing Co agt same. (Sept 10, 1906)150.00
 73d st, n s, 100 e Avenue A. Rogers Terra Cotta Co agt Haubon Realty Co et al. (Sept 19, 1906)1,200.00
 179th st, No 137 East. George Saunderson agt George T Bonner. (Dec 4, 1906).....346.00
 104th st, Nos 114 and 116 West. Evan H Morgan agt Benjamin Natkins et al. (Jan 16, 1907)151.35
 6th st, No 425 East. Morris Perool agt Chas A Friedenber et al. (Oct 31, 1906).....275.00
 Feb. 25.

8th av, n w cor 70th st, Baldwin Engineering Co agt Blessington Co. (Jan 26, 1907).....1,950.00
 Webster av, s w, 28 s 171st st. Alberene Stone Co agt Charles Bjorkegren. (Feb 23, 1907)337.00
 Broadway, No 1343. David SeBoyer agt Charles E Johnson et al. (Oct 19, 1906).....732.70
 Henry st, No 121. Vincent Valentine & Co agt Moses Baumgarten et al. (Jan 9, 1907)40.00
 94th st, No 319 West. Henry G Baumann agt Hoffman Bros & Robinson et al. (July 10, 1906)76.34
 153d st, n s, 25 w Melrose av. Joseph Buells-

bach agt David Greenfield. (Dec 22, 1906)1,185.85
 Feb. 26.

Av A, Nos 1436 and 1438. Candee, Smith & Howland Co agt John Greenberg et al. (Feb 16, 1907)344.55
 7th av, No 291. Joseph A Lewis & Co agt Hessel Building Co et al. (Dec 24, 1905)127.00
 108th st, Nos 116 and 118 East. East River Marble Co agt Louis Greenfield et al. (Dec 20, 1906)430.00
 Feb. 27.

8th av, s e cor 149th st. G Zibelli & Son agt Louis Weinstein et al. (Sept 19, 1906).....1,830.00
 Eldridge st, No 133. John G Klumpp's Sons agt Sak Agid et al. (Feb 18, 1907)525.00
 East Houston st, No 192. Tomback & McPhee agt Asher Dreshler et al. (April 27, 1906)155.00
 1st st, Nos 85 and 87. Same agt same. (April 27, 1906)675.00
 84th st, Nos 315 to 319 East. Edward Palmer agt Morris Levinson. (Jan 16, 1907).....580.00
 52d st, No 433 West. Nathan S Deutsch agt Selim Marks. (Jan 29, 1907)35.00
 53d st, Nos 426 and 428 West. Same agt same (Jan 29, 1907)175.00
 71st st, No 141 East. Adolph Reich agt Mary Lyons. (Aug 2, 1906)43.10
 153d st, n s, 25 w Melrose av, Joseph Buellsbach agt Charles Zimmermann, Jr. (Dec 19, 1906)1,185.85
 Feb. 28.

5th av, n w cor 129th st. Harry Lancaster & Co agt Abram Horowitz et al. (Feb 11, 1907)605.99
 68th st, Nos 413 and 415 East. J L Keating & Co agt Isaac Klapper. (Nov 1, 1906).....200.00
 Henry st, Nos 164 and 168. Wm Messer Co agt Abraham Epstein et al. (Feb 8, 1907)2,600.00
 140th st, n s, 150 e Broadway. James V Palladino agt Rudolph Simon et al. (Aug 21, 1906)136.04
 125th st, Nos 66 to 70 East. Henry Newbury agt Morris B Baer et al. (Feb 14, 1907)273.97
 March 1.

44th st, No 143 West. C C Bohn Electric Co agt Wm C De Moss et al. (March 14, 1906)59.48
 Same property. Eugene F Flood agt Chelsea Realty Co. (May 25, 1906).....281.95
 2d av, No 637. John Regan agt Jane Scully et al. (Dec 7, 1905)230.00
 146th st, s s, 100 e 1st av. Ross Lumber Co agt Nathan Silverson. (Dec 23, 1906).....8,250.85
 Same property. George Colon agt same. (Dec 22, 1906)2,617.00
 Same property. Jacob Sanders et al agt same. (Dec 22, 1906)5,800.00
 Same property. South Amboy Terra Cotta Co agt same. (Dec 24, 1906)1,500.00
 Same property. Edward Palmer agt same. (Dec 24, 1906)2,500.00
 Same property. A E Klotz Fireproofing Co agt same. (Dec 26, 1906)175.00
 132d st, s s, 25 w Lenox av. Johanna Goodstein agt Morris Yogg et al. (Dec 13, 1906)414.00
 Delancey st, No 168. Ike Bloom agt Anna Pshevorsky et al. (Aug 9, 1904).....135.04
 Norfolk st, No 75. Jacob Efron agt Max Spector et al. (Dec 19, 1906).....247.95

*Discharged by deposit.
 *Discharged by bond.
 *Discharged by order of Court.

ATTACHMENTS.

Feb. 26.
 Morgan, Patrick; Adam T Schneider; \$872.52; Newkirk, Stevens & Johnson.
 Epstein, Sam & Abe; Frederick, Victor & Achelis; \$12,964.91; M J Hirsch.
 Simon, William; Philip Wolfson; \$1,141; D Bernstein.

Feb. 27.
 Boettner, Julius & Theodore B Dicke; Paul Puttmann; \$3,293.96; Warren, Warren & O'Beirne.

CHATTEL MORTGAGES.

Feb. 21, 23, 25, 26, 27 and 28.
 AFFECTING REAL ESTATE.
 Feinberg & Podlesh, 155th st and Prospect av., A Larsen. Refrigerators. 20 at \$9 each
 Kurzrok, R. North side 108th st, 100 w 1st av. Silberstein & S. Mantels. 2,475
 Morris, C. 446-50 W 164th. A Larson. Refrigerators. 40 at \$9 each
 Same.....same. Dumbwaiters. 8 at \$35 each
 Parnass & Dellon. 653-655 Lenox av. L H Mace & Co. Refrigerators. 22 at \$8 each
 Same. Northwest cor 142d st and Lenox av. same. Refrigerators. 20 at \$8 each
 Same. 649-651 Lenox av.....same. Refrigerators. 22 at \$8 each
 Parnass & Dellon. 416 to 420 E 52d. I A Sheppard Co. Ranges. 379
 Parnass & Dellon. 645-647 Lenox av. L H Mace & Co. Refrigerators. 22 at \$8 each
 Steinmann Realty Co. Southeast cor Brook av and 139th st. Abendroth Bros. Ranges. 237