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 BUSINESS AND THEMES OF GENERAL INTEREST.

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THE receivership of the New York City Railway Company will, it may be expected, cut the knot of a difficult situation, which it was beyond the power of financial ability to unravel. By means of a receivership it should be possible to simplify the organization of the surface-car lines in Manhattan, reduce their fixed charges to a figure justified by the earnings, and provide the money for necessary improvements. One cannot predict as yet with any certainty that these results will be achieved in a year or two, because litigation may intervene and delay a satisfactory settlement; but a solution of this kind cannot be delayed for long. The plain fact is that the street-car lines cannot earn their fixed charges, and the interest of the creditors and stockholders of the companies will be benefited by a reorganization, which will do away with the piling up of a deficit in order to declare a dividend. Manifestly, also, the interests of the public who use the cars will also be benefited by a receivership, for the company should emerge from its legal difficulties in a much better situation to fulfil its responsibilities. Why is it that a corporation, controlling all the surface-car lines in the most densely populated Borough of New York City—why is it that such a corporation should be unable to meet its liabilities? This question cannot be fully answered until after a complete official investigation has been made; but the salient conclusions which such an investigation will justify can already be sketched. In the first place, the business of consolidating the street railways of Manhattan and of transforming them into electric roads, while it was extremely profitable, was also extremely costly. The existing franchises and properties were acquired at high prices, which were represented by fixed charges on the earnings of the consolidated company; and the purchasing corporation was subsequently obliged to raise more money for improvements by the same means. Furthermore, it is apparent that the men who brought the consolidation about were not above the good old practice of milking the corporation for their own benefit. To a large extent these heavy expenses incident to consolidation could not be avoided, but if the company had been managed scrupulously in the interests of all its stockholders they could have been very much reduced. The object of the directors of the corporation was to bond the company and its subsidiary corporations for just as much as they could; and they undoubtedly increased the capitalization more than was necessary.

QUESTIONABLE financial methods were used by the organizers of the Metropolitan Company from the very start; but this fact did not prevent their operations from being in the beginning brilliantly successful. The stock in the company was selling about ten years ago for over 200, and its prospects were apparently of the brightest. Its earn-

ings had been increasing steadily and largely. The improvement in the service, consequent on the electrification of the lines, enabled the trolley cars to attract many passengers from the elevated roads. The traffic on the elevated roads decreased for a number of years, while that on the surface lines was increasing at a ratio out of all proportion to the growth of the population. It was this extraordinary success at the outset which proved to be the undoing of the company. Its directors assumed that its earnings would continue to increase at much the same ratio, and all their financial plans were based upon such an expectation. They did not realize that the large increase in traffic was due in part to exceptional conditions, which would not and did not endure. As a matter of fact the change came very soon after the late Mr. W. C. Whitney succeeded in buying in his last competitor, which he did in 1899. The surface lines were obliged to compete first with a very much improved service on the part of the elevated roads, and later with the Subway. In this way many passengers were diverted from the surface cars—passengers which these cars would never have obtained in case the work of giving Manhattan really rapid transit had been undertaken at an earlier date. Even this increased competition, however, is not sufficient to explain the fact that for five or six years the earnings of the street-car lines have been practically stationary. No matter what the competition for long-distance traffic, the surface cars would have been fully compensated for its loss by the increase in the more profitable short-distance traffic—provided they could have maintained the quality of their own service. The failure of the company has been due far more to a deterioration in the efficiency of its own service than an improvement in that of the rapid transit roads. This was a contingency on which the financiers of the old Metropolitan Company never counted; and it is the contingency which is chiefly responsible for the present receivership of the system.

SINCE 1901 the increase in the general street traffic in Manhattan has been enormous. During that period the amount of business transacted on the island was not far from doubled; and the number of vehicles using the streets has increased almost to a corresponding extent. It is this condition which has made it impossible for the City Railway Company to improve its service, or even to maintain its old efficient standard. Their cars are subject to many more delays; and during the winter months it is impossible to move a sufficient number of cars past certain important points of intersection. The embarrassment, which the officials of the company have experienced in running its cars is, as the Record and Guide has frequently pointed out, the chief reason for the deterioration in the service; and this contention has been fully justified by the testimony offered to the Public Service Commission. The plain fact is that the street system of the Borough of Manhattan is wholly inadequate to the traffic it is obliged to carry; and the New York City Railway Company, as the most important business concern using the streets, has suffered from it more acutely than any other line of business. But in the course of time other lines of business will suffer in a similar way, because the congestion of street traffic is just as sure to become more acute as is the business of Manhattan to become more abundant.

IF THE FOREGOING description of the reasons for the receivership of the New York City Railway Company is true, they justify certain important references. The most important of these inferences is that the service offered by the company to the public will not be materially improved by a financial reorganization, or by the simple expedient of running more cars. The only effectual means of improving it will be to make arrangements which will enable the traffic to move more freely. Much can be accomplished in this respect by means of traffic regulations, such as have been suggested by the company's officials; but even such regulations will be an alleviation rather than a cure. The traffic conditions will never be radically improved without a re-planning in certain essential respects of the street system of Manhattan. Of course the city will never undertake the portentous task of laying out a new street system for the benefit of the City Railway Company, but eventually it will be obliged to undertake it for the benefit of every corporation, firm or individual who use the streets for other than pedestrian purposes.

The Land Values of New York.

THE enormous increase in New York City land and improvement values, shown in the annual report of the Department of Taxes and Assessments, has already been noted in the Record and Guide. The complete report of the department for 1907, just issued, contains much of value, not merely to real estate owners and residents of the city, but to persons elsewhere, interested in public affairs and improved taxation. The report demonstrates that New York personal property pays much more in taxes than is generally supposed, or would appear from casual inquiry. Under the general property tax, personal property in New York is 8.2 per cent. of the total assessment; in Buffalo, only 2.2 per cent., and in Rochester and Syracuse, under 5.5 per cent. But these figures are far from telling the whole story. Bank shares are not included, as they pay a flat tax of one per cent., amounting last year to almost three million dollars. Trust companies are not included, as they also pay a flat tax which, however, all goes to the State, though nearly all such companies are in this city. Then, too, mortgages on which the recording tax has been paid, half of which tax goes to the State, are exempt from assessment as personal property. The total amount of this specially taxed personal property is some \$700,000,000, were it on the personal list. These facts should be remembered when our legislators next advocate inquisitorial laws to get still more personal property on the rolls in this city, on the assumption that that class of property does not pay enough here.

A commendable change in policy is announced in regard to one phase of personal property taxation. Domestic corporations have always been compelled to file reports, being thus under a listing system that does not apply to individuals. Hereafter a new blank form will be supplied to corporations, containing questions that can easily be understood, and the answers to which will give results that balance. The new forms assume that taxpayers are honest, and there is no attempt at questions to trap the unwary. This policy accords with the announcement by President Purdy last winter, that the department's duties are judicial, and that it should protect the citizen in his rights as well as obtain for the city its just due. Several important amendments to the law are described under the head of "Remedial Legislation." Real estate buyers will benefit by changes in the method of apportioning taxes on divided parcels. Heretofore, after the second Monday in January, no apportionment could be made until the tax bill was received from the Finance Department in October, and in consequence of the many applications at that date, some 25,000, there were delays of several months. Now the Tax Department can apportion assessments until June 1, on notice to the parties interested, and after that date will furnish the data for apportionment of the tax to the Finance Department, so that there should be very little delay. It will be some time, however, before the system can be in thorough operation.

It is, however, in real estate assessment that the report contains features of the most novel and general interest. In the appendix is reprinted the article on assessments which appeared in the Record and Guide of June 29. There is a summary of the manner in which the ratio changes between land and improvement value, which has already been quoted in these columns, and attention is called to an overlooked fact, in these words: "To do justice to those whose property is stationary or receding in value, the utmost vigilance is demanded in increasing assessments where values are rising." As a building constantly deteriorates (barring additions and alterations) from the time of completion, owners of improved real property, particularly where land values are stationary, are vitally interested in seeing that assessments on appreciating property shall keep pace with the increase. With the needs of the city increasing and the appreciating property not contributing its full share, the stationary property will have to pay more than its due.

For the first time the department makes public in its report the total of the land values in the city and each borough. And while buildings are not assessed as such, their value is the difference between what a parcel of land would sell for if unimproved, and what it is worth with the improvements. So for purposes of comparison, the total building values so ascertained have been entered in the tables, which show also our land and improvement values per capita and per acre compared with other large cities. We give the more important comparisons below:

	Land value per capita.	Impt. value per capita.	Total assessed land value.	Total real estate assessment.
New York:				
Manhattan	\$1,230	\$600	\$2,712,261,571	\$4,035,251,301
The Bronx.....	588	364	216,060,946	349,732,005
Brooklyn	336	415	480,211,365	1,072,026,385
Queens	574	345	123,585,700	197,939,850
Richmond	319	295	25,471,922	49,060,111
Total City ...	\$828	\$500	\$3,557,591,504	\$5,704,009,652
Boston	\$1,067	\$692	\$635,449,200	\$1,047,499,500
St. Louis	248	236	198,357,550	387,363,750
Detroit	333	285	124,989,520	232,016,400
Baltimore	232	296	128,645,236	292,010,016
Milwaukee	261	209	87,443,375	157,611,560

NOTE.—The figures for New York and Detroit are for 1907; the other cities are for 1906.

The tables give the land and improvement values in every section and ward for 1906 and 1907, showing in each case the percentage of increase. From these figures one can see the assessment work in detail, and if familiar with actual conditions, judge intelligently of its value. These tables, moreover, are an index and a guide to the character and extent of city development.

Some idea of the immensity of the real estate interests of the city of New York can be had by noting that the mere annual increase in the assessed value of ordinary real estate was \$377,000,000, within ten millions of the entire value of real estate in St. Louis; and that one year's increase in land value was \$190,000,000, which exceeds the value of the buildings in St. Louis or Baltimore, or the whole real estate assessment in New Orleans or Milwaukee. Such values stagger the imagination. The report says that "the assessed value of the land alone exclusive of improvements in the city of New York is greater than the assessed value of all the real estate, improvements included, in the State of Pennsylvania." And it must be remembered that the land values of New York are not limited by any productive capacity of the soil itself, nor do they exist merely because of the number of people living here. They have arisen because this city is the gateway of the New World, with the activities and industries of the eighty million people of the United States to add to its desirability as a place of exchange and market for products. What will these values be in another twenty or thirty years, with the increase of the wealth and population of the nation, and when increased transportation facilities have expanded the metropolitan district to include probably ten million people?

Must Skyscraping Cease?

By JOHN M. CARRÈRE

THERE has been considerable agitation in the city of New York and other American cities, from time to time, with regard to limiting the height of buildings. It has seemed to me, with the modern conditions which are so constantly and repeatedly changing and with our American point of view, that prohibitive or restrictive ordinances or laws could never be considered permanent or satisfactory. As the permanence of these ordinances or laws cannot be guaranteed, they are sure to prove inequitable, as the limitations must operate for a certain time only, and when modified, prove to have been unjust to those who had built under them.

In Boston, for instance, an apartment house was built on Copley square opposite the library, in violation of the law limiting the height of buildings. The matter was taken to the courts; the law was sustained and the owner was compelled to pull down one or two stories of his building. Since then conditions have changed; the law has been either repealed or so modified as to permit buildings to a greater height, and a great injustice has been done to the owner of the apartment house who was subjected to the expense of a lawsuit and extensive alterations to conform with the limitations of height established by law, which have since been changed.

It is obvious that restrictions once established are unfair to those operating under them, if others have been previously allowed to build beyond the same; and equally unfair when they are modified, if others are then allowed either to build beyond the same or compelled to build less high.

From the point of view of equity, therefore, in my judgment any prohibitive or restrictive laws dealing with the limitation of the height of buildings are unfair and also unscientific and more or less arbitrary, as they express individual views at a fixed time and are not based on any permanent rule either of logic or equity. Moreover, such laws are necessarily general in their character and make no allowance for special conditions which should alter their application. Laws which apply to a high building on a small lot may be unreasonable for a similar building covering a large area, a whole block, for instance, and vice versa. I believe, therefore, that whatever laws or restrictions are established should not be too specific, with the object of making everyone conform to a fixed rule regardless of conditions, but they should be as general and adaptable as possible so as to allow the greatest possible latitude to meet varying conditions.

Considering the problem purely from the point of view of the artist, I am not in sympathy with regulations which would tend to establish a uniform height of buildings with a monotonous cornice line, leaving to the artist no opportunity to vary the skyline or to design buildings to extend into the air and silhouette against the sky in contrast with the lower buildings which surround them. Such a law would simply mean the lifting of the old-time cornice line of the city of New York from sixty feet above the street or thereabouts to double its height or more.

I believe that the entire subject can be regulated successfully and permanently, from whatever point of view it may be considered, by taxation. At the present time our taxes are levied

(Continued on page 475.)

THE REALM OF BUILDING.

Terminal for Belmont Tunnel.

We reproduce herewith the architects' color drawing of the new 6-story Belmont tunnel terminal store, office and apartment building combined, which is about to be erected to cover the block bounded by Van Alst av, Hunter's Point av and 4th st, Long Island City. The structure will have main connection with the Belmont tunnel under the East River to 42d st, Manhattan, which will afford a five-minute trip between Long Island and the Grand Central depot. Traveling between these points by ferry and surface car now takes from thirty-five to forty minutes. The cost of the project, it is estimated, will reach more than half a million dollars. The architects' drawing shows it as a massive structure, designating the German Romanesque style of architecture. The whole building is to be of reinforced concrete construction, including the floors, partition walls and roof. The exterior facing for the first and

Two Enemies of Steel.

STEEL is subject to two insidious forms of attack, the peril of which lies in the fact that the damage is done under conditions where inspection is difficult and in many cases impossible. We refer to rusting and electrolysis. The problem of the electrolysis of steel is one which the lay mind has not yet learned to regard seriously, but which is an ever-present danger notwithstanding, as the experiments by Mr. Knudson, of this city, recounted before the American Institute of Electrical Engineers, clearly emphasize:

In these experiments three lengths of wrought iron pipe were set in three blocks of Portland cement sand concrete. When the blocks were three years old, one of them was placed in a tank of sea water, another in a tank of fresh water, and direct current was fed to them, pieces of sheet iron being placed in the tanks to act as negative electrodes. The third block was placed in sea water; but no current was fed to it. After the blocks had been immersed



DESIGN OF THE BELMONT TUNNEL TERMINAL BUILDING AT LONG ISLAND CITY.
Thompson & Frohling, Architects.

second stories will be laid up in rich gray limestone, and the four upper stories in stucco on common brick, with red-faced brick trimmings. The dimensions will be 175x149.9½ ft., including a large court for light and air. The cellar will be arranged for boiler, engine, storage and living rooms. On the main floor there will extend an arcade running through the entire building 30 ft. in width by 175 ft. in length, with twenty or more stores on either side. There will be a mezzanine floor 60x134 ft., divided into eleven suites of offices. The second story will be devoted entirely to offices, numbering thirty-five. The rest of the upper 3d, 4th, 5th and 6th stories will be thrown into seventy-two five and six room apartments, with baths and every up-to-date improvement. All of the interior trim will be of hardwood, and the floors will be of sanitary composition. Entrances to all apartments will be from the street direct. The architects are Messrs. Thompson & Frohling, of No. 1 Union sq, who will have full direction of the construction and the awarding of contracts. Estimates are now being received, but so far no awards have been made. Messrs. Thompson & Frohling are also preparing the plans for the station in connection with the Belmont tunnel.

for thirty days, the third block was found to be in perfect condition and the embedded pipe perfectly bright; but the two blocks to which current had been fed had developed cracks during the test; the pipes were considerably corroded; and the concrete had so greatly deteriorated that it could be cut with a knife.

Conditions here were severe—unusually so—but the facts tell their own story. Regarding the whole subject of electrolysis we were impressed by a recent remark of the Scientific American to the effect that while the evils of electrolysis have undoubtedly been greatly exaggerated, it believes that the mischief done is more far-reaching than the electrical companies and the owners of large electrical power plants are willing to admit. The remedy lies in more careful insulation. In the case of armored concrete buildings or buildings of skeleton steel, care should be taken to absolutely insulate the foundations and all that portion of the building which lies below the line of saturation of the earth.

Better known to the public mind is the swift and destructive effect of rust upon the steel members of a building, and the long search that has been made for a protective covering. When the six upper stories of the Mutual Life building in San Francisco were rebuilt an excellent opportunity was afforded to observe the behavior of structural steel in service in a modern skyscraper. From an account given by the Scientific American it seems that, where the steel had not been thoroughly cleaned before painting, there were occasional instances of some rust under the paint, and although these were

—The Municipal Civil Service Commission, 209 Broadway, will hold an examination for gas inspector, in the Department of Water Supply, Gas and Electricity, on Monday, Oct. 28. An examination for lay sanitary inspector (male) in the Department of Health, will be held on Friday, Oct. 5.

rare, they indicated the necessity for a thorough cleaning of the steel before it is painted.

Furthermore, there is a sense in which the preservative paint may defeat the very object at which it aims, by serving to conceal badly-rusted surfaces from inspection. The ideal protective covering, both for steel which is to be inclosed from view, and that which will be permanently exposed to the attack of the weather, would be a covering which, like varnish, would be sufficiently transparent to enable the condition of the underlying steel to be carefully inspected. If some composition could be produced which combined transparency with protective qualities, a long step would be taken in the direction of rendering all steel work, whether exposed or concealed, imperishable.

Cement is one of the most impenetrable opponents of rust that Steel has yet called to its defence, and one of the most effective paints intended for covering steel shapes is said to have cement for a basic ingredient.

Co-Operative Houses.

CO-OPERATIVE apartment houses, joint building ventures for artists and those in other professions, are making such rapid headway in New York that they have become a prominent feature of the realty situation. Many millions have been invested in such enterprises and the idea is getting more popular daily.

Mr. Charles A. Gerlach, of 59th st and Madison av, the well known real estate expert and authority, was a pioneer in co-operative apartment ownership. In 1883 he bought of the builders and promoted and sold the "Gramercy" apartment house No. 34 Gramercy Park. Each subscriber of the capital stock received a proprietary or perpetual lease to the apartment, selected also shares of the capital stock of the corporation that owned the land and building and elected directors from among themselves to manage and handle the property. Some owners who rented their holdings received over thirty per cent. a year net on their investment over and above expenses. Under this system it is claimed that expensive apartments, cheap flats, office buildings, family hotels and even farms can be sold and divided profitably, and Mr. Gerlach asserts that such properties will bring a larger and safer return on the investment than any other form of real estate ownership. This has been demonstrated by actual facts and figures.

There are enthusiasts who say that when this new idea—a variation of the old principle of co-operation—becomes better understood that it will sweep not only New York, but all other large American cities. The scheme is revolutionary, is at once novel and attractive, and its possibilities are practically without limit.

Walter Russell, an artist, is associated with the movement, Through the brokers, Alwyn Ball, Jr., Frank Hughes and Charles N. Bliss, Mr. Russell purchased for his company, the Stuyvesant Co-operative Building, Incorporated, the southeast corner of 58th st and 7th av from Michael Coleman. The approximate price was half a million dollars. Here is to rise a studio palace with a hundred feet frontage on 7th av and a 58th st frontage of 125 feet. The edifice twelve stories high, after designs by Harde & Short, architects. About \$1,500,000 will probably be the cost.

Mr. Russell says that the demand for co-operative apartments seems to be unlimited and that the idea is spreading rapidly. Apparently the new plan has come to the front just in the nick of time, because large numbers of New Yorkers are selling their private houses because of their rapidly growing land values. An argument advanced is that it is costing too much for the average man who is well off to live in the centre of New York in his own home. The luxury is too great. Provision, then, has to be made for those people who do not care to live in the country.

Co-operative apartment houses, co-operative hotels, co-operative office buildings, with the owners having their own apartments, rooms and offices, and owning an interest in the rent paid by other people are already in course of construction on an extensive scale. Mr. Gerlach says the co-operative plan has no weak point in it. Getting down to figures the system has been briefly outlined as follows: So many years' rental pays for an apartment outright. That is to say, a man who has been paying \$5,000 a year rent for an apartment as big as a private house under this new plan pays \$30,000 or \$40,000, according to the situation of the property, and gets not ownership of that actual apartment but the right to occupy it on a perpetual lease. He becomes also one of the co-operative owners of the whole property and receives what is called a "proprietary lease." He pays no rent and is guaranteed against any liability of assessments. For this guarantee he pays a nominal per cent annually as a community tax on the value of his purchase. The charge is for the management of the property and the guarantee. On a \$30,000 investment the community tax would be about \$450 a year. The co-operative owner need not pay the entire \$30,000 down at once. He pays 25 per cent. of it down in about six months and has ten years in which to pay the remaining 50 per cent. On an apartment such as would rent for \$5,000 a year the co-operative investor would pay \$7,500 only down and \$7,600 in a few months. The entire \$30,000 only costs \$1,500 to carry, and with a tax of \$450 mentioned the total expense is \$1,950 against \$5,000 rental.

The Safety of Our Skyscrapers.

By F. W. FITZPATRICK.

AS is the habit of our insurance friends, who invariably come in at the eleventh hour and say how things *ought* to have been done, we are now informed by Mr. Babb, the President of the New York Board of Underwriters, that it is only a question of time when the downtown, the skyscraper, district of New York, will be utterly wiped out by fire. This must be the cruelest cut of all, particularly to the big insurance companies, who have been advertising their buildings as "absolutely fireproof."

Fortunately, Mr. Babb's alarm need not be taken too seriously, for while, of course, such a catastrophe is possible, there is slight probability of its coming to pass. Yet it is a most favorable opportunity, for his remarks certainly have raised a hubbub in the building and financial circles, to emphasize that, while those buildings are well constructed, still more could be done to perfect them and make the fulfillment of his prophecy utterly impossible. The aggravating thing about it is that it has always been, and is in the power of those same insurance companies to oblige the builders of skyscrapers and of all other structures to erect those buildings well and to make them far nearer absolutely fireproof than they are, and in spite of the fact that the building regulations do not compel it. The companies know well enough how things should be done, but they have never had the snap or the courage to make their rates accord with their knowledge. Some people are so constituted that they will only build as well as they are obliged to, and the standard of construction has, unfortunately, been the lowest the insurance companies would permit under what was deemed a reasonable rate. Had the companies ever made a commensurately low rate on real first-class construction, and a virtually prohibitive one upon shoddy construction, it would not have taken us twenty-five years to get the people into the humor of building as well as they do today.

To me this sudden discovery that our skyscrapers are dangerous structures does not ring very true. It sounds more like a premonition, a sort of little prelude, a paving of the way to an establishing of higher rates all around and more profit to the companies than any real misgivings as to the stability of the New York skyscraper construction. The companies are not infallible, you know, and, naturally, desire to recoup themselves for San Francisco, a fire, by the way, for which they were very largely to blame, for they had wantonly nursed and encouraged cheap, wooden, shoddy construction by a ridiculously low rate, granted because of the wonderful excellence of San Francisco's Fire Department!

Most of the New York tall buildings are very well built; as a class they are far superior to the tall buildings of San Francisco or Baltimore. Danger of fire from within is not alarmingly imminent, and externally these buildings are surrounded by a pretty fair class of minor structures. The entire district is what might be termed "fair," and the fact that there are so many tall buildings together constitutes an element of safety. It was the few tall buildings of Baltimore, though they were damaged themselves, that saved the city beyond them.

But since attention has been centered upon them, it would be well, indeed, to so protect those buildings, adding to them the things that really ought to have been done in the first place, and making them truly, absolutely fireproof and undamageable to any serious extent by fire from within or without. Their stair and elevator walls should at once be closed up with fireproof partitions of some sort, and with self-closing fire doors, making of each story a separate unit. The wooden sash and ordinary glass of the windows should be replaced with wire-glass and metal sash. Cut off the window route and you have cut down your fire risk full 80 per cent. Provide abundant water supply, tanks, etc., on the buildings, and drill the employes of the buildings so that any incipient blaze in any one unit can be readily handled and without calling in the aid of the city departments. Surely these are not extraordinarily costly provisions to make, particularly as their cost could be more than made up in a short time by reducing the amount of insurance carried on those buildings. If one would only build well enough in the first instance he need bother his head very little, if at all, with insurance companies and their idiosyncrasies.

Comparative Efficiency of Certain Electric Lights.

Notes of comparative tests made between three types of electric lights, appearing with the sanction of the Electrical World upon their accuracy, convey information of rare importance—inasmuch as the experiments and measurements seem to have been impartially conducted. Moore tubes, Nernst lamps and ordinary incandescent lamps were the three kinds selected for the tests. The Moore tube used was 179 feet long and 1¼ inches in diameter. It was placed 17 inches below the ceiling, which latter was 10 feet 11 inches from the floor. There were seven six-glower Nernst lamps, having opalescent globes of a bluish tint. The incandescents were 113 in number, 88 being of 8 candle power each, and 25 of 16 candle power. All were wired to molding on the ceiling, excepting 20 of the larger

ones, which were used with opaque reflectors and had little effect on the ultimate results. Measurements of illumination were made by means of a Weber photometer located successively at seven points in the large room, and uniformly 34 inches above the floor. Results were noted as follows:

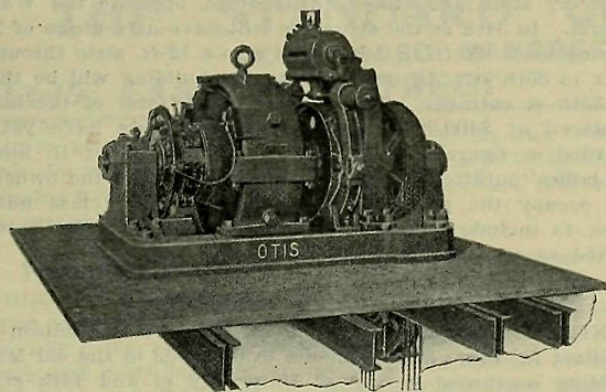
The unit of illumination used was the lux, which is the illumination produced on a plane surface by a source of 1 candle power at a distance of one meter, the rays striking the surface perpendicularly. The periodicity of the current was 60 cycles. The average voltage during the test was 243 for the Moore tubes, 244 for the Nernst lamps and 117 for the incandescents. The illuminants were located above the plans of illumination at different distances, being 6 feet 8 inches for the Moore, 6 feet for the Nernst, and 7 feet 10 inches for the incandescents. The current consumption in kilowatts was 3.15 for the Moore, 3.92 for the Nernst and 4.13 for the incandescents. The average density of horizontal illumination was 63 for the Moore, 44 for the Nernst and 15 for the incandescents. This made, per unit of power, an average of 20 lucas for the Moore, 11.2 for the Nernst and 3.6 for the incandescents. To bring the illumination from the two latter up to the standard of the former, without altering the heights of the illuminants, would have required an output of 7 kilowatts for the Nernst lamps and 23 for the incandescents, as compared with 3.15 for the Moore.

Finally, it was computed that, placing all illuminants at the elevation of the Moore tube, and obtaining equivalent illumination from all, the required output would be 3.15 kilowatts for the Moore, 8.65 for the Nernst, and 16.65 for the incandescents.

Elevators in the Singer Building.

All the elevators in the Singer Building with the exception of the sidewalk lifts will be used for passenger service. The short rise drum type elevator will be used for augmenting the service on occasion from the thirty-fifth to the thirty-eighth floor and will be of the standard Otis Worm Gear Electric type.

The fortieth floor (550 feet high) will be reached without change of car. One traction elevator will make this trip. Three traction elevators will rise from ground to thirty-fifth floor, 480 feet; two traction elevators from basement to thirteenth floor, 191 feet; two traction elevators from ground to thirteenth floor, 176 feet; one drum type elevator from thirty-fifth to thirty-eighth floor.



The machines, which are driven by 40-horsepower, 240-volt direct current motors, are placed directly over their respective hoistways, thereby giving maximum efficiency and requiring minimum space. The motors are direct connected to the traction driving sheaves, the latter being mounted upon the extension of the armature shafts. In order to secure proper tractive effort the system of cables connecting the elevator car and counterweight make a complete wrap around the driving and idler leading sheaves.

Death of Mr. George L. Heins.

The American architectural profession has suffered a great loss in the death of George Lewis Heins, of Heins & La Farge, which occurred September 25 at his summer home, at Lake Mohegan, N. Y., after three weeks' illness.

Mr. Heins was born in Philadelphia in 1860. He was graduated from the Massachusetts Institute of Technology, in the class of architecture. Mr. Heins came to this city in 1884, where he and his classmate, Grant La Farge, were connected with John La Farge, decorative artist, as architectural assistants.

They subsequently formed the firm of Heins & La Farge, which has made a specialty of ecclesiastical structures. Mr. Heins had much to do with working out the plans for the massive cathedral which is being reared on Morningside Heights, and he was also appointed inspector for cathedrals in Europe. His firm designed the buildings in the New York Zoological Garden and were consulting architects to the old Rapid Transit Commission, designing the kiosks and the surface stations of the subway. Mr. Heins also had the appointment of State Architect for nine years before his death, and much of his time was spent in Albany.

—Don't try to follow every passing style in fitting up a house. Things good of their kind—matters of material, of design and color—are always in style, no matter what one's neighbors may be doing. When the house is built it should be abreast of the times and in good taste, then temporary influences can be disregarded.

Must Skyscraping Cease?

(Continued from page 472.)

on an assessment which is based upon the value of the land per square foot plus the value of the improvements thereon. These taxes are levied for municipal service, the administration of the city, the cost of building and maintaining streets, police, fire department, courts, schools, parks, etc. The amount of service furnished to each taxpayer should be determined by the use which he makes of his land; that is to say, the number of people who live thereon, which in turn is dependent to a large extent on the number of square feet of floor area in the building in its entire height. The tax as now levied is not proportionate to the municipal service rendered. If the tax were levied on an assessment computed solely on the value of the CUBIC FEET of space occupied by the building, the taxes would then become proportionate to the service rendered to the taxpayer and the amount of tax would at once regulate automatically the height of buildings, as the tax and the possible income considered together would establish the limit of height to which the land could be improved profitably.

To illustrate my point: If we suppose two lots of exactly the same size and value on opposite corners, one of them improved with a 5-story building, and the other with a 20-story building, it will be immediately seen that where—as the assessment on the relative value OF THE IMPROVEMENT does establish a fairly just basis for taxation, the assessment ON THE LAND is the same in both cases, though the 20-story building is making four times as much use of the municipal service as the 5-story building. If the tax were assessed, as I suggest, on the CUBICAL CONTENTS of the building, that is to say, on the BASIS OF THE USE MADE OF THE LAND, this tax would then be proportionate to the service rendered to the property by the community. This method of taxation, while preventing one man from building any higher than would be reasonable with his conditions, would permit his neighbor to maintain a low building notwithstanding the enhanced value of his property, perhaps owing to the erection of the high building next door. Under such a method I believe that the amount of open air space in our cities would be greatly increased, as the owner of the land would not be forced by taxation, as at present, to build over his entire lot or as much thereof as the law permits. In consequence we would have gardens, interior courts and low buildings, as well as high buildings. I believe that the result would be greatly to the advantage of the city, as it would spread the population instead of concentrating it in a few small centers of activity. It would relieve congestion of traffic to some extent by distributing the population and the city would be more beautiful, more wholesome and also safer from fire.

The limitations of the height of buildings with regard to fire risks and safety to life, though not independent of the point which I have been discussing, belong in a separate chapter. The conditions here are also changing; the methods of extinguishing fires are being improved; the fire limit is being extended higher and higher, and it is my belief that the insurance companies are already doing a great deal by establishing progressive rates for their premiums which are in proportion to the risk and that this is perhaps the most effective and safest way of regulating the height of buildings from this point of view.

I am not at all persuaded that high buildings are a menace in the case of general conflagration. Baltimore and San Francisco would seem to prove the contrary, as in both cases they were the only effective barrier to the spread of the conflagration. I do believe, however, from the point of view of the risk to human life, that the problem should be very seriously considered. Our tall buildings are not planned with any regard to the escape of the occupants in case of fire; on the contrary, the open elevator shafts, staircase wells and the numerous shafts for pipes, wires and other appliances, in the case of fire, become the greatest source of danger and egress becomes very difficult, if not impossible.

I believe that the problem can be solved by rules and regulations which would compel the same character of precautions as are already successfully provided for tenements, theatres and other buildings, many of which do not contain as large a number of people as are housed in one of our skyscrapers. It would probably mean that the height of a building should be proportioned to some extent to its ground area; that a high building should require a larger lot and that no high buildings should be built hereafter on very small lots. There would then be ample opportunity for better and safer planning of our high buildings.

I have been misunderstood and quoted as stating that I recommended that blocks should be built in pyramids. If my suggestion of basing the tax on the cubic contents of the building were carried out, and further provision were made establishing the proportion between the solids and voids on every lot, that is to say, the proportion between the spaces left for light and air and the spaces to be built upon, as is the case in certain classes of buildings under our present laws, architects would plan their buildings covering the lot to the maximum limit allowed in the lower stories and decreasing the area built over in the upper stories, for the purpose of carrying certain parts of the building higher, in proportion to the unoccupied area.

Points on the Material Market.

The outlook has decidedly improved during the week. North Carolina pine has undergone some slight readjustment of values.

Shingles are extremely firm, and all offerings are being taken at good prices.

Business is limited only by the amount of money available for handling it.

If the brick market is the barometer of the building trades, business is picking up.

Turpentine continues easy, but for linseed oil an advance of one cent has been made by the crushers.

Spruce is not so active as it was, and while competition in business is keen, the official prices are held up pretty well.

The yard trade in hardwoods is only fair, but in the manufacturing trade reports say that all hardwood is well absorbed.

Nashville, Memphis, Cincinnati, and other hardwood centers report that the tendency is toward higher prices and that plain oak, ash, basswood and poplar are in good demand and stocks low.

Sheet metal products, such as roofing sheets, conductor pipe, and eaves trough, continue surprisingly firm in the face of an appreciable falling off in trade. Sufficient explanation, however, is found in the fact that the mills are still three to six weeks behind on deliveries of sheets.

Hemlock continues to move freely in the country districts outside of New York City, at a base price of \$22 per thousand for New York City delivery. Buyers in the New Jersey and Hudson River territory and throughout Pennsylvania are absorbing practically the full output of the mills.

The agitation for a uniform freight classification to govern shipments in all territory of the United States and over all roads is meeting with approbation and support, not only from shippers who at first would appear to have the most vital interest, but also from railroad managers and claim agents.

The dry color market shows little change, and there is nothing of interest in the situation. Altogether, the trade shows a healthier tone, especially in greens and yellows, which have been in fair demand during the week, but other grades are featureless and business is of a routine character and confined to small lots. Prices generally are well maintained at the old figures.

The season of fall painting having started in earnest there is a heavy call for both dry lead and lead in oil and, while there is no quotable change in prices, there is little obtainable below the outside figures. Zincs continue active along the old lines and business, while of good proportions, is confined to small lots. Prices are generally well maintained. A good demand for the foreign grades is reported.

The lumber yards here on Manhattan Island have passed through an exceptionally dull summer, though this applies with greater force to dealers in soft construction lumber than to the distributors of hardwoods, though there has been no particular life to the retail trade in hardwoods locally. Wholesale men, on the other hand, are meeting a very satisfactory demand at current prices for practically everything in the line of forest product.

The prices for which the standard grades of Portland cement are being quoted have not varied for a long period, but the general market has begun to show signs of weakness in sympathy with the times. Cement has been gracious to builders and contractors all the season, and this attitude, taken with the many new ways that have been discovered in which cement can be used, has made a demand for it this season much larger than what an equal expenditure for building construction would have represented in cement output at any previous era.

Business in copper products is only to cover current demand, because of the uncertainty as to future values. The state of the market is reflected by the following quotations selected from the Iron Age, which are maintained by base prices:

Sheet copper, 24 cents per pound base; on sheet brass there are changed schedules that are said to be equal to about 10 per cent. discount from list; seamless copper tubes, 26 cents per pound, base; seamless brass tubes, 22 cents per pound, base; bare copper wire, 20¼ cents per pound car lots at mill; brass rods, 18¾ cents per pound, base; brazed brass tubing, 25¼ cents per pound, base; tobin bronze, 26 cents per pound, base; tobin bronze rods, 26 cents per pound, base; copper rivets and burrs, 45 and 2½ per cent. discount; yellow metal sheathing, 18 cents per pound, base, and yellow metal rods 19 cents per pound, base.

Hudson River brick prices have taken a decided upward turn since last report, under a brisk buying movement which has taken up the surplus of the previous week and invited further heavy shipments. Material dealers believe that this advance is a prophecy of a permanent change for the better, for the whole list of building materials, and a sign that building funds are a little easier to obtain. For several weeks the requirement for common brick has been large, though the price level continued low until this present rally, owing to previous excess shipments. But it is not thought that the improvement in the market will cause any considerable change in the plans of the manufacturers, many of whom have counted on closing down next week.

Building Operations.

Statistics of Plans Filed.

The following is a table of the new buildings and alterations projected for Manhattan and the Bronx with the estimated cost, for the past week and also for the corresponding week of 1906:

	1907.	1906.
No. of the new buildings in Manhattan and the Bronx.....	47	30
Estimated cost of new buildings..	\$779,094	\$1,731,450
Total estimated cost of alterations for Manhattan and the Bronx..	\$93,420	\$177,675

New York Architect to Plan Hammerstein's Philadelphia Theatre.

Wm. H. McElfatrick, of 1402 Broadway, Manhattan, has been appointed to prepare plans for the new opera house which Oscar Hammerstein is to build at the southwest corner of Broad and Poplar st, Philadelphia. The dimensions of the plot are 240x160 ft., and it is considered an admirable site for a large theatre or opera house, having a frontage on three streets, being one square south of Girard av and the Hotel Majestic. At the office of the architect on Tuesday it was learned that the plans would not be ready for figuring for some weeks yet. Mr. Hammerstein is also contemplating the erection of an opera house in Chicago, to cost nearly \$1,000,000. A site on the south side of Michigan av, near 12th st, as a suitable location, is under consideration, but it is not thought probable that this project will be undertaken, until the final completion of the Philadelphia structure. McElfatrick & Son have designed as many as seventeen playhouses in Manhattan, ten in Brooklyn, and scores in other cities and countries.

New Business Structure Opposite the Waldorf.

34TH ST.—Benj. W. Levitan, No. 20 West 31st st, will make plans for the erection of a fireproof iron front 6-sty business building to be built at No. 11 West 34th st, adjoining the new McCreery store and Riker's drug store, opposite the Waldorf-Astoria. In 34th st the structure will have a frontage of 25 ft., running back 126 ft. in depth, and also a 12-ft. strip through the block to 35th st. All deliveries to the building will be through the 35th st entrance. The total estimated cost of the building is placed at \$400,000. No building contracts have yet been awarded or figures taken. Mr. Robert Smith, of R. Smith & Co., ladies' outfitters, of No. 52 West 14th st, is the owner, and will occupy the premises, establishing a high class millinery store, to include ladies' and children's outfits. Work will be pushed as soon as plans are complete.

University Place Alteration.

UNIVERSITY PLACE.—David M. Ach, No. 1 Madison av, is architect for large improvements to be made to the old Maillard Building southwest corner of University pl and 14th st, purchased this week by Mr. J. L. Post (cloaks and furs), No. 76 East 14th st. The structure covers a plot 34.3x103 ft., is six stories in height, and it will be renovated for Mr. Post's own occupancy. The interior alteration will be elaborate and no money will be spared to make this one of the finest mercantile cloak and fur establishments in the city. The Richard L. Walsh Co., 100 William st, has the contract for remodeling the exterior, and no other contract has yet been given out.

Pollard & Steinam Plan Another \$500,000 Apartment House.

57TH ST.—Messrs. Pollard & Steinam, No. 234 5th av, are completing plans and specifications for the construction of another handsome 12-sty high-class elevator apartment house, to be erected at No. 136 West 57th st by a corporation of which P. McL. Merrill, 259 5th av, is secretary. The cost will be in the neighborhood of half a million dollars. The same owners and architects have already completed plans, and Wm. J. Taylor, 5-7 East 42d st, has the general contract for a similar building at No. 130 West 57th st, to cost another \$500,000. (See also issue July 27, 1907.)

Contract for Second National Bank.

5TH AV.—The George A. Fuller Company this week received the general contract to construct the new 5-sty bank and office structure which the Second National Bank (now at 5th av and 23d st) is about to build at the northwest corner of 5th av and 28th st, on a plot 38x100 ft. For the site the bank is said to have paid the Charles M. Goodridge estate in the neighborhood of \$1,000,000. Messrs. McKim, Mead & White, 160 5th av, are the architects. (See also issues Aug. 3, Sept. 21, 1907.)

Office and Loft Building for Second Avenue.

2D AV.—Operations will be started immediately for the erection of a fireproof high-class office and loft building, to cover a plot 22x100 ft., at No. 43 2d av, for which Architect Frederick Ebeling, 420 East 9th st, is now preparing plans. The structure will be seven stories in height, and will contain elevator

INTERIOR FINISHES

Much has been written within the past few months concerning the structural and economic merits of System M.

Architects and engineers are about convinced that this most modern system of fireproof construction is eminently reliable, speedy of erection and wins in every competition where price is considered. Yet it is only those who have actually used it or seen a finished building of this type who know the character of the finished work.



The cut shows a building of this type—a plain loft building. Ornamental mouldings are frequently run in the panels and the columns bracketed with plaster consoles—giving a very decorative effect.

An interesting pamphlet has just been issued, giving full information concerning System M (patents pending), and will be mailed on application to

THE STANDARD CONCRETE-STEEL COMPANY

REINFORCED CONCRETE ENGINEERS AND CONTRACTORS

413-17 EAST 31st STREET

NEW YORK

service, steam heat and power plant, with an iron front. The time for occupancy will be about February 1, 1908. Lewis Minsky & Sons, No. 56 2d av, the owners, are now receiving figures on the general contract.

Particulars of Broadway and 34th Street Corner.

BROADWAY.—Mr. Robert Smith, of R. Smith & Co., No. 52 West 14th st, informed the Record and Guide on Thursday that he will make early improvements to the 5-sty and basement office and store building at the northwest corner of Broadway and 34th st, adjoining R. H. Macy & Co.'s store, which covers a plot 31.10x50.6 ft. Mr. Smith states that he contemplates erecting five or six more floors, doubling the present size of the building. Plans are now being prepared, but the architect's name is for the present withheld.

Apartments, Flats and Tenements.

41ST ST.—Hugh Keneg, 326 West 107th st, will erect a 6-sty flat building at Nos. 451-452 West 41st st, to cost \$30,000. Bernstein & Bernstein, 24 East 23d st, are the architects.

BROADWAY.—Daily & Carlson, 694 East 136th st, will erect a 6-sty flat building on Broadway, southwest corner 133d st, same to cost \$125,000. Neville & Bagge, 217 West 125th st, are the architects.

CENTRAL AV, BROOKLYN.—Shampan & Shampan, 772 Broadway, Brooklyn, have nearly completed plans for ten 4-sty flat buildings, on Central av, Brooklyn, for H. S. Wilson, 60 Graham av. Bids will be received by owner until Oct. 7. The estimated cost is about \$200,000.

DELANCEY ST.—Jacob H. Amsler, 1058 Jackson av, is preparing plans for a 6-sty flat building for Susswein & Herrmann, 425 East 105th st, to be erected on the southeast corner of Delancey and Mott sts, to cost \$40,000. The same architect has already made plans for the improvement of the northeast corner, immediately opposite, for the same owners.

Alterations.

31ST ST.—Samuel Gross, 325 East 84th st, will make plans for \$5,000 worth of changes to Nos. 310-312 East 31st st for A. Schlesinger, 7 Stanton st.

CANAL ST.—Bernstein & Bernstein, 24 East 23d st, will plan for alterations to No. 178 Canal and 82 Mott sts for Mrs. F. Goldberg, 57 East 96th st.

MADISON ST.—Improvements will be made by Andrew M. Campbell, 280 Broadway, to No. 99 Madison st. F. E. Ryall, 23 Park row, is making plans.

The floor finishes are the same as those installed with other types of fireproof floor arches, but the ceilings and beam soffits are widely different.

Stone concrete being used instead of cinders, the natural finish is much smoother, and for warehouses and buildings of that class no plaster is required. But, when plaster finish is desired, a coat is saved and beautiful results can be attained by a finish coat only.

The illustration shows a building of the latter class.

But for finer interiors, such as stores and office buildings, a plaster finish is expected. With this system beautiful results are being attained with a finish coat only.

52D ST.—Onderdonk estate, 108 East 52d st, will make extensive improvements to No. 108 East 52d st, for which Schwartz & Gross, 35 West 21st st, are planning.

2D AV.—James J. F. Gavigan, 1123 Broadway, is preparing plans for extensive alterations to No. 729 2d av for Catherine Loomam, 135 East 79th st, to cost about \$5,000.

AV C.—Plans for \$20,000 worth of alterations are being drawn by Alex Brooiner, 20 East 42d st, for improvements to No. 85 Av C, 197 1st av, 331-337 East 12th st and 652 East 6th st, owned by George E. Folsom, 13 Astor pl.

Miscellaneous.

Messrs. Howells & Stokes, 100 William st, Manhattan, have plans ready for a \$75,000 church building for the First Congregational Church, Danbury, Conn.

Estimates are being received by Messrs. Hale & Rogers, 11 East 24th st, Manhattan, for the 2-sty fireproof school, 127x147 ft., to be erected at Plainfield, N. J., to cost about \$100,000.

44TH ST.—Chas. W. Romeyn, 55 Broadway, has plans under way for the new 7-sty stable building which the Westcott Express Company, Madison av and 46th st, is soon to erect at No. 226 East 44th st.

The Corn Products & Refining Mfg. Co., 26 Broadway, Manhattan, is about to build at Summit, Ill., the largest glucose plant in the world, to cost about \$5,000,000. The plant, for which preliminary plans have been prepared, will include about thirty buildings.

Estimates Receivable.

63D ST.—No contracts have yet been let for the 5-sty storage and stable, 25x94.5 ft., which Frederick J. Schillinger, 1071 3d av, is about to erect at 206 East 63d st, to cost \$20,000. The material will be of brick laid up in Flemish bond, tile coping, slag roof, and one building will be cleared. Fred Hammond, 943 Washington av, is architect.

Contracts Awarded.

Hoggson Bros., 7 East 44th st, Manhattan, have obtained the general contract to erect a 4-sty bank and office building for the City National Bank, of Corpus Christi, Tex., to cost \$50,000.

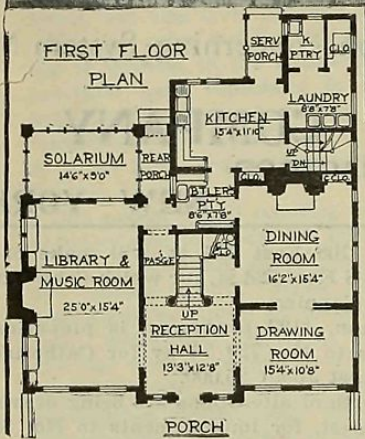
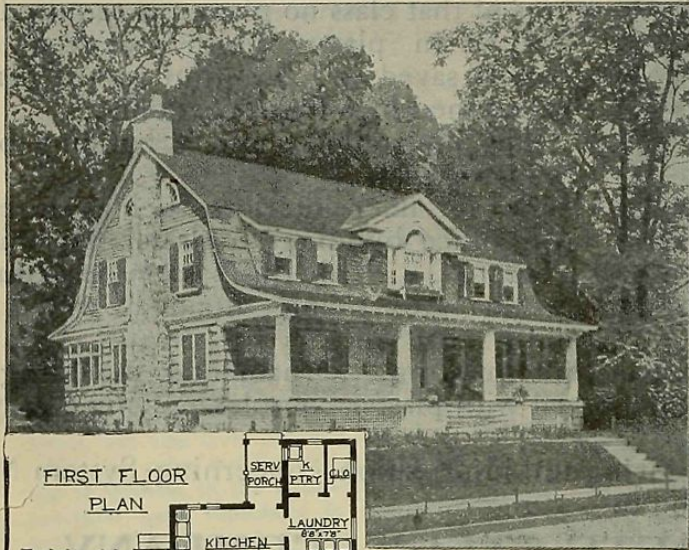
The McClintic-Marshall Construction Co. has received the contract for 2,500 tons of steel for the suburban station and baggage subway at Depew pl, Grand Central station, for the New York Central.

MADISON AV.—The Norman Fireproofing Construction Co., 412 East 125th st, has received the contract for improvements to the 5-sty residence of Ruth Mayes Heinze, 220 Madison av, from plans by Robert T. Lyons, 31 Union sq.

71ST ST.—Contracts have been awarded to Edward Morrison, 244 West 29th st, for mason work, and to W. Moore, Kingsland av, Brooklyn, carpentry, for improvements to the 4-sty residence of Heinrich Conreid, No. 65 West 71st st, from plans by Henry G. Wynn, 312 Madison av.

Warren E. Green, 1133 Broadway, Manhattan, has obtained the general contract to erect a 3-sty brick office building, to cover a plot 50x100 ft., at Main and Lotus sts, Flushing, Long Island, estimated to cost \$50,000. J. Howard Lever, M. D., is the owner, and W. W. Knowles, 1133 Broadway, the architect.

10TH AV.—James S. Maher, 1267 Broadway, has completed plans and will have the general contract to build the 5-sty brick stable at 136-138 10th av, for John J. Gillen, of Thompson av and West st, same to cost about \$35,000. Building will be 44.8x95 ft., tar and gravel roof, and two buildings will be demolished. Estimates on sub-contracts are wanted.



A COLONIAL RESIDENCE
Van Courtlandt Terrace,
Yonkers.
Howells & Stokes, Archs.

A fine example of the new American Colonial Dutch style. Houses suggesting these were erected before the Revolution, and are occasionally met with in northern New Jersey and Rockland Co., N. Y., and also in Westchester Co. — not to mention more distant parts.

This picture will appeal strongly to ideas grown tired of some kinds of modern imitations.

TREMONT AV.—General contract has been awarded to the Aitken Construction Co., Tiebout av and 187th st, for the 6-sty bank, 57x100 ft., for the Bronx Safe Deposit Co., to be erected at the northwest corner of Tremont and Park avs, Bronx, to cost about \$100,000. Chas. H. Schumann, 280 Broadway, is architect.

GRAND ST.—The Mutual Alliance Trust Co., 66 Beaver st, owner, and John A. Hamilton, 32 Broadway, architect, have awarded to Alfred J. Melvin, 945 6th av, the carpenter contract for the new branch building to be erected at the northwest corner of Grand and Forsyth sts, to cost about \$60,000. Messrs. Fountain & Choate, 110 East 23d st, have the mason work.

MAIDEN LANE.—John Hankin & Bro., 550 West 25th st, have received the steam heating and plumbing work, on the 20-sty office building which Edward Holbrook, 6 East 52d st, is erecting at 15-17-19 Maiden Lane, running through to 18-20-22 John st, to cost \$750,000. Andrew J. Robinson Co. is general contractor, and Messrs. Clinton & Russell, 32 Nassau st, architects.

Bids Opened.

Bids were opened by the Board of Education, Monday, Sept. 23: (No. 1) For gymnasium apparatus for P. S. 3, 4, 10, 69, 121, 135, 158, 172, Manhattan. A. G. Spalding & Bros., \$4,621 (low bid). Other bidders were: Schoverling, Daly & Gales, Narragansett Machine Co. (No. 2) For installing heating and ventilating apparatus in new P. S. 91, Manhattan. Blake & Williams, \$50,983 (low bid). Other bidders were: Frank Dobson Co., Inc., E. Rutzler Co., A. G. Suter & Co., William J. Olvany, James Curran Mfg. Co. (No. 3) For installing electric equipment in P. S. 98, Manhattan. T. Frederick Jackson, Inc., \$10,573 (low bid). Other bidders were: Griffin & Co., Commercial Construction Co., E. J. Duggan. (No. 4) For constructing a fire escape at P. S. 43, Queens. Eagle Iron Works, \$2,084 (low bid). Other bidders were: Abram L. Kap-

lan, Edward Stapleton, Joseph Ohlhausen, James MacArthur, Charles Wille. (No. 5) For installing electric equipment in new P. S. 89, Queens. L. F. Benn, \$11,240 (low bid). Other bidders were: Griffin & Co., Peet & Powers, E. J. Duggan, Commercial Construction Co., T. Frederick Jackson, Inc. (No. 6) For the general construction of a grandstand to be placed on the athletic field, Queens. Lawrence J. Rice, \$31,475 (low bid). Other bidders were: William Werner, J. & L. Moreland Co. (No. 7) For the general construction of a sewage disposal plant for the buildings of the Parental School, Queens. New York Sewage Disposal Co., \$30,111 (low bid). Other bidders were: James MacArthur, McHarg-Barton Co., Henry J. Mullen, Peace Bros. (No. 8) For completing and finishing the heating and ventilating apparatus in P. S. 109, Brooklyn, abandoned contract of Rossman & Bracken Co. The W. R. Bracken Co., \$18,500 (low bid). Other bidders were: William J. Olvany, Blake & Williams, Frank Dobson Co., Inc., Hopkins-Jordan Co., Gillis & Geoghegan. (No. 9) For completing and finishing heating and ventilating apparatus in P. S. 151, Brooklyn, abandoned contract of Rossman & Bracken Co. Gillis & Geoghegan, \$5,675 (low bid). Other bidders were: Hopkins-Jordan Co., Frank Dobson Co., Inc., William J. Olvany. (No. 10) For installing electric equipment in P. S. 140, Brooklyn. Peet & Powers, \$4,560 (low bid). Other bidders were: L. F. Benn, Griffin & Co., Commercial Construction Co., LeBaron B. Johnson, E. J. Duggan, T. Frederick Jackson, Inc. (No. 11) For installing electric equipment in P. S. 28, Richmond. Cowden & DeYoung, \$1,723 (low bid).

Plans Wanted in Competition.

Plans and specifications will be received by the Board of County Commissioners, La Moura, N. Dak., up to Oct. 9, for a court-house, to cost between \$60,000 and \$100,000. Address E. W. Field.

It is probable that the Board of Supervisors at Schenectady, N. Y., will open a competition of architects for the new county building which they are considering.

BUILDING NOTES

Patrick F. Tracey, woodworker, of 511 West 30th st, has filed a petition in bankruptcy, with liabilities of \$3,212, and assets of \$2,506.

Messrs. Schwartz & Gross and B. N. Marcus, associate architects, No. 35 West 21st st, will remove to larger offices, No. 347 5th av, on Saturday, Sept. 28. Their new telephone numbers will be 164-165 Madison.

Bids for the construction of the new bridge which is to connect Manhattan with the Bronx, at Madison av and Harlem River, will be opened by Bridge Commissioner Stevenson on Thursday, October 3. It is estimated that the structure proposed will cost more than \$600,000.

Crosby & Beckley Company, large hardwood wholesalers, at New Haven, Conn., who have been maintaining a New York sales office at 1 Madison av, under charge of Mr. R. L. Walkley, have given up the latter and will hereafter cater to the trade in this section through the New Haven office.

In Wants and Offers it will be noticed that an architectural draughtsman seeks a position with a Manhattan or Brooklyn architect, and that an opening presents itself to a first-class real estate man to manage and take charge of a New York office to be opened by a large out-of-town real estate firm.

The National Founders' Association convention for 1907 will be held at the Hotel Astor, which has been the meeting place for two years. The Administrative Council will meet on Monday and Tuesday, Nov. 11 and 12, and the convention sessions will be held Nov. 13 and 14. On Wednesday evening, Nov. 13, the annual banquet will be held.

Consulting Engineer D. C. Newman Collins, of 29 Broadway, Manhattan, has issued a bulletin which will be found of considerable interest and beneficial to parties contemplating the erection of manufacturing buildings, warehouses, mills. It is a treatise going into detail relative to various kinds of structures, classes of materials and methods employed in erection.

Owners are now giving as much attention to designing and fitting the kitchens in their new houses as they do to the sanitary bathroom. In the case of the bathroom it is only necessary to maintain certain standards, but the kitchen still requires particular study. Anyway, owners are beginning to feel that it should be made quite as sanitary and handsome as the bathroom.

A danger that owners and builders must guard against more than ever is the thief. In the case of the ordinary lock it does not make any difference to a thief whether doors are locked or not. Window catches are also easy for him to turn noiselessly if they are not especially made to keep him out. Every door should be fitted with a bolt, a key guard, or at least with an extra lock.

It is expected that by Sept. 1, 1908, the new Lotos clubhouse, now in course of erection in West 57th st, will be ready to open. It is thought probable that the clubmen will have to vacate their present building (recently sold) at 5th av and

46th st, by the first of February next. As announced in the Record and Guide of Sept. 7th last, Marc Eidlitz & Son have the general contract for the new building.

On Thursday of this week \$9,876,850 worth of corporate stock was ordered to be issued by the Board of Education for construction of new schools and additions to school buildings in the various boroughs. Classrooms to be provided by the money required and the amounts apportioned to each borough are as follows: Manhattan, 220 classrooms, cost \$1,465,000; the Bronx, 186 classrooms, cost \$1,209,000; Brooklyn, 336 rooms, cost \$2,247,000; Queens, 200 rooms, cost \$1,300,000; Richmond, 28 rooms, cost \$182,000. The remainder of the fund will be expended in smaller amounts.

PROJECTED BUILDINGS

The first name is that of the ow'r; ar't stands for architect, m'n for mason, c'r for carpenter, and b'r for builders.

When character of roof is not mentioned, it is to be understood that the roof is to be of tin.

BOROUGH OF MANHATTAN.

SOUTH OF 14TH STREET.

Broome st, No 101, concrete and frame coal bunkers, 25x88; cost, \$1,500; Barnet Fishman, 101 Broome st; ar't, and b'r, George Haiss, 141st st and Rider av.—685.
Cherry st, Nos 129 to 135, two 6-sty brk and stone tenements, 37.6x98; total cost, \$30,000; M A Rofrano, 34 Roosevelt st; ar'ts, Bernstein & Bernstein, 24 E 23d st.—689.
Houston st, No 334 E, 1-sty brk outhouse, 8.6x6.4; cost, \$300; Maurice Kann, 329 East Houston st; ar't, Henry Feiser, 150 Nassau st.—688.
Hester st, No 55, 7-sty brk and stone store and loft bldg, 22x79.3, slag roof; cost, \$15,000; Ruben Satenstein, 841 E 138th st; ar't, Herman Horenburger, 122 Bowery.—690.
James st, No 66, 1-sty brk and stone outhouse, 6.8x10.11; cost, \$500; J Cononico, 64 Mulberry st; ar't, O Reissmann, 30 1st st.—692.
Pell st, No 23, 1-sty brk outhouse, 7x13.4; cost, \$800; Samuel Weeks, 283 Elizabeth st; ar't, O Reissmann, 30 1st st.—686.
Washington pl, No 133, two 1-sty brk and stone outhouses, 6x4; total cost, \$250; Henrietta Kidd, 2554 Hoffman st; ar't, M Baron, 147 West Broadway.—681.
3d st, No 384 E, 1-sty brk outhouse, 6.8x6.4; cost, \$750; Jacob Davis, 361 Fulton st, Brooklyn; ar't, Max Muller, 115 Nassau st.—691.
1st av, Nos 139-141, two 1-sty brk and stone outhouses, 13.8x6.4; total cost, \$1,000; Mrs Marie Fuller, 139 1st av; ar't, Henry Regelmann, 30 1st st.—679.
10th av, Nos 136 and 138, 5-sty brk and stone stable, 44.8x95, tar and gravel roof; cost, \$35,000; John J Gillen, Thompson av and West st; ar't, J S Maher, 1267 Broadway.—680.

BETWEEN 14TH AND 59TH STREETS.

5th av, s w cor 51st st, 12-sty brk and stone store and apartment building, 36.1x121, tile roof; cost, \$250,000; T R A Hall, 39 E 42d st, lessee and owner of building; ow'r of land, Columbia University; ar't, Alex M Welch, 11 E 42d st.—684.

BETWEEN 59TH AND 125TH STREETS, WEST OF 8TH AVENUE.

60th st, railroad yard, 200 w West End av, 1-sty brk outhouse, 6x9; cost, \$150; N Y Central & Hudson River R R Co, Park av and 42d st; ar't, D R Collin, 335 Madison av.—683.
86th st, s s, 199 e Columbus av, two 5-sty brk and stone dwellings, 25x64; total cost, \$90,000; Central Building Improvement & Investment Co, 149 Church st; ar't, Henri Fouchaux, 105 Hudson st.—678.

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

63d st, No 206 E, 5-sty brk and stone storage and stable, 25x94.5 and 100.5, slag roof; cost, \$20,000; Frederick J Schillinger, 1071 3d av; ar't, Fred Hammond, 943 Washington av.—682.

NORTH OF 125TH STREET.

149th st, s s, 198 w Lenox av, 1-sty concrete and steel car storage and inspection building, 60.3x96, gravel roof; cost, \$12,000; Interborough R T Co, 13-21 Park row; ar't, Geo H Pegram, 13 Park row.—687.

BOROUGH OF THE BRONX.

Beech terrace, n s, 100 w Beekman av, 2-sty brk stable, 30x20; cost, \$2,000; Chas Wagner, on premises; ar't, John P Boyland, 336 Broadway.—927.
Freeman st, s e cor Hoe av, 5-sty brk stores and tenement, 50x90; cost, \$25,000; Jas C Gaffney, 1137 E 167th st, ow'r and ar't.—917.
Freeman st, s e cor Vyse av, 1-sty frame store, 27.3½x54 and 65.10½ cost, \$2,000; John and Martha Graham, 954 Freeman st; ar't, Harry T Howell, 3d av and 149th st.—931.
152d st, s s, 169.5 e Park av, rear, 1-sty frame shed, 50x47; cost, \$500; John La Spina, 108th st and East River; ar'ts, Moore & Landsiedel, 148th st and 3d av.—913.
152d st, s s, 144.5 e Park av, 1-sty brk stable, 25x118.5; cost, \$8,000; John La Spina, 108th st and East River; ar'ts, Moore & Landsiedel, 148th st and 3d av.—912.
178th st, n e cor Lafontaine av, 3-sty brk church and parsonage, 45 x87; cost, \$42,000; St Pauls Evangelical Lutheran Church, Karl Kretzmann, 2115 Arthur av, pastor; ar't, B Ebeling, West Farms road.—918.
181st st, n w cor Clinton av, 4-sty brk tenement, 26.9x89.9; cost, \$25,000; Harry Feller, 3743 3d av; ar't, Chas Schaefer Jr, 1 Madison av.—930.
182d st, n s, 25.6 w Hughes av, 4-sty brk store and tenement, 32.6 x66 and 73.5; cost, \$10,500; Marie Krabo, 2238 Hughes av; ar't, Chas Schaefer, 1 Madison av.—932.
183d st, n w cor Beaumont av, four 2-sty frame stores and dwellings, 16.8x47 each; total cost, \$12,000; Emil Ginsburger, 130 Fulton st; ow'r and ar't.—914.

223d st, s s, 305 e Barnes av, 1½-sty frame dwelling, peak shingle roof, 21x25; cost, \$1,200; Stanley A Nowsky, 225th st and Barnes av; ar't, J Melville Lawrence, 239th st and White Plains av.—926.

Av C, e s, 29 s 3d st, 2-sty frame dwelling, 21x50; cost, \$4,000; Wm H Brady, 416 W 43d st; ar't, Otto C Krauss, Westchester av and Av C.—920.

Bryant av, e s, 105 s Jennings st, 3-sty brk tenement, 20x55; cost, \$9,000; Isaac Schwartz, 155 E 4th st; ar't, J J Vreeland, 2019 Jerome av.—922.

Balcon av, e s, 250 n Latting st, five 2-sty frame dwellings, 20x45 each; total cost, \$22,500; Jos Diamond, Berrian av and 177th st; ar't, B Ebeling, West Farms road.—921.

Barnes av, w s, 380 n Barnett pl, 1½-sty frame stable, 19x16; cost, \$300; Rose Laguidara, 107th st and 3d av; ar't, T J Kelly, Morris Park av.—916.

Clay av, n w cor 169th st, two 3-sty frame dwellings, one 25x60 and 80, one 25x50; total cost, \$18,000; Thornton Bros Co, 1320 Clay av; ar'ts, Moore & Landsiedel, 148th st and 3d av.—923.

McLean av, s w cor Webster av, 1½-sty frame stable, 33x14; cost, \$1,200; Tom Crukella, on premises; ar't, J Melville Lawrence, 239th st and White Plains road.—925.

Nelson av, w s, 100 n Boscobel av, 2-sty frame shop, 20x40; cost, \$700; Herbert N Chute, 23 E 86th st, ow'r and ar't.—915.

Olinville av, w s, 50 s 216th st, 2-sty frame dwelling, 22x46; cost, \$4,500; John Selfridge, White Plains av and 215th st; ar't, Albert Gerhards, 1450 Minford pl.—919.

Park av, e s, 100 n 182d st, 3-sty brk stable, 48x103; cost, \$25,000; Bloomingdale Bros, 59th st and 3d av; ar'ts, Buchman & Fox, 11 E 59th st.—924.

Bronx Park Botanical Garden, 150 from Bronx Boulevard, 990 from Bleecker st, 1-sty brk boiler house, 67x46; cost, \$25,648; City of New York; ar'ts, Brinby & Holbrook, 156 5th av.—928.

Bronx Park Botanical Garden, 150 from Bronx Boulevard and 440 from Bleecker st, 1-sty stone and glass greenhouse, 159.1x136.4; cost, \$62,796; City of New York; ar'ts, Brinley & Holbrook, 156 5th av.—929.

ALTERATIONS.

BOROUGH OF MANHATTAN.

Baxter st, No 91, toilets to 6-sty brk and stone tenement; cost, \$150; M Guarivi, on premises; ar't, J A Rofrano, 34 Roosevelt st.—2552.
Delancey st, No 102, partitions, shaft, windows, to 5-sty brk and stone store and tenement; cost, \$5,000; Rose Tillman, 102 Delancey st; ar't, H Horenburger, 122 Bowery.—2585.
Essex st, No 43, toilets, store fronts, vent shaft to 6-sty brk and stone tenement and store; cost, \$3,000; Kittenplan & Rubinger, 5 Beekman st; ar't, L A Goldstone, 110 W 34th st.—2562.
East st, w s, 70.4 s Rivington st, tank to 7-sty brk and stone factory; cost, \$800; Morris Lipps, 51 East 97th st; ar'ts, The Rusling Co, 26 Cortlandt st.—2571.
Grand st, No 395, toilets, partitions, windows 1 to 3-sty brk and stone dwelling; cost, \$3,000; S Marcus, 88 Attorney st; ar't, O Reissmann, 30 1st st.—2553.
Hester st, No 162, partitions, windows, toilets, to 4-sty brk and stone store and tenement; cost, \$1,500; Alicia L Burke, 3474 Broadway; ar't, Chas M Straub, 122 Bowery.—2535.
Mulberry st, No 175, windows, partitions, tank, to 5-sty brk and stone store and tenement; cost, \$3,000; Julian A L Diaz, 158 Grand st; ar't, Herman Horenburger, 122 Bowery.—2584.
Prince st, No 184, plumbing, partitions, show windows, toilets, to 4-sty brk and stone tenement; cost, \$2,000; M Gruenstein, 230 Grand st; ar't, Edward A Meyers, 1 Union sq.—2576.
Pike st, No 18, partitions, windows, to 4-sty brk and stone tenement and store; cost, \$100; Bessie Frank, 18 Pike st; ar't, H Horenburger, 122 Bowery.—2586.
Rivington st, No 113, partitions, windows, to 5-sty brk and stone store and tenement; cost, \$1,000; Laura Maschke, 113 Rivington st; ar't, Henry Klein, 505 E 15th st.—2538.
Rector st, s e cor West st, windows to 4-sty brk and stone hotel; cost, \$35; Schermerhorn estate, 31 Liberty st; ar't, E Rossbach, 1947 Broadway.—2568.
Spring st, No 180, partitions to 4-sty brk and stone tenement; cost, \$200; Wm Fitzpatrick, on premises; ar't, Adam E Fischer, 23 Park row.—2559.
Sheriff st, No 61, partitions, toilets, windows, to 5-sty brk and stone tenement; cost, \$5,000; L Levy, 13 Catherine st; ar'ts, Sommerfeld & Steckler, 19 Union sq.—2540.
William st, No 184, 1-sty brk and stone rear extension, 24x24, plumbing, windows, floor beams, to 3-sty brk and stone printing house and store room; cost, \$—; Henry M Austin, 40 Wall st; ar'ts, Schickel & Ditmars, 111 5th av.—2572.
4th st, No 128 E, tank, to 5-sty brk and stone store and tenement; cost, \$250; John H Iden, 228 W 136th st; ar't, Wm Kurtzer, Spring st and Bowery.—2575.
6th st, No 719, windows, alter shaft to 5-sty brk tenement and stores; cost, \$300; Israel Seider, 230 Rivington st; ar't, A J H Lenchtog, 279 E 3d st.—2541.
6th st, No 426 East, toilets, windows, partitions, to 5-sty brk and stone tenement; cost, \$2,500; Chas Guntzer, 220 E 49th st; ar't, O Reissmann, 30 1st st.—2589.
23d st, n s, 50 e 11th av, erect sign to two 1 and 2-sty brk and stone stores and office building; cost, \$225; M O'Dowd, 402 W 14th st.—2578.
26th st, No 158 E, baths, toilets, plumbing to 5-sty brk and stone tenement; cost, \$1,500; Jos L Bittenwieser, 203 Broadway; ar't, L A Goldstone, 110 W 34th st.—2563.
34th st, n s, 225 w 8th av, build exit passage, alter stairways to 4-sty brk and stone opera house; cost, \$1,500; Oscar Hammerstein, n w cor 7th av, and 42d st; ar't, Wm H McEllpatrick, 1402 Broadway.—2547.
35th st, No 226 E, toilets, partitions, skylights to 4-sty brk and stone tenement; cost, \$3,500; John L Keating, 236 E 35th st; ar't, Geo F Spelman, 54 Lenox av.—2558.
36th st, No 446 W, elevator shaft, piers, to 2-sty brk and stone stable and dwelling; cost, \$800; Henry Bolter, 444 W 36th st; ar't, L A Goldstone, 110 W 34th st.—2577.
38th st, No 348 W, plumbing, windows, toilets to two 4-sty brk and stone tenements; cost, \$1,500; Margaret Lutz, 348 W 38th st; ar't, John H Knubel, 318 W 42d st.—2564.
41st st, Nos 228-230 West, show windows, to two 5-sty brk and stone tenements; cost, \$750; S & A Manheimer, 212 E 60th st; ar't, John H Knubel, 318 W 42d st.—2565.
41st st, No 428 West, partitions, windows, toilets, fire escapes, skylights, to 4-sty brk and stone store and tenement; cost, \$2,500; Eugene J Flood, 682 6th av; ar't, Erwin Rossbach, 1947 Broadway.—2560.

47th st, No 21 E, 1-sty brk and stone rear extension, 16.6x26, stairs, partitions, windows, to 3 and 4-sty brk and stone store and dwelling; cost, \$5,000; Mrs E H McCormick, 35 East 30th st; ar't, Geo M McCabe, 96 5th av.—2574.

54th st, Nos 247-259 West, alter stair bulkhead, to 8-sty brk and stone club house and automobile storage; cost, \$1,500; Automobile Club of America, on premises; ar't, Ernest Flagg, 35 Wall st.—2591.

57th st, No 543 W, toilets, alter fire escapes, partitions to 5-sty brk and stone tenement; cost, \$1,500; Virginia Coyne, 50 Townsend av, Clifton, S I; ar't, Henry G Otto, 25 Jackson st, Tompkinsville, S I.—2544.

59th st, No 326 West, store front, windows, to 5-sty brk and stone tenement and stores; cost, \$1,000; Salo Cohn, 402 Broadway; ar't, L A Goldstone, 110 W 34th st.—2569.

59th st, No 326 W, store fronts, windows, to 5-sty brk and stone stores and tenements; cost, \$1,000; S Cohn, 402 Broadway; ar't, L A Goldstone, 110 W 34th st.—2580.

60th st, railroad yard, 110 W West End av, 1-sty frame rear extension, 9.2x4, to 1-sty frame switchmans shanty; cost, \$150; N Y Central & Hudson River R R Co, Park av and 42d st; ar't, D R Collin, 335 Madison av.—2566.

60th st, railroad yard, 125 W West End av, 1-sty rear extension, 8.3x4, to 1-sty frame switchmans shanty; cost, \$150; same as above.—2567.

68th st, Nos 401 and 403 E, partitions, windows, store fronts to 6-sty brk and stone tenement; cost, \$1,500; F Schapiro, 56 W 127th st; ar't, O Reissmann, 30 1st st.—2554.

71st st, No 65 W, 2-sty brk and stone rear extension, 5.5x4.8, conservatory, shaft, to 4-sty brk and stone dwelling; cost, \$1,200; Heinrich Conried, 65 W 71st st; ar't, Henry G Wynn, 312 Madison av.—2587.

72d st, No 127 West, partitions, windows, to 3-sty brk and stone dwelling; cost, \$1,200; Chas W Dowd, M D, 127 W 72d st; ar'ts, Taylor & Levi, 24 E 23d st.—2536.

77th st, No 437 East, partitions, skylights, to 3-sty brk and stone loft and stable building; cost, \$500; Joseph Stein, 128 E 83d st; ar't, Oscar Lowinson, 18-20 E 42d st.—2570.

81st st, No 180 W, store windows, to 5-sty brk and stone store and apartment building; cost, \$250; Henry Steers, s e cor Amsterdam av and 81st st; ar'ts, Denby & Nute, 333 4th av.—2581.

83d st, No 401 E, partitions, windows, to 5-sty brk and stone tenement; cost, \$200; Geo C Engle, 335 E 68th st; ar't, Chas Gens, Jr, 210 E 56th st.—2583.

86th st, No 47 W, fireproof elevator shaft to 4-sty brk and stone dwelling; cost, \$1,500; Frederick Joseph, on premises; ar't, J Odell, Whitenack, 99 Vandam st.—2548.

118th st, No 156 East, toilets, partitions, to 5-sty brk and stone tenement; cost, \$1,800; J Coffee, 63 E 95th st; ar't, O Reissmann, 30 1st st.—2590.

122d st, No 269 W, new windows, shaft to 4-sty brk and stone tenement; cost, \$1,000; J S Breese, Southampton, L I; ar't, A E Nast, 147 4th av.—2549.

122d st, Nos 271 and 273 W, partitions, windows to two 4-sty brk and stone tenements; cost, \$1,000; A E Breese, Southampton, L I; ar't, A E Nast, 147 4th av.—2550.

126th st, Nos 361-363 West, sinks, partitions, fire escapes, to two 5-sty brk and stone tenements; cost, \$515; Edward E Porter, 35 Mt Morris Park West; ar't, Richard R Davis, 247 W 125th st.—2537.

Av A, No 54, partitions, windows, to two 4-sty brk and stone tenements; cost, \$2,000; L Jacobs, 983 3d av; ar't, O Reissmann, 30 1st st.—2573.

Broadway, Nos 1580-1590, erect sign to 3-sty brk and stone office and store; cost, \$250; Samuel Miers, 1590 Broadway.—2545.

Broadway, No 1563, partitions, show windows, to 2-sty brk and stone store and loft building; cost, \$1,000; Shanley Bros, 1476 Broadway; ar't, John H Knubel, 318 W 42d st.—2588.

Columbus av, No 149, add 1-sty to rear to 9 and 8-sty brk and stone warehouse; cost, \$5,000; Chas R Saul, 149 Columbus av; ar't, Fredk Jacobsen, 1204 Broadway.—2546.

Columbus av, Nos 146-148, partitions, windows, to two 4 and 5-sty brk and stone office and tenement buildings; cost, \$500; ow'rs, Samuel H Martin, 150 Columbus av, owner of 148 Columbus av, and Morris Weinstein, owner of 146 Columbus av, World Bldg; ar'ts, Schwartz & Gross, 35 W 21st st.—2592.

Lenox av, Nos 124-128, erect sign to 2-sty brk and stone stores and office building; cost, \$160; Rothchild Kallman, 124-126 Lenox av.—2579.

Madison av, No 220, elevator shaft to 5-sty brk and stone dwelling; cost, \$2,500; Ruth Mayer Heinze, on premises; ar't, Robert T Lyons, 31 Union sq.—2555.

Park av, Nos 1951 and 1953, erect tank to 5-sty brk and stone factory; cost, \$750; Rubber Clothing Co, 787 Broadway; ar't, and b'r, The Rusling Co, 26 Cortlandt st.—2542.

1st av, No 1695, partitions, toilets, windows, to two 5-sty brk and stone stores and tenements; cost, \$5,000; Chas Hechler, 1695 1st av; ar'ts, Gross & Kleinberger, Bible House.—2582.

1st av, No 2211, partitions, windows, to 5-sty brk and stone tenement; cost, \$500; Camillo Ubriaco, on premises; ar't, John H Knubel, 318 W 42d st.—2543.

2d av, No 635, partitions, windows, to 4-sty brk and stone tenement; cost, \$1,200; Mrs Fannie Stern, 239 E 33d st; ar't, Thos W Lamb, 224 5th av.—2557.

2d av, No 1065, toilets, plumbing, partitions, to 4-sty brk and stone store and tenement; cost, \$2,500; J J Hauff, 45 Jay st; ar't, Alfred L Kehoe, 206 Broadway.—2539.

3d av, s w cor 12th st, show windows to 3-sty brk and stone hotel; cost \$600; Theodore H Lentz, on premises; ar't, C Abbott French, 150 W 4th st; b'r, Chas Miller, 196 E 12th st.—2551.

5th av, No 2041, partitions, toilets, windows to 6-sty brk and stone store and tenement; cost, \$600; Security Mortgage Co, 76 William st; ar't, Warren H Conover, 232 W 40th st.—2556.

7th av, w s, 20 s 48th st, erect sign, to 3-sty brk and stone store and dwelling; cost, \$60; Mrs L Dugan, 718 7th av.—2593.

8th av, No 2218, store fronts to 5-sty brk and stone store and tenement; cost, \$200; Edward Devine, 193 St Nicholas av; ar't, A J H Lenchtog, 297 E 3d st.—2561.

BOROUGH OF THE BRONX.

152d st, s s, 194.5 e Park av, new side wall, new foundation, &c, to 2-sty and attic frame office; cost, \$450; John La Spina, 108th st and East River; ar'ts, Moore & Landsiedel, 148th st and 3d av.—493.

161st st, No 696, 1-sty frame extension, 20x10, to 3-sty frame store and dwelling; cost, \$400; Bernard Columbus, on premises; ar'ts, Goldner & Goldberg, Westchester and Jackson av.—500.

161st st, n e cor Morris av, change from peak to flat roof 2-sty frame dwelling; cost, \$200; Mrs Cavanah, on premises; ar't, Hugh A Graham, 1118 Washington av.—498.

Boscobel av, e s, 403 n Plimpton av, two 3-sty frame extensions, 24.3x21.6 and 530.5, and raise from foundation and build 1 story under 2-sty and attic frame store and dwelling; cost, \$5,000; James McCabe, 460 W 49th st; ar'ts, Arthur Arcander Co, 523 Bergen av.—495.

Heath av, No 3058, new store front to 3-sty frame store and dwelling; cost, \$150; Michael Paterno, on premises; ar't, John H Knubel, 318 W 42d st.—494.

Prospect av, w s, 135 n 180th st, move 2-sty frame dwelling; cost, \$500; Antonio Galiain, 2078 Prospect av; ar'ts, Moore & Landsiedel, 148th st and 3d av.—492.

Stebbins av, No 1146, 1-sty frame extension, 25x7, to 3-sty frame dwelling; cost, \$25; A C Poellot, on premises, ow'r and ar't.—496.

Union av, n w cor 151st st, 1-sty frame extension, 25x40.6 and 40, to 3-sty frame cafe and dwelling; cost, \$2,000; Paul Meyer, 2556 Broadway; ar't, B Ebeling, West Farms road.—497.

Woodycrest av, No 1246, new dumb waiter shaft built on outside of 3-sty brk dwelling; cost, \$300; Jas J Spearing, on premises; ar't, Jas W Cole, 403 W 51st st.—499.

Van Nest R R Yard, 100 ft. n West Farms road and 300 e Unionport road, move 1-sty frame passenger station; cost, \$500; N Y, N H & H R R Co, New Rochelle; ar't, A L Fowler, New Rochelle.—491.

Construction News

(Continued)

Kings County.

81ST ST.—Anto Saladino, 373 Hawthorne st, owner, Bennett & Ainsworth, 41st st and 13th av, architects, will erect on 81st st, n s, 340 w 10th av, six 2-sty brk dwellings, 21x52, gravel roof, two families; total cost, \$42,000; also six 2-sty dwellings on 81st st, s s, 320 w 10th av, 21x52, gravel roof, two families; total cost, \$42,000.

CORTELYOU ROAD.—On Cortelyou road, s s, 21.7 e East 14th st, eight 3-sty brk stores and dwellings will be erected; total cost, \$44,000; owner, Abels, Gold Realty Co, 44 Court st; ar't, A. J. McManus, 44 Court st.

ROCKAWAY.—Rockaway av, e s, 100 s Dumont av, five 4-sty brk stores and dwellings, 20x75, seven families each; total cost, \$50,000; Louis Rosenberg, 1931 Bergen st, is the owner.

35TH ST.—L. Danancher, 377 Rockaway av, is planning for ten 3-sty stores and flats on 35th st, n s, 100 w 4th av, six families each; total cost, \$75,000; Becker & Cohen, 1610 Eastern Parkway, owner.

FULTON ST.—Wm. H. McElpatrick, 1402 Broadway, Manhattan, has completed plans for the improvement of Fulton st, n s, 85 w Nostrand av, with a 4-sty brk theatre, 76x149.9, gravel roof; cost, \$175,000; Nathan Stern, 756 Flushing av, is owner.

75TH ST.—The property on the north side of 75th st, 110 ft. east of 5th av, recently purchased by the Schlickerman Realty Co., will be improved by the erection of two dwellings, plans for which have been prepared by C. A. Olsen, 122 66th st. There will be two apartments to each building. Cost, \$10,000.

52D ST.—Estimates are being taken and work will be started soon on the apartment house to be built at 52d st and 8th av for Frost & Johnson. Architect H. Coleman, 5th av and 49th st.

Queens County.

WATERMILL.—Gillespie & Carrel, 1123 Broadway, Manhattan, have completed plans for cottage and stable at Watermill, L. I., for H. P. Wallis to cost \$10,000. Also for a cottage and stable at Watermill for Miss Ethel Moore to cost \$10,000.

8th av, s w cor Woolsey av, Astoria; owner, Jos. H. Kraus, 124 Wilbur av, L. I. City; architect, C. W. Hewitt, one 2-sty frame store and tenement, 25x55; \$5,000.

Belmont av, e s, 140 Kennington Terrace; owner, J. W. Murphy, Elmhurst Heights; architect, Jas. Geddes; one 2-sty frame dwelling, 22x45; \$4,500.

High st and 3d av, College Point; owner, G. Deitz, 19th st near 6th av, College Point; architect, Arthur P. Fries; two 2-sty frame dwellings, 12x62; \$5,000.

Warburton av, s w cor Storm st, Bayside; owner, J. Flannery, Bayside; architect, Fred. E. Hill; one frame dwelling, 34x26; stable, 20x39; \$8,000.

3d st, w s, 300 s Montauk av, Bayside; owner, J. D. Morrow, Alenhurst, N. J.; architects, Stewart & McMunn, Bayside; one 2-sty frame dwelling, 34x45; \$5,000.

Murray lane, e s, 99 n Mitchell av, Flushing; owner, T. Dragheim, Ditmars av, L. I. City; architect, A. E. Richardson; two 2-sty frame dwellings, 36x40; \$7,000.

Manor av, n s, 40, 80, 120 n w cor Avondale st, s w cor of Ashland st, Woodhaven; owners and architects, Dickel Construction Co., Woodhaven; five 2-sty frame dwellings, 21x43; \$16,000.

Dennington av, w s, 340 s Ferris st, Woodhaven; owners and architects, Gascoyn & Horsch, Woodhaven; one 2½-sty frame dwelling, 22x30; \$3,000.

Palace Boulevard, n w cor Stewart av, Bayside; owner, J. C. McKnight, 347 5th av, N. Y. City; architect, George Hardway; one 2-sty frame dwelling, 30x40; \$10,000.

Dennington av, w s, 340 and 300 s Ferris st, Woodhaven; owners and architects, Gascoyn & Horsch, Woodhaven; two 2½-sty frame dwellings, 22x35; \$6,000.

Hollywood av, e s, 412 s Willow av, Far Rockaway; owner, Wm. Burberry, Sr., Far Rockaway; architect, Jos. H. Cornell; one 2½-sty frame dwelling, 32x53; \$5,700.

Boulevard, n e cor Dodge av, Far Rockaway; owner, Max Golds, Hammells Station; architect, C. M. Straub; one 3-sty brk store and dwelling, 30x61; \$30,000.

Cedar lane and Sunnyside av, Far Rockaway; owner, D. A. Weiller, 211 Waverly pl, N. Y. City; architects, Delhi & Howard; one 3-sty frame dwelling, 31x41; \$6,000.

Westchester County.

NEW ROCHELLE.—F. L. Hinckley will erect a house to cost \$10,000.

MT. VERNON.—B. & J. P. Walther, 147 E. 125th st, Manhattan, are receiving estimates for two 2-sty dwellings, 38x65 ft., at 105 and 107 N. High st, Mt. Vernon, N. Y., for Sylvanius Webber, 211 N. High st, Mt. Vernon. Estimated cost, \$10,000.

PELHAM MANOR.—Arthur G. C. Fletcher, 1133 Broadway, Manhattan, has completed plans for a 2½-sty residence, 30x50 ft., at Pelham Manor, N. Y., for Miss Reed.

SCARSDALE.—H. B. Upjohn, 96 5th av, Manhattan, has let carpenter contract to William Muller, White Plains, N. Y., for a 2½-sty frame residence, 25x46 ft., at Scarsdale, N. Y., for Mr. Van Horn, to cost \$12,000.

SCARSDALE.—E. Nelson Ehrhart has sold for W. E. Lougee his residence, on plot 106x150, on Ridgeview av, in the Scarsdale estates property; also three plots, about an acre in area, on Scarsdale Hill, to a client who will build a residence on the property.

YONKERS.—Inspector Enos Knapp reports granting the following permits: Emil Lund, concrete house, 168 Gard av, Armour Villa Park; 2 stories; size, 28x36. John L. Pool, 2 frame houses in Lake av, near Park av, 2½ stories, 24x36. John Herd, frame flat at 49 Cornell av, 3 stories, 21x44.

HARMON.—A. N. Paddock, 20 East 42d st, Manhattan, is preparing plans for a residence at Harmon, N. Y., for E. M. Holland, to cost about \$10,000.

New York State.

SYRACUSE.—During the year Eugene J. Mack expects to improve 16 lots which he owns in West Kennedy st and Cortland av by the erection of a series of one-family houses and ground has been broken for the first. Each will cost about \$5,000. The architect is Charles D. Wilsey.

SCHENECTADY.—Building Inspector Van Epps issued the following permits: Two family frame dwelling on lot No. 41 Swan st; George W. Jarrard, owner. Estimated cost, \$4,000. Two-family frame house on lot No. 171 Bradt st; John A. Denny, owner. Estimated cost, \$3,000.

ALBANY.—The Solomon Independent Ice Co. of New York, is planning to erect a large ice house in or near this city on the Hudson River. The office of the late Architect G. L. Heins will shortly advertise for test borings for the new educational building.—A western manufacturing concern is planning to erect a factory in Upper Rensselaer.—It is reported that a western knitting concern is looking over sites in this city and Troy with a view to erecting a factory building, which will employ 125 hands on the start.

TROY.—A large addition will be built to the Samaritan hospital. It is also the intention of the management to remodel the old building considerably.—George V. Place of Johnsonville will erect a dwelling house at the corner of Maple and Collins avs.—C. Miller will erect a building at the corner of Pawling av and Winter st.

SCHENECTADY.—H. and G. A. Fink have had plans drawn for a 3-sty brick building at the corner of Mott and Carrie sts, to cost \$12,000. E. L. Davis is the architect and Bennett Taylor has the general contract.—Work has been commenced on a new church for the First United Presbyterian congregation at the corner of Mason st and Av A.

ITHACA.—Architects Gibb and Waltz are preparing plans for a new Y. M. C. A. building.

HAWTHORNE.—An amusement hall will be built in connection with Rosary Hill Home to cost \$8,000.

WILLARD.—A new tuberculosis pavilion will be erected in connection with the State hospital for the insane.

AUBURN.—A new high school building will be erected, to cost \$125,000.

HAWTHORNE.—The Jewish Protective and Aid Society will erect a 2-sty hospital building.

HAVERSTRAW.—Sealed proposals for construction, heating, plumbing, and electric work of an open air pavilion at New York State Hospital for Care of Crippled and Deformed Children, West Haverstraw, N. Y., will be received September 30 by Rt. Rev. H. C. Potter, president of the board of managers, at West Haverstraw, N. Y.

GENEVA.—Bids received Sept. 5 by L. P. Haviland, Chmn. Bldg. Comm., State Agricultural Experiment Station, Geneva, for erecting 3 staff residences and 2 cottages for the laborers at the said station have been rejected as being too high.

New Jersey.

JERSEY CITY.—Rustin & Robbins of 24 Court st, Brooklyn, have sold for Chas. D. Tilling to a manufacturer of pneumatic tools a plot of land 150x200. The property is opposite the Marion station of the Pennsylvania Railroad and it will be improved with a two-sty brick factory covering the entire block front.

HOBOKEN.—Plans have been completed by Architect Edward M. Patterson for the erection of two double flats on the northwest corner of 15th st and Willow av, Hoboken, for Bridget Bigley of 14th st and Willow av. The cost of the buildings will be about \$50,000.

KEARNY.—Plans have been completed by architects Rizzolo & Gonnelli of 800 Broad st, Newark, for the erection of a 3-sty single frame flat at 81 Pomeroy av, Kearny. The building will be owned and built by Russmanno & Pizzella, of 97 Boyden st, Newark.

JERSEY CITY.—Morris Cohen of West 13th st, Bayonne, will be the owner and builder of three flats on the east side of Arlington av, between Carteret av and the Newark and New York branch of the Central Railroad. Eugene Reilly, architect.

NEWARK.—About \$8,500 is to be expended by Dr. Joseph S. Vinson for the erection of a private residence on the east side of South 10th st, near Clinton av. John F. Capen, architect.—A two-and-a-half story frame two-family dwelling is soon to be erected at 882 Highland av for C. B. Robertson from plans drawn by Robert Sellick. Estimated cost, \$6,000.—Joseph M. Perrine, of Jamesburg, has filed plans at the office of the superintendent of buildings for a 12-room frame dwelling which he is to erect on Osborne terrace at a cost of about \$7,500.—Robert Sellick has completed plans for a two-and-a-half-story two-family house of cement block construction, to be built at 87 Hedden terrace for Lina Corenflo. The house will be 28x57, and will contain fifteen rooms and two baths and will have all modern improvements, including vapor heat, tile baths and enameled fixtures. The estimated cost is \$6,000.—Charles Knopf is drawing plans for a two-and-a-half-story frame dwelling which Paul Stockinger will build on Grove st, between Clinton and Springfield avs, at an estimated cost of about \$4,800.

NEWARK.—Plans have been completed by Hyman Rosensohn, of 747 Broad st, for the erection of four double flats on Peshine av, which will be built for Harry Shoultz, or 223 Howard st. Estimated cost, \$9,000 for each house.

EAST ORANGE.—Col. Charles A. Sterling, chairman, reports rejection of bids for two branch public libraries.

TRENTON.—The contract for building the addition to the post-office has been let by the United States Treasury Department to Connor Brothers of Lowell, Mass., for \$93,226. Contracts for plumbing and heating will be let later. Congressman Ira W. Wood received word to this effect yesterday from Supervising Architect C. E. Kemper of the Treasury Department.

HACKENSACK.—A committee has been appointed to recommend a site for a new high school.

ASBURY PARK.—Plans and bids will be received by the public grounds commission, W. P. Sherman, secretary, until Oct. 9 for building jetties to protect and build up the beach.

NEWARK.—Architects Kitchell & O'Rourke are preparing plans for the 3-sty Lincoln public school building for the board of education. Estimated cost, \$80,000.

PLAINFIELD.—Sealed proposals will be received by the board of education Sept. 30, for the erection of a primary school building. Plans can be seen at office of board and at office of Hale & Rogers, architects, 11 E. 24th st, Manhattan. F. T. Woodhull, sec'y.

LONG BRANCH.—St. James' Protestant Episcopal Church will erect a new edifice.—The Long Branch Lodge, B. P. O. Elks, has decided to invite bids for its new home on Broadway and Sloum pl. for which plans have been prepared. The new structure will cost \$18,000.

NEWARK.—Wm. E. Lehman has nearly completed plans for a 6-sty warehouse and store building for Goerke Co., to be erected at Newark, at a cost of \$40,000.—Architect Nathan Myers, Metropolitan Bldg., is revising plans for a 4-sty commercial and manual training high school building, for the Board of Public Education, to cost \$400,000.

MORRISTOWN.—Board of Directors of the Morris & Somerset Electric Co. will let contracts for the construction of the company's electric lighting plant immediately. The plant will cost about \$200,000.

Connecticut.

PINE ORCHARD.—Plans have been made by Brown & Von Beren, New Haven, for a summer residence at Pine Orchard, for W. W. McLean, 33 Howe st, New Haven.

WILLIMANTIC.—Trustees of the Connecticut Agricultural College have voted to award the contract for six buildings to the Lord & Burnham Co., New York City.

BRIDGEPORT.—Germania Singing Society has had plans drawn for an addition to its building. Matt Wieler, pres.

HARTFORD.—The plans and specifications for the heating in the new trade school in Deep River for the Xavierian Brothers are being prepared by the Hartford Steam Boiler Insurance & Inspection Co. of this city. J. J. Dwyer & J. J. McMahon are the architects of the building and Wm. F. O'Neil is the general contractor.

WATERBURY.—From plans drawn by Architect T. B. Peck, the contract has been awarded to the Macauley Construction Co. for additions and changes at the plant of the Plume & Atwood Mfg. Co. The addition will be three stories high, of brick, 62x50 ft., and the other one story high of brick 20x30 ft. A building 36x50 feet will be carried up an additional story. The contract for the mason work has been sublet to the George S. Chatfield Co.

BRIDGEPORT.—Architect Frederick A. Cooper will erect a 5-sty brk bachelor apartment house.

Pennsylvania.

HARRISBURGH.—The state commission appointed to erect a hospital in the Panther Creek valley has selected a site and will have an architect prepare plans.

EASTON.—Architect A. A. Ritcher, Lebanon, Pa., is completing plans for a 7-sty bank building for the Northampton National Bank, at Easton to cost about \$180,000. Bids will be received about Oct. 1.

PHILADELPHIA.—The Fraternal Order of Eagles, care of Chas. McGahey, will rebuild its club house, at 1334 Spring Garden st. Estimated cost, \$50,000.

PITTSBURGH.—Work of constructing the steel frame office building for the Henry W. Oliver estate at Smithfield st and Oliver av is to be started soon. D. H. Burnham & Co., 9 Jackson Boule., Chicago, Ill., are taking bids on the structure, which is to be 25 stories high and cost \$2,500,000.

WILKESBARRE.—Chas. Knapp, of Baltimore, Md., and others, are reported to have had plans prepared for a theatre which it is proposed erecting in Wilkesbarre, at a cost of about \$200,000.

DANVILLE.—Estimates are being taken on the infirmary for female patients to be erected at Danville, Pa., for the Pennsylvania Hospital for the Insane, from plans by F. T. Reitmeyer, architect, Philadelphia, Pa.

SWARTHMORE.—A handsome new residence will be built at Swarthmore, Pa., for Professor A. H. Tomlinson, from plans by Bunting & Shrigley, Philadelphia, Pa.

PITTSBURGH.—F. C. Sauer, 804 Penn av, is preparing plans for a power plant, laundry building, bakery building, etc., for the Pittsburgh City Homes.

BEAVER FALLS.—The Union Drawn Steel Co. is having plans prepared for a brick and steel addition to steel mill to cost \$100,000.

ALLEGHENY.—T. J. Schaub, W. Ohio st, has completed plans for a 1-sty brick garage, 65x85 ft. on N. Diamond st, for the Diamond Aut. Co., on premises.

BEAVER FALLS.—The Young Men's Christian Association is considering plans for a building to be erected in the spring. Cost about \$35,000.

JEANNETTE.—F. E. Gatterdam, architect, 163 Randolph st, Chicago, is preparing plans for a brewery, bottling house, office and stable, at Jeannette, for the International Brewing Co. Cost, about \$400,000.

DUQUESNE, PA.—The Duquesne Light Co. is arranging to issue \$10,000,000 bonds for general improvements and equipment.

SCOTLAND.—A. A. Ritcher, Lebanon, Pa., has prepared plans for an auditorium at the Scotland Industrial School.

ROBESONIA.—George Sherman wants bids for a 3-sty hotel. Brick, stone trimmings, tin roof, open plumbing, tile work, plate glass, electric light fixtures. Estimated cost, \$10,000.

PHILADELPHIA.—At a special taxpayers' election the proposition to bond this village for \$20,000 to build a town hall was carried.

THE REAL ESTATE FIELD.

Review of the Week.

THE private sales market is beginning to give evidence of a revival, and while the volume of dealings continues small, a higher grade of property is changing hands, as in the case of the northwest corner of Broadway and 34th st, which commanded a price approaching \$400,000. What is still further encouraging is that a few of the old-time operators are again in the market. Were it not for unfavorable currency conditions it is certain that normal trading in real estate would quickly be resumed. According to a prevailing opinion among real estate men the mortgage situation is improving, although brokers report that lenders are more inclined toward conservatism in loaning funds than during the corresponding period last year. It must not be inferred that this disposition to be ultra conservative is due to uncertainty with respect to present values, for this is not the case. It is more likely attributable to the growing desire of money lenders under present conditions to secure a quicker asset in that class of investment. In the building field, while the new undertakings are less numerous than was expected for the season, a large amount of work is being carried on, which is better distributed than was true during the summer. Everywhere it is believed that the ultimate effect of the summer's dulness cannot be otherwise than beneficial, for even though it may not result in further lowering the price of building materials it will by lessening the supply of buildings provide an opportunity for those who are carrying large propositions to dispose of them to advantage.

The total number of private sales reported for the week is 50, of which 12 were below 59th st, 15 above, and 23 in the Bronx.

Mr. Bryan L. Kennelly, as auctioneer, will sell on Wednesday, Oct. 16, 1907, at 12 o'clock noon, at the Exchange salesroom, 14-16 Vesey st, New York City, for the estate of Albert J. Adams, deceased, the following parcels: Nos. 54 West 31st st, 375 7th av, 1161 2d av, 43 Bowery, 539 and 541 8th av, 107 West 45th st, 407 West 35th st, 307 West 37th st, 208 and 210 West 30th st, Manhattan; also Nos. 19½ to 23 Borden av, Long Island City; 1138 Manhattan av, Brooklyn. Terms are liberal, titles are guaranteed by the Title Guarantee and Trust Co., and policies will be delivered to purchasers free of cost. See full page advertisement in this week's issue of the Record and Guide.

THE AUCTION MARKET

There were many buyers in attendance at the auction offerings at the Vesey st salesroom this week, and the gatherings were somewhat larger than have been witnessed for some time. On Monday Joseph P. Day sold 440 and 442 11th av in foreclosure to Kneeland Moore on a bid of \$36,400. The property consists of a 3-sty brick building, 49.4x100. There was due on judgment in this instance \$15,745, subject to a mortgage of \$18,000. On Tuesday Bryan L. Kennelly knocked down in foreclosure to the City Real Estate Co. a vacant plot, 150x95.9x150.3 x104.3, on the south side of 191st st, 100 ft. east of St. Nicholas av, for \$18,267.

On Wednesday among six parcels offered by Mr. Day were several vacant properties on Intervale av. A plot on the north side of that thoroughfare, about 655 ft. east of 167th st, brought \$6,586, the purchaser being Carl Eichhorst, and another lot 25x97 and irregular extending from Home st to Intervale av was struck off to Carl Bisberg for \$3,358. On Thursday the only offering was that of James L. Wells, consisting of three 6-sty brick tenements at 315 to 323 West 69th st, which were purchased by the plaintiff, A. H. Murdock, on a bid of \$106,750.

Among the important coming auctions is that of Bryan L. Kennelly, consisting of eleven parcels of the "Al" Adams estate, all of which are centrally located, the most prominent being in the new business section in close proximity to the Pennsylvania station. The sale will take place on October 16, at the Exchange salesroom, at which a large and representative gathering will most likely be present.

Broadway Below Twenty-third Street.

There has been a very satisfactory demand for stores on Broadway below Twenty-third street and above Union Square. The corner of Twenty-first street will be occupied by the new firm, Bonwit, Harris & Company, and the firm will use the whole building. This is the property formerly occupied by Oppenheimer, Collins & Co. At Eighteenth street, John Forsyth has rented all the buildings on the north of his old store, No. 865, and he has a frontage of 185 feet on Broadway.

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.	
		Sept. 20 to 26, Inc.	Sept. 21 to 27, Inc.		
Total No. for Manhattan	138	Total No. for Manhattan	171		
No. with consideration	10	No. with consideration	14		
Amount involved	\$867,625	Amount involved	\$3,515,050		
Number nominal	128	Number nominal	157		
		1907.	1906.		
Total No. Manhattan, Jan. 1 to date	9,792	Total No. Manhattan, Jan. 1 to date	16,997		
No. with consideration, Manhattan, Jan. 1 to date	663	No. with consideration, Manhattan, Jan. 1 to date	1,030		
Total Amt. Manhattan, Jan. 1 to date	\$37,698,482	Total Amt. Manhattan, Jan. 1 to date	\$56,516,587		
		1907.	1906.		
		Sept. 20 to 26, Inc.	Sept. 21 to 27, Inc.		
Total No. for the Bronx	98	Total No. for The Bronx	159		
No. with consideration	3	No. with consideration	16		
Amount involved	\$20,700	Amount involved	\$69,138		
Number nominal	95	Number nominal	143		
		1907.	1906.		
Total No., The Bronx, Jan. 1 to date	7,062	Total No., The Bronx, Jan. 1 to date	9,586		
Total Amt., The Bronx, Jan. 1 to date	\$6,089,858	Total Amt., The Bronx, Jan. 1 to date	\$6,600,011		
Total No. Manhattan and The Bronx, Jan. 1 to date	16,854	Total No. Manhattan and The Bronx, Jan. 1 to date	26,583		
Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$43,788,340	Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$63,116,598		

Assessed Value, Manhattan.

		1907.	1906.
		Sept. 20 to 26, Inc.	Sept. 21 to 27, Inc.
Total No., with Consideration	10	Total No., with Consideration	14
Amount Involved	\$867,625	Amount Involved	\$3,515,050
Assessed Value	\$348,500	Assessed Value	\$2,227,500
Total No., Nominal	128	Total No., Nominal	157
Assessed Value	\$5,126,000	Assessed Value	\$5,528,700
Total No. with Consid. from Jan. 1st to date	663	Total No. with Consid. from Jan. 1st to date	1,030
Amount Involved	\$37,698,482	Amount Involved	\$56,516,587
Assessed value	\$25,001,600	Assessed value	\$39,312,775
Total No. Nominal	9,128	Total No. Nominal	15,967
Assessed Value	\$280,246,900	Assessed Value	\$527,815,510

MORTGAGES.

		1907.		1906.	
		Sept. 20 to 26, Inc.	Sept. 21 to 27, Inc.		
		Manhattan.	Bronx.	Manhattan.	Bronx.
Total number	146	195	202	125	125
Amount involved	\$2,366,738	\$753,885	\$10,682,540	\$809,480	\$809,480
No. at 6%	69	45	73	48	48
Amount involved	\$778,108	\$369,750	\$682,716	\$290,038	\$290,038
No. at 5%	6	13	7	20	20
Amount involved	\$294,000	\$96,350	\$3,004,000	\$196,950	\$196,950
No. at 4%	43	33	58	41	41
Amount involved	\$554,250	\$175,885	\$5,447,324	\$229,700	\$229,700
No. at 3%	5	5	21	1	1
Amount involved	\$306,380	\$306,380	\$542,500	\$56,000	\$56,000
No. at 2%	6	6	6	6	6
Amount involved	\$224,000	\$224,000	\$224,000	\$224,000	\$224,000
No. without interest	23	14	86	16	16
Amount involved	\$434,000	\$111,900	\$720,000	\$92,797	\$92,797
No. above to Bank, Trust and Insurance Companies	23	6	57	15	15
Amount involved	\$683,000	\$67,000	\$9,523,774	\$152,600	\$152,600
		1907.	1906.		
Total No., Manhattan, Jan. 1 to date	10,555	Total No., Manhattan, Jan. 1 to date	14,021		
Total Amt., Manhattan, Jan. 1 to date	\$261,557,152	Total Amt., Manhattan, Jan. 1 to date	\$283,717,744		
Total No., The Bronx, Jan. 1 to date	6,423	Total No., The Bronx, Jan. 1 to date	6,988		
Total Amt., The Bronx, Jan. 1 to date	\$61,444,478	Total Amt., The Bronx, Jan. 1 to date	\$51,872,117		
Total No., Manhattan and The Bronx, Jan. 1 to date	16,978	Total No., Manhattan and The Bronx, Jan. 1 to date	21,009		
Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$323,001,630	Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$335,589,921		

PROJECTED BUILDINGS.

		1907.	1906.
		Sept. 21 to 27, Inc.	Sept. 22 to 28, Inc.
Total No. New Buildings:		18	9
Manhattan		18	9
The Bronx		29	21
Grand total		47	30
Total Amt. New Buildings:		\$477,250	\$1,435,950
Manhattan		\$477,250	\$1,435,950
The Bronx		\$0,000	\$295,500
Grand Total		\$477,250	\$1,731,450
Total Amt. Alterations:		\$83,895	\$165,025
Manhattan		\$83,895	\$165,025
The Bronx		\$0,000	\$0,000
Grand total		\$83,895	\$165,025
Total No. of New Buildings:		820	1,437
Manhattan, Jan. 1 to date		820	1,437
The Bronx, Jan. 1 to date		1,489	1,651
Manh'tn-Bronx, Jan. 1 to date	2,309	2,309	3,088
Total Amt. New Buildings:		\$63,777,810	\$100,079,690
Manhattan, Jan. 1 to date		\$63,777,810	\$100,079,690
The Bronx, Jan. 1 to date		\$0,000,000	\$22,721,295
Manh'tn-Bronx, Jan. 1 to date	\$79,936,079	\$79,936,079	\$122,800,985
Total Amt. Alterations:		\$13,750,044	\$17,389,040
Manh'tn-Bronx, Jan. 1 to date		\$13,750,044	\$17,389,040

BRYAN L. KENNELLY, Auctioneer

will sell at auction

Wednesday, October 16, '07

at 12 o'clock noon, at the Exchange Salesroom, 14-16 Vesey St., New York City.

EXECUTORS' SALE**Estate of ALBERT J. ADAMS, Dec'd,****By order of Charles F. Bauerdorf and George Karsch, Esqs., Executors****54 W. 31st St.**

NEAR BROADWAY.

One block from McAdoo Tunnel Terminal and near new Pennsylvania Railroad Station.

The three-story and cellar brick Business Building, with two stores; size of lot 20x63.

1161 Second Av.**257 E. 61st Street,
Northwest Corner.**

Directly opposite entrance to new Blackwell's Island Bridge to Long Island City.

The four-story brick and brownstone Apartment, with store; size of lot 21.3x48.6.

539 & 541 8th Av.**301 W. 37th Street,
Northwest Corner.**

Near new Pennsylvania Railroad Station.

The new six-story and cellar pressed brick and stone Loft Building, with store; size of plot 28.0 $\frac{3}{4}$ x100x49.4 $\frac{1}{2}$ x irregular.**307 W. 37th St.**

ADJOINING THE ABOVE.

The six-story and basement brick Storage Warehouse; size of lot 25x98.9.

Long Island City**19 $\frac{1}{2}$ to 23 Borden Av.** running through to**South Side West 3d St.**

220 FEET EAST OF FRONT STREET.

Directly opposite Long Island Railroad and Pennsylvania Railroad Station.

The one-story frame Buildings, with three stores; size of plot 44x180.

375 Seventh Av.

Opposite new Pennsylvania Railroad Station.

The three-story brick Building, with store; size of lot 21x75.

43 Bowery,

NEAR BAYARD ST.

The five-story brick Business Building, with store; size of lot 20.5x71.8 $\frac{1}{2}$ x20.4x69.10.**107 W. 45th St.**

NEAR SIXTH AVE.

The three-story and basement brick and brownstone Dwelling, size of lot 20x100.5.

407 W. 35th St.

Near Pennsylvania Railroad Station.

The two-story frame store; size of lot 20x24.9.

208-210 W. 30th St.

Within 200 feet of new Pennsylvania Railroad Station.

The three-story and basement frame Tenement and four-story brick and frame Tenement with frame extension front, and two three-story and basement brick Tenements rear; size of plot 46x98.9.

Borough of Brooklyn**1138 Manhattan Av.,
Southeast Corner Box St.**

The three-story brick front and three-story frame rear Buildings with three stores; size of lot 25x100.

TERMS LIBERAL.

Titles guaranteed by the Title Guarantee and Trust Co. and policies delivered to purchasers free of cost.

Robert E. Deyo, Esq., Attorney for Executors, 111 Broadway

Illustrated bookmaps, with photographs and full particulars, will be sent on request, or may be had at the offices of the attorneys or auctioneers, 156 Broadway, N. Y. City. Telephone 1547—Cort.

BROOKLYN.

CONVEYANCES.

	1907. Sept. 19 to 25, inc.	1906. Sept. 20 to 26, inc.
Total number.....	501	593
No. with consideration.....	40	39
Amount involved.....	\$273,090	\$187,399
Number nominal.....	461	554
Total number of Conveyances, Jan. 1 to date.....	25,603	28,359
Total amount of Conveyances, Jan. 1 to date.....	\$16,334,199	\$21,929,156

MORTGAGES.

	1907.	1906.
Total number.....	457	609
Amount involved.....	\$1,488,770	\$2,308,045
No. at 6%.....	260	277
Amount involved.....	\$589,878	\$690,900
No. at 5%.....	152	111
Amount involved.....	\$680,950	\$527,050
No. at 5 1/2%.....	27	1
Amount involved.....	\$4,000	\$4,000
No. at 5%.....	27	196
Amount involved.....	\$176,100	\$956,900
No. at 4 1/2%.....	1	4
Amount involved.....	\$6,500	\$93,000
No. at 4%.....	.....	.....
Amount involved.....	.....	.....
No. at 3 1/2%.....	.....	.....
Amount involved.....	.....	.....
No. at 3%.....	.....	.....
Amount involved.....	.....	.....
No. without interest.....	17	20
Amount involved.....	\$35,342	\$36,195
Total number of Mortgages, Jan. 1 to date.....	26,424	28,902
Total amount of Mortgages, Jan. 1 to date.....	\$115,265,073	\$119,128,026

PROJECTED BUILDINGS.

	1907.	1906.
No. of New Buildings.....	152	171
Estimated cost.....	\$884,370	\$1,383,945
Total Amount of Alterations.....	\$150,710	.....
Total No. of New Buildings, Jan. 1 to date.....	7,042	6,349
Total Amt. of New Buildings, Jan. 1 to date.....	\$53,753,813	\$48,287,887
Total amount of Alterations, Jan. 1 to date.....	\$5,273,419	\$4,113,753

French Real Estate Handling

By ROBERT P. SKINNER

MARSEILLE.—There are upwards of 8,000,000 separate freeholds in France, as compared with about 300,000 in Great Britain, a fact which in itself speaks volumes. A Frenchman will part with anything rather than land. When the United States Immigration Commission visited a certain spot near Marseille recently it was found impossible to ascertain "the average price of land" in that locality, because no transactions ever took place, other than by inheritance. In cities it is difficult for persons of modest means, like workmen, to own real estate, for obvious reasons. Nevertheless, and especially in Marseille, where there is an excellent 2-cent-fare street-car service, outlying property is being taken up by families in modest circumstances.

In real estate transactions here buyer and seller each pay 1 per cent. to the agent when the act of sale is signed. Credit terms are rarely accorded to working people, owing to the uncertainty of their incomes, but the latter have easy recourse to a number of semi-philanthropic or mutual aid companies, whereby they obtain easy terms of payment. Deferred payments on the ordinary real estate operations bear 4 to 4 1/2 or 5 per cent. interest, due semi-annually. Though sales are sometimes made upon which the agent realizes a certain proportion of the purchase price, this method of doing business is deemed irregular. The commission of 2 per cent. has been fixed by commercial usage dating back several centuries. Cash transactions in real estate are far more common in France than in America, owing to the prevalence of accumulations in cash, even among the least opulent classes, but there is nothing very novel to be learned here in respect to advertising or financing.

The Government itself, which fosters thrift by every means, encourages working people to abandon the wretched crowded habitations of the cities and to become householders, by loaning out the money of the savings banks ("caisses d'epargne"), not to the individual, but to societies patronized by the State. These societies effect the transactions with the individual. Thus the Societe des Habitations Salubres, 32 Rue Paradis, Marseille, advances money for the construction of cottages at the rate of 4 1/2 per cent. As savings banks pay depositors 2 1/2 per cent. the margin is close.

There are also at work on somewhat parallel lines several French building and loan associations, which differ from American associations in that they usually operate over more or less the whole of France, as do the great French banks. The attempt is made by the moving spirits in these associations to expand their utility beyond mere public service as money-lending agencies. Thus, while affording liberal terms to the man of small means desiring to own a home, they have a subsidiary organization, the objects of which appear in the following programme:

Hygiene and salubrity.—House drainage; inspection of workmen's dwellings; counsels to housewives as to cleanliness and

hygiene, whether occupants of modern houses or crowded city tenements; alcoholism; tuberculosis; rewards to families who best observe the laws of public cleanliness and health.

Public works.—Examination of buildings from point of view of art and comfort; forming the taste of the people, who should be instructed as to the beautiful; creating wherever possible workmen's gardens and endeavoring to increase family resources by enabling workmen to raise a few vegetables; designation of new and useful building materials; cesspools; laundry work; study of domestic industries.

Social preservation.—Social needs of the working classes; home-stead laws; diminution of criminality.

Thrift and economy.—Encouragement of saving; study of all economic questions; creation of funds for carrying on the work.

While depositors in these building associations are permitted to build according to their own plans, they are decidedly encouraged to adopt standard designs, of which there are many suited to all purses. It is really surprising to discover what comfortable little houses can be erected in this country for a very small amount, sometimes \$200 and \$300. All houses are built of practically imperishable and fireproof materials, wood frame construction never being employed.

Taxation of Lands in Germany.

American cities have much to learn. With more time and means to look abroad, there is a more general disposition to note good examples and improve our towns in those particulars in which they are lacking. Our towns when compared with German places of equal population are found to be less substantially equipped. German streets are cleaner, are better paved and—being lined with trees and lawn strips almost everywhere, and the main crossings adorned with statues and fountains—they are better planned.

The railroad stations are handsomer than those with which American cities are favored; the post offices, schools, museums and other public buildings are monumentally constructed, and, what surprises the New Yorker most of all, there is a complete absence of slums and ragged sections of any sort.

Whence do German cities derive the revenue to meet—without crippling trade or burdening the people—the cost of the splendid public improvements that abound? A specific answer to the question is given by Mr. R. Ockel, in the Westminster Review for July, in which it is made clear that in Germany, and especially in her new colonies, the principle that the land belongs to the nation is widely recognized:

The fact is that since the German Government set nine years ago the example of levying a tax of 6% on the capital value of the land (in the newly-acquired colony of Kiautou) one town after another in Germany itself has adopted the same enlightened system of raising revenue; and, so fruitful a source of revenue have land values proved, the towns, in spite of ever-increasing municipal expenditure, have been able to remit all other direct taxation. The rate of the land values tax is in most cases very small—from 0.2% to 0.5% of the selling value of the land. But the tax is levied on all land, whether put to use or not; and, since upwards of 300 towns—amongst them nearly all the large towns, including Berlin, Breslau, Cologne, Frankfurt-on-Maine, Dusseldorf, Hanover, Magdeburg, Charlottenburg, Essen, Stettin, Konigsberg, Duisberg, Dortmund, Halle, Altona, Kiel, Elberfeld, Danzig, Bremen, Aix-la-Chapelle, Posen, Kassel, etc.—have adopted this system of taxation, the result has been to discourage the holding up of land and to open up to both labor and capital further avenues of employment. As a matter of fact, hardly any unemployed are to be found at present in Germany; and a scarcity of labor has set in that seriously troubles many an employer.

A league of German land reformers (Bodenreformers), which has had much success in opening the eyes of the German people, petitioned the Government a year ago to secure strips of land one kilometer wide along the banks of the many big State canals now in course of construction, these strips of land to take the place of large towns and congested centres that will under existing conditions continue to grow up, as it is certain that the canals will give an enormous stimulus to trade and industry.

It is Mr. Ockel's estimate of the Bodenreformers' work that they have pushed forward with no small measure of success part of the great fundamental reforms advocated by our Henry George:

By affording a practical object lesson of the great and far-reaching effects of even a small tax on land values in promoting the general progress and prosperity of a country, they have earned the gratitude, not only of their Fatherland, but of the whole civilized world, which is groaning and staggering under the huge deadweight of the old Roman law of private property in land. They have, indeed, given a great incentive to other countries to follow the same line of reform; and it may well be that these other countries, having fewer landlords to overcome, or enjoying other more favorable conditions, may overtake Germany on the pathway of reform, and that their example may in turn serve to quicken the progress of the very country which first in Europe put into practical effect the gospel according to Henry George, and serve also to show how to remedy the few mistakes made by reason of over-zeal in starting.

This is the magic, the essayist assures the readers of the great English review, which gives German towns, even small ones, such a palpable superiority as compared with towns of the same size in England, and German life so great a superiority as compared with English life, even though German incomes are on the average so much smaller.

It is seldom a milestone is seen in the lower part of the city, yet there is one at Rivington st and the Bowery which marks "one mile from City Hall."

Uplift for Union Square.

UNION SQUARE, which some years ago was the cause of much speculation among real estate men as to what its future would be, has become an uptown centre of the wholesale trade. There was a time when it was feared that with the departure of several well known jewelers and music houses, the Square would lose its prestige and that rental values would suffer, but this fear has proven ungrounded. It was merely in a transition state, and those who were fortunate to purchase property then have no cause now for complaint. Those stores on the west and south of the Square are well rented, and for a long term of years in many instances, to substantial firms in the wholesale trade. Along the 4th av side there is not such a marked change in conditions. This side received a temporary setback during the period that the subway was under construction, but now is reaping the reward of that improvement, and values are increasing. The north end is only one block in length and is occupied by a hotel which has been established there for years and by some retail firms who have long-term leases. There is now very little to rent on Union Square, and the prevailing prices asked for lets range from \$2 to \$2.50 a square foot.

A Record Price in 34th Street.

The Bankers Investing Company (Minturn Post Collins, president) has leased the westerly store of the building No. 1 West 34th st, known as the "Century Building," for a term of twenty-one years, at a yearly rental of about \$20,000. This is the highest price per front foot on this street and establishes a new high record for space in this important thoroughfare. The store adjoins the new establishment of James McCreery & Co. and is opposite the Waldorf-Astoria Hotel. The easterly store is rented to the Mirror Candy Co. at \$18,000 per year. Both stores are 18 ft. wide.

Since the opening of the cloak and suit house of Oppenheim, Collins & Co. a marked change was immediately noticeable for demand of space in this block, and several large firms are seeking to obtain quarters in this section.

The name of the new occupant of the store will be announced within a few days; it will be occupied as an exclusive specialty store for millinery, neckwear and furs. The lease was negotiated through Julian Benedict, who was largely instrumental in the development of this block, and is the broker who in many instances obtained record prices for 34th st real estate. Among some of these transactions may be mentioned the sale of the Henry Clews property and the leasing of the 11-sty building to Revillon Freres.

Mr. Black on Public Confidence.

Mr. H. S. Black, president of the U. S. Realty and Improvement Company, considers that there is no business depression at the present time, but that there is every indication of a business curtailment throughout the country. Asked by the Tribune to what he attributed this, Mr. Black answered:

"To a large extent, I attribute it to a lack of sufficient money to meet the increased demands of business, but principally to a lack of confidence on the part of capital, owing to the wave of socialism sweeping over the country and to the general desire on the part of men holding important official and judicial positions to attack capital and corporations in general."

Builders especially will agree with Mr. Black that insufficient money has been at least one of the causes that have checked business operations. Fully fifteen months ago the builders felt the tightening. They found savings banks funds loaned out to the limit, and the title companies unable to dispose of their mortgage securities on hand. "It's the wicked mortgage law," many said. "When the new recording law takes effect there will be more money to loan." But the summer passed without purse strings getting any looser, and then the public decided that it was not mortgage legislation which had been holding investment funds up, but that there was not enough money available in New York for the needs of its business. Now the hope is that money is coming from the West to fill the voids in the East.

An Order Blank for Repairs.

Agents of property are always on the lookout for some idea that will tend to lessen friction between landlord and tenant. Unpleasantness sometimes arises because repairs are not promptly attended to, and often it is hard to fix the responsibility. Many agents favor a printed blank and require the tenant or some one in authority to sign it; then the superintendent knows who ordered the work done. Should the work be of such a nature that the tenant ought to pay for it, the blank acts as an authorization for the agent to have the work done at the expense of the tenant.

—The following choice lots are offered for sale in one of the best growing localities of the Bronx: Southwest cor. Decatur av and Gun Hill rd, 50x100 and 25x100 in rear; price, \$11,500; will take mortgage of \$7,000 at 5%; 100 ft. north side of Gun Hill rd, 50x100; price, \$5,500; will take mortgage of \$3,000. For further particulars, address Simon Horr, 29 West 111th st.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

FRONT ST.—Joseph P. Day, sold for Shapiro, Levy & Starr the northwest cor of Jackson and Front sts, old buildings, 70x80. The buyer is a builder who will erect two 6-sty tenements on the property.

GOERCK ST.—Marcus Rosenthal sold to Isaac Bower the 4-sty front and rear tenements at 71 and 73 Goerck st, 50x100. The broker is Pfeifer-Majud Co.

Purchase in Murray Street.

MURRAY ST.—Edward McVickar sold for the Rosenstretter estate to a client of Robert R. Rainey 269 Greenwich st, northeast cor of Murray st, a 4-sty building, 19.1x38.1, together with the adjoining property, 85 Murray st, 23.5x50. The consideration was about \$75,000.

Van Buren Leasehold Changes Hands.

UNIVERSITY PL.—Adolph Bloch, as attorney for J. L. Post, bought from the estate of Henry Maillard the southwest cor. of University pl and 14th st, a 6-sty business building, 34.4x103.6, known as the Maillard Building. Van Buren leasehold. Mr. Bloch also secured for his client a lease, of the ground for 21 years with renewals at an aggregate rental of \$252,000. The building will be remodeled and used by Mr. Post for his own business. Horace S. Ely & Co. were the brokers in the transaction.

6TH ST.—Fleck & Brown sold for Albert E. Lowe to A. Bennett 312 East 6th st, a 6-sty double tenement, 25x97.

31ST ST.—W. Clarence Martin sold, through Ames & Co., 114 West 31st st, a 3-sty building, 21x112.

Adjoining Macy's.

34TH ST.—Robert Smith repurchased from Henry Siegel during the week the little plot at the northwest cor of 34th st and Broadway, 31.10x about 50.6. It adjoins the large building of R. H. Macy & Co., and is reported to have been held at \$400,000. Mr. Smith bought the parcel before the erection of the Macy establishment, and after holding it awhile found a purchaser in Henry Siegel, who now conveys it back to him. The plot is covered with 5-sty and basement building, but it is the intention of the purchaser to add additional stories to the structure if satisfactory arrangements can be made with the present occupants.

49TH ST.—Whitehall Realty Co. sold 152 and 154 East 49th st, two 5-sty double flats, 50x100.5. H. Reinheimer was the broker.

50TH ST.—Pancrazio Grasse sold to a purchaser for investment 234 East 50th st, a 6-sty flat, 41.8x100.5.

58TH ST.—Huberth & Gabel sold for B. Lightbourn the 5-sty tenement, with stores, at 223 East 58th st, 25x100.5. The purchaser will make extensive alterations.

4TH AV.—Realty Mortgage Company and E. C. Potter sold 461 and 463 4th av and 103 and 105 East 31st st, old 3-sty buildings, on plot 35.2x100 and irregular, at the northeast corner of 4th av and 31st st. The buyer is W. F. Connor.

Operator Buys on Lower Sixth Ave.

6TH AV.—Duross Company sold for John T. Williams to Joseph L. Bittenwieser the southwest cor of 6th av and West Washington pl, a 5-sty building, 38.8x80 and irregular, formerly occupied by the West Side Savings Bank. The seller acquired title to the premises in March last year, from Chas. S. Truax in part payment for the Lords Court Building in Exchange pl. The opening of the McAdoo tunnel is likely to exert a marked influence upon values in that section of 6th av, and the purchase is regarded as timely.

NORTH OF 59TH STREET.

68TH ST.—L. J. Phillips & Co., in conjunction with John F. Doyle & Sons, sold for the Quick estate the 4-sty dwelling 45 West 68th st, 20x100.

69TH ST.—Maier Brothers sold to Michael Green the 5-sty double flat 217 East 69th st, 28x100.

73D ST.—Slawson & Hobbs sold for George J. Leeming to a client, for occupancy, the 4-sty dwelling 116 West 73d st, 20x102.2.

77TH ST.—Pease & Elliman and Leroy Coventry sold for Thomas Tracher, 164 West 77th st, a 4-sty and basement dwelling, 21x102.2. The buyer will occupy.

81ST ST.—Samuel Goldsticker sold for Emanuel Alexander 163 and 165 East 81st st, between Third and Lexington avs, two 3-sty dwellings, 41.6x102.2.

88TH ST.—Slawson & Hobbs sold for a client the 4-sty dwelling 336 West 88th st, 20x100. The buyer will occupy the house.

133D ST.—Jacob Block sold to a purchaser for investment 119 and 121 West 133d st, two 5-sty flats, 46x99.11.

AMSTERDAM AV.—Alliance Realty Company bought from William Connor, through A. L. Mordecai & Son, the 5-sty flat, with store, at the northeast corner of Amsterdam av and 73d st. The purchaser owns the three adjoining buildings, 177 to 181 West 73d st, and now controls a plot 82x76.8.

LEXINGTON AV.—S. J. Redlich sold for George L. Trenner 736 Lexington av, a 4-sty brownstone dwelling, 20x75.

Resale on Madison Avenue.

MADISON AV.—Arnold & Byrne resold for Louis Bernstein to Milton C. Henley 1787 Madison av, a 5-sty apartment house, 33x108, adjoining the house now being altered by the seller.

RIVERSIDE DRIVE.—Slawson & Hobbs sold for Abbie C. Morrison the 5-sty limestone American basement dwelling 32 Riverside Drive, on lot 25.7x94.5, adjoining the northeast corner of 75th st.

WEST END AV.—J. Edgar Leaycraft & Co. sold for Philip Carpenter 265 West End av, a 4-sty dwelling, 19x115, 42 ft. north of 72d st.

WEST END AV.—William S. Devery bought from Mrs. Eugenia Wolf 547 West End av, a 4-sty dwelling, 25x100.

2D AV.—S. Steingut & Co. sold for Frank M. Franklin 2322 2d av, cor of 119th st, 5-sty tenement, 26x75, to a client as an investment.



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WASHINGTON HEIGHTS.

141ST ST.—Thomas & Son sold for the Picken Realty Company the 4-sty American basement dwelling, 461 West 141st st, 18x100.

149TH ST.—Horace S. Ely & Co. and W. D. Morgan sold for the American Missionary Association to a Mr. Norton, for occupancy, 528 West 149th st, a 3-sty dwelling, 15x99.11.

BRONX.

BRONXVIEW PARK.—Schano & Co. sold, in Bronxview Park, the dwellings 35 Amethyst st, 407 Wallace av, and 58 Kinsella av, and lot 306 in the Hunt estate property.

FOX ST, ETC.—Martin Kretsch sold for Mrs. William Giese to Charles E. Ruppert 1026 Fox st, a 3-family flat; also for George A. Ruehl to John Quinn 587 Prospect av, a 4-sty brick single flat.

140TH ST.—Arthur G. Muhlker sold for Mina Muth and Albert Locher the 4-sty double flat 574 East 140th st, 25x100.

178TH ST.—Henry W. Fedden & Co. sold for W. E. Schott the 1-family dwelling at 717 East 178th st, 25x95.

BAINBRIDGE AV.—Samuel Wenk bought from Helen D. Meyers 2659 Bainbridge av, a 2-sty frame dwelling, on lot 26x73.5x26x72.5.

CLAY AV, ETC.—Pfeifer-Majud Company sold for Isaac Brown the 2-family brick houses just completed at 1381 to 1385 Clay av, each 16.6x100; also, for the same builder the three 2-family frame buildings on Anthony av, 50 ft. north of 173d st, each 16.6x82.

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Builders Buy in the Bronx.

HUGHES AV, ETC.—Knepper Realty Co. sold to John Marks the plot 50x85 on the east side of Hughes av for improvement with three 2-family brk houses; also to the Eastburn Construction Co. a lot 25x100 on the east side of Hoe av, near 172d st, for improvement with a 4-sty brk flat; also to a client two lots 50x85 on the east side of Belmont av, between 181st and 182d sts, for improvement with a 5-sty flat.

HOE AV, ETC.—Knepper Realty Co. sold to the Eastburn Construction Co. a lot 25x100 on the east side of Hoe av, near 172d st, for improvement, with a 4-sty flat; also two lots, 50x85, on the east side of Belmont av, between 181st and 182d sts, for improvement with a 5-sty flat.

LONGWOOD AV.—George C. Edgar's Sons sold to a client of S. B. Ferriss 871 Longwood av, a new 5-sty apartment house, on plot 39 x100. The same firm also sold to Henry H. Cording 875 Longwood av, a similar house, on a plot of the same size. They are two of a group of five recently finished.

MINFORD PL.—William Stonebridge sold "The Minford," a 5-sty, 20-family, new law apartment, 37½x100, at 1450 Minford pl, between Jennings st and 172d st. The purchase price was about \$45,000.

In the Ogden Tract.

OGDEN AV.—Whitehall Realty Company sold to a purchaser for investment in the Ogden Estate tract, a plot of 12 lots on the west side of Ogden av, 50 ft. south of 170th st, 165x166, running through to Merriam av.

OGDEN AV.—D. H. Scully sold for P. H. Lynch the northwest cor of 165th st and Ogden av, being 70 ft. on Ogden av x90 ft. on 165th st.

SEDGWICK AV.—Shaw & Co. sold for Margaret J. Ellis 1780 Sedgwick av, a 2-sty brk 2-family dwelling, 25x60x100. The buyer will occupy the house.

VYSE AV.—Ernst-Cahn Realty Co. sold for a client the 3-sty and basement brk 2-family house known as 1157 Vyse av, 20x55x100.

WHITLOCK AV.—George F Johnson's Sons Company sold recently two of their 2-family 3-sty brick houses on Whitlock av, No. 922 to R. C. Wasserscheid and No. 926 to Mrs. Helen Ambrose. These are the first sales in the second block on Whitlock av, improved by the Johnson Company. The houses are 20x55, on lots 25x125.

3D AV.—Cohn & Lemlein sold for Charlotte Bloom and others to a Mr. Hummel the 5-sty triple flat, 25x100, at 3,813 Third av.

LEASES.

Duross Co. leased the 3-sty and basement dwelling 226 West 104th st for Mrs. Minnie Raffold to Gesinia Ahrens for term of years.

William S. Anderson Co. leased the following dwellings recently: Nos. 959 Lexington av, 218 East 72d st, 995 Lexington av, 825 Lexington av and 226 E 72d st.

G. Carlucci & Co. leased to Mrs. Concetta Gulli the 6-sty flat with stores, 170 and 172 West Houston st, northwest cor of Hancock st, for a term of years, at an aggregate rental of \$24,000.

Renton-Moore Co. leased for Mary A. Jackson to G. N. Vincent 417 West 147th st, a 3-sty private dwelling; also for Bernard Daly to H. D. Van Leuven private dwelling 510 West 143d st.

Harris & Vaughan leased for the Shubert-Anderson Co. the new stores now being built in the Hippodrome Building on 6th av. The space consists of two corner stores at 43d and 44th sts and two "inside" stores adjoining.

E. Nelson Ehrhart leased to Bird's Business College the entire floor in the Postoffice Building at cor of Fordham road and Webster av—a new building recently completed. This will be a branch of Bird's Business College now located at 149th st and 3d av.

McVickar, Gaillard Realty Co. leased 143 West 44th st to the International Geneva Association for Jesse C. Huffmann. The lease is for a long term of years at an aggregate rental of over \$80,000. The building will be extensively remodeled and occupied by the lessee.

M. & L. Hess leased for the estate of Jacob Seasongood the entire 5-sty basement and sub-basement, 58-60 Greene st; also for the Henderson Estate Co. the entire 5-sty basement and sub-basement building at 62-4 Greene st. The size of the combined buildings is 100x100. The lessee is the Susquehanna Silk Mills, who take a 10-year lease at a rental aggregating \$300,000.

STATEN ISLAND.

Cuozzo & Gagliano Co. sold for the St. George Realty & Construction Company 18 lots to various buyers at Fingerboard Terrace, Grassmere.

Wood, Harmon & Co. sold last week to various buyers 53 lots in their properties at South New York.

The Commissioner of Bridges has submitted a plan to the Board of Estimate and Apportionment showing the location of the proposed Henry Hudson Memorial Bridge, and it has been referred to the Corporation Council and President Haffen.

Melvihill & Co. will shortly remove from their present offices at 1991 Lexington av to more commodious quarters at 147 East 121st st. The property at that number was recently acquired by this firm, who have been making extensive alterations to the premises.

Hiram Rinaldo & Bro., real estate appraisers, of 233 Grand st, are offering their services as experts in the condemnation proceeding instituted by the city to acquire land required for the new Manhattan bridge approach. The firm has had many years' experience in this branch of the real estate business and are acknowledged authorities in East Side land values. In the measurement of irregular plots taken the Hoffman rule will be used, copies of which will be furnished on application. See announcement on Page 3 of this paper.

Mr. Adolph Block announces that as attorney for Mr. J. L. Post he has consummated negotiations for the purchase by Mr. Post, from the Henry Maillard estate, of the Maillard building, on the southwest corner of 14th st and University pl, size 34.3 3-4x103.6, on the lease of the ground from the Van Beuren estate for 21 years, at an aggregate rental of about \$252,000. The amount involved in this transaction is about \$300,000. The building will be remodeled by the owner and occupied by him for business purposes, and will hereafter be known as the "Post Building."

H. H. Cammann & Co. and Voorhees & Floyd, two well-known downtown real estate firms, will consolidate on Oct. 1, with offices at 84 William st. The title of the new firm will be "Cammann, Voorhees & Floyd." The office of H. H. Cammann & Co. is one of the oldest and most substantial in the city, the firm having been in the real estate business since 1866, when it was first established. Voorhees & Floyd, while belonging to the younger generation of brokerage houses, are known downtown for their hustling abilities. The change is expected to strengthen the combined business of the old firm, and will permit the consolidation to extend the business of managing "real property" and strengthen the brokerage business in all its branches.

Quotations: Real Estate, Building and Allied Financial Corporations.

(Corrected by Herrick, Hicks & Colby, 7 Wall st.)

	Int. rate.	Int. period.	Bid.	Asked.
Alliance Realty Co.....	8	Q-J	110	115
Bond Mortgage Guarantee Co.....	12	Q-F	315	338
Century Realty Co.....	10	A & O	180	190
City Investing Co.....	6	M & N	87	92
Hudson Realty.....	8	Q-J	100	112
Lawyers Title Ins. & Trust Co.....	12	Q-F	220	230
Lawyers Mortgage Co.....	10	Q-J	187	192
Mortgage Bond Co.....	4	Q-J	90	95
New York Mortgage & Security Co.....	10	Q-J	180	190
Realty Associates.....	8	A & O	130	140
Title Guarantee & Trust Co.....	16	Q-J	420	440
Title Ins. Co. of New York.....	7	A & O	140	150
Thompson-Starrett Co., common.....	8	J & J	..	100
Thompson-Starrett Co., preferred.....	8	M & N	90	100
U. S. Mortgage & Trust Co.....	24	J & J	420	435
U. S. Title Guar. & Indemnity Co....	6	Q-J	..	90
Westchester & Bronx Title & Mortgage Guarantee Co.....	5	J & J	..	160

Something for Your Card Index.

So eager is the quest for private houses to lease, in Manhattan, rates are strongly in favor of the owner, and they have made a decided advance of late years. Typical instances for the fall of 1907 are the following:

West 71st st, near Broadway, two baths.....	\$2,250
West 71st st, 3 story, near Subway.....	2,000
West 72d st, fine wide house.....	4,200
West End av, American basement.....	2,000
West 70th st, 3 story.....	1,000
West 73d st, fine house (heat included).....	2,500
West 84th st, fine house, good condition.....	2,100
West 88th st, American basement.....	2,500
West 103d st, nice block, 3 story.....	1,800
65th st, 4-story and basement, high stoop.....	1,600
63d st, 3-story and basement, 11 rooms and bath.....	1,500
70th st, 3-story and basement, fine condition.....	1,100
72d st, 4-story and basement, 16 rooms, 2 baths.....	4,500
72d st, 4-story and basement, 3-story extension.....	4,500
72d st, 4-story and basement, 14 rooms, 2 baths.....	3,400
73d st, 4-story and basement, 12 rooms, 3 baths.....	2,500
73d st, 4-story and basement, 15 rooms, 3 baths.....	6,000
74th st, 5-story and basement, exceptionally handsome....	5,000
74th st, 4-story and basement, 13 rooms, 2 baths.....	3,500
74th st, 5-story American basement, 25 ft, 20 rooms.....	8,000
76th st, 4-story and basement, 13 rooms, 2 baths.....	2,500
77th st, 4½-story, American basement, 14 rooms.....	2,500
78th st, 3-story and basement, 10 rooms and bath.....	1,400
84th st, 4-story and basement, 15 rooms, 2 baths.....	2,200
91st st, 4-story and basement, 10 rooms and bath.....	1,400
91st st, 4-story and basement, 12 rooms, 2 baths.....	2,700
93d st, 3-story and basement, 10 rooms and bath.....	1,800
93d st, 4-story American basement, 14 rooms.....	2,000
95th st, 3-story and basement, 11 rooms and bath.....	1,600
5th av, near 129th st, 3-story and basement.....	1,000
West End av, 4½-story American basement, 13 rooms.....	2,000
Riverside Drive, 5-story and basement, 17 rooms, 3 baths....	4,000
Riverside Drive, 5-story American basement, 20 rooms.....	7,500

REAL ESTATE NOTES

A better feeling prevails. Give the country an adequate currency system for its growing business interests.

Philip Schlachetsky is the purchaser of 340 East 12st st, recently sold by Huberth & Gabel.

W. Hamilton McBride was interested as broker in the sale of 114 West 31st st for W. Clarence Martin.

A first-class real estate man is wanted to manage a New York office that is to be opened by a large outside firm. See Wants and Offers.

We know of a man who would lease for a term of years a modern hotel with 75 to 100 rooms, between 28th and 45th sts. See Wants and Offers.

Though few new buildings have been constructed on the Bowery north of Grand st, still the old ones are all rented and stores are at a premium.

The firm of Rule & Bach, Boston road, will be dissolved on October 1, and Mr. Emanuel G. Bach will move his office to 149 Broadway, Manhattan.

Operators David and Harry Lippmann of 198 Broadway announce that their new lists of property for sale are now ready and may be had on application.

A successful real estate company, with well appointed offices, would like to join forces with a high class man or firm; uptown, west side, preferred. See Wants and Offers.

The city paid \$55,000 for No. 33 Bowery, 25x82.9, improved with a 6-sty building. On the 1907 tax rolls the land is assessed at \$22,000 and the improvement at \$38,000.

The buildings which were known as 210 and 212 Bowery, opposite Delancey st, have been demolished to make way for the extension of Delancey rapid transit route from the Williamsburg bridge to Elm st.

The United Cities Realty Corporation has declared the regular semi-annual dividend of 2½% on the preferred stock and an extra dividend of ¾ of 1%, payable Nov. 1, to stockholders of record at the close of business Sept. 30th.

The Board of Estimate has denied the petition of Mr. John C. Rogers requesting that at least 50 per cent, of the costs of the proceeding for acquiring title to Fairview av, between 11th av and Broadway, be assumed by the city.

The hearing in the matter of closing and discontinuing West (formerly East) 192d st from the New York Central and Hudson River Railroad to the Harlem River, has been postponed by the Board of Estimate and Apportionment until Oct. 11.

A Thousand a Year for Rent.

WHAT can be rented for \$1,000 a year? What kind of an abode can one procure for that amount? These are certainly very broad questions and hard to answer, so much depends upon the individual to be suited, his likes and dislikes, the location desired and a hundred and one things.

One of the first things for him to do is to decide where he would like to locate—what part of the city will be the most convenient for his business and social tastes—and after deciding that point he must look around and see what the nature of the buildings erected in that particular locality are. In the majority of cases it will resolve itself into one of three kinds of houses, viz., elevator apartment, non-elevator apartment or apartment hotel—the private dwelling almost being eliminated on account of the rent.

There is a very serious question as to what size apartment he requires; how many rooms must he have? He cannot get as many rooms in an apartment with an elevator as in one without an elevator for the price, or the builder has made up the difference in the size of the rooms.

Probably the most favorable section for renting at the present time is on Washington Heights; where there have been many new buildings erected during the past two years, the percentage of vacancies is larger than usual. There is an assortment to choose from, private dwellings, duplex houses, elevator and non-elevator houses, and for a thousand dollars you can rent advantageously.

On Broadway, overlooking the Hudson River and on St. Nicholas avenue, there are new buildings with vacancies, and some concession is given, as a rule, to good tenants. But to illustrate what some tenants expect, a lady came into a broker's

On Lexington avenue, below 34th street, the best demand is for five and six rooms and they rent readily, though at a little cheaper than one thousand dollars.

In making up the fall list in a prominent broker's office, letters were sent out to owners of property requesting the privilege to place their holdings on the broker's books and asking for full particulars.

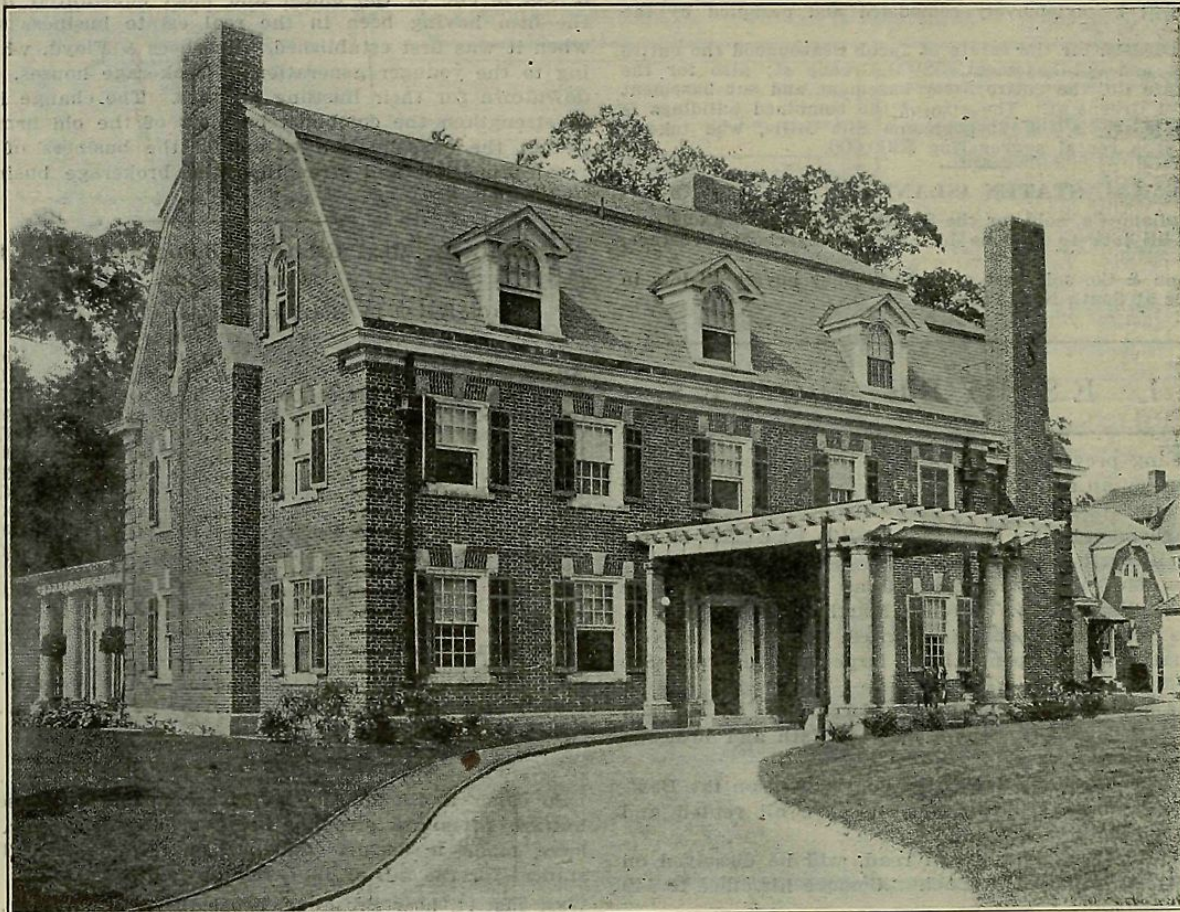
Many replies were received, some by mail and some by the owner making a personal call to the office. A gentleman called in at this office one day and asked the renting agent what he had to offer for a certain figure. The agent showed him his list and offered to go on a tour of inspection with his client.

After visiting one of the houses the client started to find fault with it and severely taxed the ingenuity of the agent to explain away certain faults. After letting the agent go on for some time, the client laughed and said, "Never mind, I am the owner of the house. I guess you are on the job and take charge of the rest of my property."

Renting of an Office Building.

THE renting of an office is a serious matter and one which requires a good deal of thought on the part of the tenant. When all is said and done it is a comparatively simple matter to move your household from one building to another, but making a change of business address is an entirely different matter, so a great deal of thought is given to the subject before the move is made.

The tenant is getting more particular every year, and perfectly properly, too, always providing that he can pay for the luxuries demanded.



A HOUSE IN NEWARK.

office this week and said she would take a certain apartment, providing the agent would completely redecorate it, give two months' rent free, pay moving expenses and one month's gas bill. It is hardly necessary to add that the offer was speedily declined.

On Broadway, near 104th street, eight rooms and bath in old-law houses can be had for one thousand dollars a year, or six rooms and bath in elevator apartments command the same rental, and there are not many to be had even at that price in this section.

In the Long Acre Square section of Broadway apartment hotels are the rule, and dwelling houses command much more rent than one thousand a year.

The apartment hotel has to be figured a little differently, because it includes things that are omitted in renting an ordinary apartment; maid service, as well as having your rooms thoroughly cleaned, the brasses polished and windows washed. That is all included in the rent, and then the tenant family can generally make an arrangement to have their meals furnished by the house for a stipulated sum, though in some cases it is a la carte. Three rooms and bath range from \$800 to \$1,300, as per location. There is a comfort in not having to deal with the servant question, but still some people are old-fashioned enough to want what they want when and as they want it.

When it is considered that a man spends one-third of his life at the office, why should it not be comfortable? Is there any reason why he should not want good light and air? Well, it has come to the point where he is renting light and not space.

Mr. E. A. Tredwell spoke forcibly on this point the other day. He said many brokers have conceded that any space 27 feet from a window cannot be rented, it is simply given away. And one of the strong features of the high buildings is the fact that they get light. While these new tower buildings are put up partly for advertising purposes, still it is an unconscious reaching out for light, and after all that is what a tenant pays for.

The tenant of today expects that his office will be a modern hotel without beds. He must open the door, turn the key in his desk and have everything ready for business. To accomplish this, the building furnishes a small army of men and women who do the cleaning in the night and early morning. The women start shortly after 5 o'clock to clean the offices out and they stop about 8 p. m., when the men come on to clean halls and elevators. About 7 o'clock the next morning the women come back to finish the office dusting. One woman cleans about 6,000 square feet of floor space. This, of course, has to be paid by the owner, and is a fixed charge, the same as taxes and repairs, and the office building that gives the most service nets, as a rule, the least return to the owner.

PROPERTY OWNERS' SECTION.

Paving Materials.

GOOD PAVEMENTS are necessary to the best development of real property, as they affect the desirability of a neighborhood and hence its relative value to a degree greater than the actual cost of the improvement, when it is of a first-class sort. Owners recognize this fact, and no improvement under the head of public works is more welcome after a street is piped than a good pavement. There are now over four hundred miles of street pavement in Manhattan Borough. Block asphalt for residence streets and wood block for business thoroughfares are the most popular materials at this time, but sheet asphalt has the preference with the city authorities for surfacing the long business avenues.

Last year 8.14 miles of sheet asphalt, 7.83 miles of block asphalt, 4.19 miles of wood block, 2.65 miles of granite block, and altogether 22.83 miles of pavement were laid. At the last report we had 248 miles of sheet asphalt, 90 miles of granite, 31 miles of block asphalt, 22 miles of specification trap, 14 of Belgian trap and 13 miles of macadam. The largest paving contract last year was for Broadway, from 135th st to 187th, a work which will complete a continuous line of asphalt on that highway from Canal st to Spuyten Duyvil, and which has had and will continue to have a distinct effect upon real estate along that course, as manifested in the new building operations.

Repairs to pavements are a permanent annual charge. It is estimated that in maintaining asphalt pavements in Manhattan Borough last year the asphalt companies made repairs amounting to 1,500,000 square yards; the total area of sheet and block asphalt under guarantee in this borough is about 5,400,000 square yards, and it thus appears that an area equal to the whole asphalt of the streets is renewed in less than four years. Repairs cost in this borough 34 cents per square yard per year—when averaged up—but in Brooklyn the same work costs only seven cents per yard per year, the increased cost in Manhattan being due to the unusual traffic conditions and the large amount of street opening. The great number of street openings is getting to be a serious feature, and it is for the authorities to decide how much longer the expense and annoyance can be endured before a radical reformation shall be instituted.

The only way to treat a pavement after it is down is to let it alone, as has been heretofore said in this paper. Nearly thirty-three thousand openings were made in the streets of this one borough last year, which was an increase of about twenty-five hundred over the number of openings in 1905. Besides the repaving of upper Broadway other improvements of note of recent date were the repaving of St. Nicholas av, from 110th st to 169th; also Audubon av, from 175th st to Fort George av; also Wadsworth av, from 173d st to 11th av, which have made desirable connections with Broadway and other streets, and forming smooth driveways of considerable length. Seventh av, from 110th st north, is now in hand, but has been delayed by the construction of a large water main for the Department of Water Supply.

As the cost of maintaining and cleaning a pavement is a permanent charge, the cheapest to construct is not necessarily the cheapest in the end; New York has rather sought for the best suited to its peculiar conditions. Property owners are directly assessed for the cost of construction, but cannot be charged in the same way with the cost of maintenance. About one million square yards of pavement are being maintained under contract by the city this year, where the guarantee has expired. The relative ease of cleaning various pavements is estimated by the street cleaning department at 100 for asphalt and wood blocks, 150 for granite blocks and 400 for cobble stone.

Pavements have been constructed of a variety of materials, perishable and imperishable, natural and artificial, but asphalt, brick, stone blocks and wood blocks seem to be the only ones that have survived the test of time. Asphalt has generally given satisfaction, but in some cases it has failed, and often the experts are unable to say why. Experiments conducted by Engineer George R. Olney indicate that "the force which has the greatest tendency to cause deterioration of an asphalt surface is that of impact, and the blows from horses' hoofs or from the wheels of vehicles where the surface is irregular, cause the surface mixture to be injured to a far greater extent than simple attrition of ordinary travel." A measure of this force even though only relative is therefore of the greatest importance. The experimental work performed up to the present time warrants the engineer forming the following provisional conclusions:

"That an asphaltic cement made from an asphalt obtained from the distillation of asphaltic oils shows the least power to resist an impact blow. The provision of our specifications which rules out asphalts of this nature is, therefore, fully justified by the results obtained with our impact machine. It is possible that if the manu-

facturers of asphalts of this kind exercised greater care in not overheating their product during distillation, an asphaltic product showing greater resistance to impact blows might be obtained."

Concrete is this year being used for the base instead of stone blocks in asphalt paving. New York is not a criterion for other cities; it is in a class by itself. This refers to both the question of cost and of durability. But a good granite block pavement will last from fifteen to twenty years even under heavy traffic. The surface is apt to be noisy, but that objection has been largely eliminated by coating the joints with a preparation of tar. Wood block is a first class pavement while it lasts, but it needs to be more frequently resurfaced than other pavements, though this is easily and quickly done when the base is not injured. Ease in resurfacing is also an item in favor of asphalt block which, however, is a highly durable material under ordinary circumstances, and for residence streets many property owners prefer it to sheet asphalt. Last year the specifications for wood block were changed in this borough. The most important change is that relating to the nature of the creosote oil desired. Formerly an oil, at least 80 per cent. of which should distill below 315° C., was required. That is an oil of comparatively light specific gravity. The present specifications demand an oil of specific gravity of not less than 1.12 which shall lose not more than 35 per cent. on distillation up to 315° C. and not more than 50 per cent. up to 370° C. We thus require a much heavier oil than formerly, because the view is now generally held that the creosote oil employed for preserving timber should be of a heavy rather than of a light description, and it is believed that such an impregnated block will be more water and decay resistant.

Ultimate Effect of the Operation of the Hudson River Tunnels

As the completion of the Hudson River tunnels draws nearer day by day, so does the activity in acreage and in smaller plot transactions increase throughout Northern Jersey. It is not confined to those sections likely to be first affected by the sub-river tubes. Beyond this primary zone of influence, shrewd operators are looking for bargains. Prospectors are everywhere securing options and buying outright. Purchases are eagerly being made in localities which, to the uninitiated, seem out of the way and least likely to come into demand.

The optimistic buyer believes he is making no mistake and has only to bide his time to be very handsomely rewarded for his foresight. With the tunnels will come extension of transportation lines, train and trolley, and distance, with time reduced to a minimum, will cease to be a bug-bear.

Recalling the recent aggressive realty boom in the Bronx, which later shifted to Long Island, it is contended that history will repeat itself and that suburban Jersey, within easy access of Manhattan, will be as much in demand as were its predecessors in public favor, in consequence of which an era of unparalleled development for New Jersey will open. The large acreage deals shown by the records attest the demand shrewd operators foresee.

Pointers to Taxpayers.

Pay your taxes now and get a rebate.

After the date of Oct. 7 no rebate is allowed, and after Nov. 1 a penalty is charged.

If a taxpayer chooses to mail check he should enclose stamped envelope for receipted bill.

Procure a requisition for tax bills and copy the number of the section, volume, block, lot, street or avenue from your last year's bill. In case your bill is mislaid, this information may be had by applying at the Tax Office.

On the fifteenth of September the assessment rolls with tax extended are delivered to the Receiver of Taxes. On the first Monday of October taxes are due and payable and become a lien. Certiorari proceedings must be begun before November 1.

Owing to the great numbers coming to pay their taxes, about 400 temporary clerks are employed in the Tax Department. It is expected that from fourteen to fifteen million dollars will be collected by the first Monday in October. The city borrows on revenue bonds to meet expenses in advance of the calendar year and so uses the monies collected for taxes as soon as possible, thus saving interest on the loan.

Taxes for 1907 were confirmed on July 23d and are payable on Oct. 7th. If paid during October a rebate at the rate of 6% will be allowed. Taxes remaining in arrears after Nov. 30th are subject to a penalty of 1%, and if still unpaid by January a penalty of 7% from Oct. 1st will be incurred. The tax rate for Manhattan and the Bronx is 1.48499; Brooklyn, 1.55408; Queens, 1.53393, and for Richmond, 1.56884. The approximate amount of arrears of taxes to date for Manhattan is \$27,372,335.40.

Purchasing a Home With a Mortgage.

THERE is a supreme satisfaction in the ownership of a home, and the advantages a man possesses when he is his own landlord are immeasurably greater than when he is merely one of the legion of rent-payers. From the view of economy it is cheaper to own a home free and clear to live in than to pay rent, but when the purchaser acquires a house against which there is an encumbrance other elements enter into the proposition that not infrequently make the annual cost an added expense. If the habitable value of the property is moderate, but the mortgage large and the interest rate high—likewise taxes, insurance and repairs—the cost of maintenance will be considerably more than the value derived from occupying the premises; therefore it will be understood that it would be much cheaper to occupy it as tenant than as owner. If the habitable value is large, the mortgage small, and the interest rate, taxes, insurance and repairs low, the owner will be able to show a profit on his investment.

An actual suburban transaction which took place recently serves to illustrate the argument. After a careful canvass a homeseeker finally came across a modern dwelling within commuting distance of Manhattan, a fair rental value of which was \$30 per month. The purchase price of the property was \$4,100, and as that figure compared well with the prices of similar real estate in the immediate vicinity, a bargain was struck. The purchaser agreed to take the property at the figure mentioned, to pay \$1,100 cash and give a purchase-money mortgage for the remainder. As a tenant of the premises his annual rental would have been.....\$360.00

As owner his yearly expenses were:

Interest on P. M. mortgage of \$3,000, 5%.....	\$150.00
Loss of bank interest on \$1,100, at 4%.....	44.00
Taxes	30.00
Fire insurance	4.00
Repairs	35.00

Total annual outlay..... \$263.00

Net yearly saving..... \$97.00

It will be seen from the above figures that it is cheaper to occupy this property as owner than as tenant, but for the sake of argument let it be supposed that the identical home be purchased in another locality at a like cost but subject to an existing mortgage encumbrance of \$3,500 at 6 per cent, assuming as well that the cost of maintenance is greater, and that the rental value is \$25 per month instead of \$30. As a tenant of the premises the occupant's annual rental would then be.....\$300.00

As owner of the property:

Interest on mortgage of \$3,500, 6%.....	\$210.00
Loss of bank interest on \$600, 4%.....	24.00
Taxes	50.00
Fire insurance	5.00
Repairs.....	35.00

Total annual outlay..... \$324.00

Annual deficit

In this instance it will be seen that the cost of tenancy as owner is greater than though the premises were otherwise occupied. It is not so important how large a sum of cash enters into the purchase of a domicile as how much interest is to be paid on the mortgage indebtedness and the amount of running charges incurred, such as taxes, water rent, fire insurance and repairs.

Assessments Matters.

Notice is being given by the Board of Assessors that the proposed assessments indicated hereafter have been completed and are lodged in the office of the Board of Assessors for examination by all parties interested:

List 8821, No. 6. Regulating, grading, curbing, flagging, laying crosswalks and paving with granite block pavement East 150th st, from the Harlem River to the east side of River av. Together with a list of awards for damages caused by a change of grade.

List 9363, No. 3. Regulating, grading, curbing, flagging, laying crosswalks, building approaches and placing fences in Whitlock av, from Longwood av to Hunt's Point road.

Notice is also being given to all persons claiming to have been injured by a change of grade in the regulating and grading of the following-named streets, to present their claims, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, on or before Oct. 1, at 11 o'clock a. m., at which place and time the Assessors will receive evidence and testimony of the nature and extent of such injury.

List 9399. 169th st, west from Broadway to Fort Washington av.
List 9378. Tiebout av, from East 180th st to Fordham road.
List 9403. Creston av, from East 184th st to Minerva pl.
List 9417. 180th st, from Webster av to the Grand Boulevard and Concourse.

List 9427. Trinity av, from Westchester av to Dater av.
List 9437. Southern Boulevard, from East 138th st to Boston road at East 174th st.

Delancey Street Assessment.

A public hearing will be held by Comptroller Herman A. Metz, on Oct. 1, at 2 P. M., relative to the assessment for the widening of Delancey st, which has proved a hardship to East Side property owners. The matter was referred to the Comptroller on June 28, 1907, by the Board of Estimate and Apportionment. I. T. Flatto and other speakers will address the meeting.

Public Works.

Following is a statement of contracts completed in Manhattan, according to the last quarterly report of the Borough President, showing nature and location of work and cost:

PAVING AND REPAVING.

46th st, 1st av to East River	\$5,070.74
45th st, 1st av to East River.....	4,336.29
Repaving and maintaining asphalt pavements in Borough of Manhattan.....	125,757.07
Bridge st, Whitehall to State st.....	3,535.86
Repaving and maintaining asphalt block pavements.....	25,782.84
	<hr/> \$164,482.80

REGULATING AND GRADING.

169th st, Broadway to Fort Washington av.....	\$19,192.04
Post av, Dyckman st to 10th av.....	6,366.00
	<hr/> \$25,558.04

SEWERS, ETC.

61st st extension, bet. Central Park West and Broadway..	\$519.27
152d st, Riverside Drive and Broadway (alterations and improvements).....	4,503.44
Grand, Cannon and Columbia sts and Henry st, Grand and Gouverneur sts.....	12,278.75
Southeast cor. of 118th st and Lenox av, (receivin basin).	334.50
145th st and Broadway (receiving basin), southeast cor..	377.50
7th av, west side, 145th and 146th sts.....	4,928.40
1st av, 81st and 84th sts, 82d st, 1st and 2d avs (alterations and improvements).....	16,542.78
139th st, Riverside Drive and Broadway.....	4,924.34
144th st and Broadway (receiving basin), southeast cor..	290.50
39th st, bet Hudson River and 11th av, and under pier, 39th st (alterations and improvements)....	27,745.00
163d st, bet. Broadway and St. Nicholas av.....	9,435.71
Amsterdam av, bet. 181st and 186th sts.....	16,564.70
	<hr/> \$98,447.89

FLAGGING.

East and west side St. Nicholas av, 169th to 181st sts...	\$5,530.41
No. 140 East 95th st.....	148.57
No. 208 West 92d st.....	116.30
Nos. 544, 46, 48, 76 and 78 West 161st st.....	188.10
	<hr/> \$5,983.38

MISCELLANEOUS.

Carpenter work, New York County Court House.....	\$5,600.00
8,000 gross tons coal.....	34,502.39
9,571 cubic yards of sand	6,221.15
Mason work, etc., New York County Court House.....	3,985.00
	<hr/> \$50,308.54

SEWERS.

Mr. Horace Loomis, the chief engineer of sewers in the Borough of Manhattan, reports that a small mileage of sewers remains yet to be built in the northern end of Manhattan before the system is entirely completed. In cases where streets have already been mapped, some of them are graded and ready for work. In other sections the streets have not even been laid on the map, and, when improvements finally are made, the department will be in position to undertake the drainage of the same.

In the lower part of the city considerable work is being done, and a large amount contemplated of alterations, improvements and rebuilding. This work is likely to be complicated to a very great extent by railroad tunnels and other works of private corporations.

Bids will be received on Tuesday, Oct. 1, for completing the contract which was executed by William J. Flanagan on March 2, 1906, and was declared abandoned Aug. 28, 1907, for the construction of the storm relief tunnel sewer from the Webster avenue sewer near Wendover avenue, in the Mill Brook water shed (sewerage district No. 33), to the Harlem River, about 231 feet north of High Bridge. The excavating to be done is estimated at 25,000 cubic yards.

The President of the Borough of the Bronx having submitted a plan for a relief sewer in Webster av, from Wendover av to a point 200 ft. north of Tremont, av, and requested an appropriation of \$325,000 for its construction, the Board of Estimate and Apportionment has referred the matter to a committee consisting of the Mayor, President of the Board of Aldermen, President of the Borough of the Bronx, the Chief Engineer and the Corporation Council.

REGULATING AND GRADING IN THE BRONX.

The following named Bronx improvement matters have been advanced to the stage that bids are being advertised for by the Borough President: Randall av, from Leggett av to Bronx river; McComb's Road, from Featherbed lane to Aqueduct av; 196th st, from Bainbridge av to Jerome av; Summit place, from Heath av to Boston av; Spuyten Duyvel rd between West 227th st and West 230th st; East 147th st, from Southern Boulevard to St. Mary's Park; East 199th st from Webster av to Marion av; Popham av from West 176th st to Montgomery av; 170th st, from Aqueduct av to Wythe pl, excepting that section between Jerome av and Crowell av; Kossuth pl, from Mosholu Parkway to De Kalb av; Whittier st, from Seneca av to Ludlow av.

PAVEMENTS.

President Haffen will receive bids next Tuesday for laying asphalt block pavements in the following streets: Cypress av, from East 138th st to East 143d st; Fairmount pl, from Prospect av to Clinton av; East 176th st, from Park av to 3d av; East 137th st, from the Southern Boulevard to Willow av.

Information for Taxpayers Asked.

Mr. Allan Robinson, in referring to the letter which he sent to Controller Metz last Saturday, says that it should not be taken as a criticism, expressed or implied, of the Controller. In his opinion Mr. Metz is one of the best Controllers the city has ever had, and his efforts, so far as Mr. Robinson is familiar with them, have always been along the line of reducing expenses and inaugurating economies and improvements.

"But the question of the expenditures of the city government," said Mr. Robinson, "is a vital one, and the letter in question was addressed to him as the proper person to give to the taxpayers of the city information desired relative to the manner in which their money has been expended. Both the Mayor and Controller have admitted through the Finance Commission that the expenditures of the city government are higher than need be for the service obtained, and that the revenues are lower than need be if properly controlled.

"The system of bookkeeping should be simplified, first of all, since improper methods of bookkeeping render it very difficult to learn how the city's moneys have been expended. With the assistance of the Mayor and the Controller I feel confident that an explicit statement will be furnished the taxpayers that can be used as a basis for future budgets."

In the letter referred to the Allied Real Estate Interests asked information on the following points, viz.: (1) What date has been set for the final action on the 1908 budget? (2) What date or dates have been set for taxpayers to appear before the Board of Estimates and Apportionment? (3) Will the budget for 1908 be submitted in the form provided for in the resolution of the Board of Estimate and Apportionment of October, 1906? (4) Has the "horizontal cut" been positively abandoned; and will it be possible this year for one department's requests to be considered on the merits of the case presented by that department without regard to the percentage of increase granted to some other department whose needs are not so urgent from the point of view of the city at large? (5) Will it be possible to obtain in advance of public hearings your recommendations as to increase in allowances? (6) Will it be possible to obtain a list of requests for increases which you refuse to recommend? (7) Will it be possible to obtain a statement showing how far salary increases are due to an increase in the salaries of present officials, and how far due to requirements growing out of additional employees? (8) What revenues due the city are not now collected?

Sales and Prices of Gas in Greater New York.

Company—	Feet Sold, Year of June 30, 1906.	Net Lighting Rate Per M. Feet.	Net Heating Rate Per M. Feet.
Consolidated	13,366,223,442	\$1.00	\$1.00
Brooklyn Union	6,536,177,360	.80	.80
New Amsterdam	2,494,727,800	1.00	1.00
Standard	2,035,716,800	1.00	1.00
N. Y. Mutual	1,827,317,600	1.00	1.00
Central Union	1,024,811,900	1.00	1.00
Westchester	874,415,130	...	...
In the Bronx	...	1.00	1.00
In Mount Vernon	...	1.00	1.00
In Yonkers	...	1.00	1.00
In New Rochelle	...	1.20	1.20
In White Plains	...	1.40	1.40
In Tuckahoe	...	1.60	1.60
Northern Union	382,046,600	1.00	1.00
Flatbush	212,263,600	.80	.80
Kings County	207,999,600	1.00	1.00
Newtown	177,926,633	1.00	1.00
N. Y. and Richmond	161,771,600	1.15	1.15
Brooklyn Borough	101,698,900	1.25	1.25
N. Y. and Queens	82,878,800	1.25	1.25
Queens Borough	61,699,000	1.60	1.40
Bronx	54,357,000	1.10	1.10
Jamaica	51,585,186	1.00	1.00
Richmond & Queens	46,195,694	1.00	1.00
Woodhaven	43,285,464	1.00	1.00

SALES AND PRICES OF GAS OUTSIDE OF GREATER NEW YORK.

Location—	Feet of Gas Sold.	Net Rate Per M. Feet Lighting.	Net Rate Per M. Feet Heating.
Rochester	675,465,100	\$1.00	\$1.00
Buffalo	556,000,000	1.00	1.00
Albany	400,000,000	1.30	1.00
Syracuse	364,385,500	.95	.95
Troy	248,642,500	1.25	1.00
Schenectady	177,147,100	1.20	1.20
Utica	166,850,600	1.30	1.00
Binghamton	137,250,300	1.25	1.25
Auburn	83,476,100	1.13	1.13
Gloversville & Johnstown	70,635,300	1.30	1.30
Poughkeepsie	73,784,000	1.20	1.20
Newburgh	63,300,400	1.50	1.00
Watertown	61,203,000	1.50	...
Tonawanda	57,255,900	1.50	1.20
Amsterdam	62,595,100	1.00	1.00
Kingston	47,632,400	1.15	1.15
Geneva	43,231,900	1.25	1.25
Saratoga Springs	43,040,800	1.75	1.25
Ithaca	38,416,600	1.50	1.30
Cohoes	35,867,000	1.37½	...
Lockport	37,742,500	1.00	1.00
Rome	31,932,600	1.20	1.20
Little Falls, Herkimer and Ilion	29,283,900	1.30	1.30
Oswego	24,424,200	1.25	1.25
Peekskill	23,587,100	1.50	1.50
Niagara Falls	23,263,600	1.70	...
Glens Falls	24,457,900	1.75	1.50
Elmira	20,892,200	1.50	1.10
Homer and Cortland	20,179,500	1.50	...
Middletown	20,000,000	1.25	1.25
Plattsburg	21,304,500 (made)	1.80	1.40

QUESTION BOX

Promissory Note.

To the Editor of the Record and Guide:

Will you inform me through your paper as to the following: A client of mine loaned a party a sum of money on a note and was given a bonus of \$15; or, in other words, he bought the note for \$15 less than its face value. The note ran two months and the party then wanted to extend it on the same terms, and it was done, the party paying the \$15 again. Could the purchaser of the note sue for face value and recover or get judgment?

Answer.—If the defense of usury should be put into the suit, it is doubtful if the holder of the note could then recover judgment. If, however, suit should be brought, let it only be for the original amount due with interest, less the \$30 received.

Betrayal of Confidence.

To the Editor of the Record and Guide:

A man puts his real estate, for reasons best known to himself, in his wife's name, and she dies without having made a will, and leaving no children. Can he recover his property, and how?

Answer.—Unless a child was born alive, the issue of the marriage, the surviving husband has now no interest in said real estate, and cannot recover it back. If such child was so born the surviving husband has a "tenancy by the courtesy" (that is, the use, rents and profits of the real estate during his life; he to pay taxes, water rents and repairs, and not to commit waste). A method frequently resorted to in such cases is a friendly foreclosure.

Satisfaction Required.

To the Editor of the Record and Guide:

Please give me your opinion if a broker is entitled to his commission when he brings a tenant to lease a property for a term of years, and both sides agree, but no contract is to be made or signed until the responsibility of the tenant is thoroughly considered by the owner of the property. The owner finds tenant not sufficiently responsible, therefore refuses the verbal agreement made. Is the broker entitled to the commission?

Answer.—One of the requisites of becoming entitled to a commission is for a broker to procure a party satisfactory to the landlord, who, other things being equal, passes himself on the satisfactoriness of the party brought to him, until which done the broker has only performed a part of his work and is not entitled to consider his commission as earned.

Payment of Taxes.

Misconstruction of the rule that "all checks given in payment of taxes must be certified," has decided Comptroller Metz to waive so much of the order to the Receiver of Taxes as to permit him to receive uncertified checks in payment of bills sent by mail and to require the Receiver in such cases to hold receipted bills, when so paid, until the checks have been honored through the Clearing House.

The reason for this order is that last year the department had a great deal of trouble in collecting on certain checks which were returned by the banks marked "N. G." "Bankruptcy," "Payment stopped," "Bank closed," etc., while there was outstanding a receipted bill.

Col. David E. Austin, the Receiver of Taxes, says that while the city does not lose this money, as the amount is not charged off the books until the checks are cashed, still these receipts have been used as a matter of deception to mortgagees in several instances, and the city decided to discontinue the practise.

All bills paid by check on the lines where the bills are receipted and returned to the taxpayer to be taken away by him, must be paid by checks certified in advance of payment, or in legal tender. In other words, if the taxpayer wants his receipt immediately he should pay by certified check or legal tender; where there is no immediate necessity for having the receipted bill, he may send in an uncertified check with a stamped envelope enclosed and a receipt will be sent him.

Objects of the Civic League.

The Civic League of the Bronx, active in transit matters, has presented to the Public Service Commissioners a report indicating how the Bronx would be helped were certain changes made in the existing system.

One suggestion is that alternate trains be run on the 2d av line through from the South Ferry to Bronx Park and West Farms, thus avoiding much of the congestion at the 149th st station and largely increasing the carrying capacity of the elevated system. The League is also working for more speedy completion of municipal contracts and for greater economy in connection with and more strict enforcement of the obligations of such contracts.

Railroads and Street Pavements.

PROPERTY OWNERS often ask what the liability of a street railway company is to keep in repair portions of streets within its tracks. Railroad corporations have at times neglected to comply with the orders of the city authorities, to pave, repave or repair, and the Commissioner of Public Works has had to repave, "between the tracks, the rails of its tracks and two feet in width outside of its tracks."

Between the years 1892 and 1896 the city spent \$48,679.22 for such paving on the line of the Broadway and 7th av, in various places, where the railroad company had not observed and obeyed the notice to repave given by the Commissioner of Public Works. After all these years a report has just been rendered by a referee, to the Supreme Court of this county, unfavorable to the city's action, as the referee holds that in the case of the present defendant neither by its charter nor by any contract expressed or upheld, nor by any statute or law of the State (1890) was it under any obligation to repave, or do more than repair and keep in repair; and, further, that want of legal notice is fatal to the action. The principles of law are held to be:

A street surface railroad company is bound to keep in proper repair the portions of the streets occupied by its tracks; but, in case it fails to do so, the municipality or other local authority cannot, without demand or notice, interfere and make such repairs as it deems necessary and claim against the company for the expense incurred.

In the absence of a special contract or obligation expressly imposed by its charter a street surface railroad company is under no duty or liability to repave any portion of a street in which its tracks are laid, except the duty or liability which is created by section 98 of chapter 565 of the Laws of 1890, as amended by chapter 676 of the Laws of 1892, and by that section a local authority can have no claim against a railroad corporation for repaving unless it first gives notice to the corporation to do the required work and the corporation neglects to do it for a period of 30 days.

Section 98 of the Act of 1890 provided: "Every such corporation, so long as it shall continue to use any of its tracks in any street, avenue or public place in any city or village, shall have and keep in permanent repair that portion of such street, avenue or public place between its tracks, the rails of its tracks, and two feet in width outside of its tracks, under the supervision of the proper local authorities and whenever required by them to do so and in such manner as they may prescribe."

It is open to question whether this section applied to any corporations other than those referred to in section 97, which were street surface railroads in this State, "excepting in the City and County of New York." It was this doubt probably that led the Legislature in 1892 (Chap. 676) to amend section 98 by substituting for the introductory words "every such corporation," the words "every street surface railroad corporation." In other respects the section was unchanged.

Points to Remember in Valuing Realty.

Many appraisers owe much of their success to the experience gained in condemnation proceedings, both for the city and for others, which may be considered a special schooling in itself. Bryan L. Kennelly, of 156 Broadway, is included in this class. For many years Mr. Kennelly has been retained as an expert for the City of New York. In a recent interview he said that the ability of an appraiser is in proportion to his length of experience, and that while much could be said on the subject of how to intelligently determine real property values, that, after all, it depended on an extensive knowledge of sales and governing conditions. David Stewart, of 203 Broadway, who has been engaged as an appraiser in many important litigation cases, and who is a recognized authority in the Washington Heights and Van Courtlandt sections, says that in making appraisals of improved property it is always advisable to value the land and building separately, being careful to note the arrangement of the interior, as upon its economical plan the full revenue of the property depends. Among other things to be remembered in rendering a report, he said, are street openings, changes of grade, and assessments, all of which may affect the value of property materially. Joel S. De Selding, of De Selding Bros., 149 Broadway, Manhattan, also an expert appraiser, considers that the appraiser of to-day must be a student of conditions as well as of values, and that in order to qualify as an expert he should be able to testify in court work as well.

Special Circuits and Outlets for Heating Devices.

The "Manhanset" at Prospect and Longwood aves. was one of the first apartment houses to be built with special outlets for electrical heating devices. Mr. James F. Meehan, the builder, is making the same arrangements in his new apartment house at 163d st. and Prospect ave. Separate outlets in each bathroom make it easy to connect any small device, such as a curling-iron heater, shaving mug or water cup, without using the regular lamp socket.

Mr. Charles V. Halley, in his new apartment house at Clinton av and Crotona Park North, has improved on this idea by installing a separate circuit from the panel box to an outlet in the kitchen. To this outlet an electric cooking device can be attached, thus making it possible for a tenant to do part or all of his cooking by electricity.

Every prospective builder of apartment houses should consider the special circuit question when a building is planned, as the expense of running heavy circuits for heating appliances after the structure is completed often prevents the owner from installing them. Electric heating devices are here to stay, and it is but a question of time when every apartment house and dwelling will have a special heating circuit.

Suggestions Invited.

The following named committee of the Harlem Property Owners' Association would be pleased to receive suggestions in compliance with the following notice: Morton H. C. Foster, 1971 3d av; J. L. O'Brien, 217 West 125th st; Cyrille Carreau, 796 6th av; J. T. Martin, 35 West 111th st; Maurice Goldberg, 22 Lenox av; Edward J. Murray, 1786 Lexington av, chairman.

Dear Sir: The committee of the Board of Municipal Court Justices having charge of the plans and arrangements to effect the reorganization of the court, as required by chapter 603 of the Laws of 1907, has selected as its sub-committee on rules Justice Rasquin, of Queens, and myself.

This sub-committee would be pleased to receive any suggestions upon any subject which members of the bar may deem proper or suitable to be embodied in the rules of the Municipal Court.

It is the purpose of the Board of Justices, I believe, to establish parts of each of the courts, by virtue of section 13 of chapter 603 of the laws of 1907, so that there will be as little delay as possible in the conduct of the business of the courts. The sub-committee would appreciate it if you would cause the publication either of this letter or the material features thereof in the Law Journal, so that members of the bar may be advised of the desire of the Board of Justices, through its sub-committee above mentioned, to have the co-operation and suggestions of the bar in framing suitable rules for the expeditious and orderly conduct of the business of the court. * * *

Suggestions may be addressed care of the writer, at the Fourteenth District Court, Borough of Manhattan, No. 620 Madison av. Yours very truly,

EDGAR J. LAUER.

Objects of the Vyse Estate P. O. Association.

The Vyse Estate Property Owners' Association has adopted a resolution favoring the construction of a third track on the 3d av elevated road through Manhattan, and has appointed a special committee to work for the establishment of a public school in the vicinity of Vyse av and Jennings st.

The association is also urging the Public Service Commission that the Interborough Railroad Company be compelled to run 2d and 3d av "L" trains over the Westchester av spur to and from West Farms. The association has also requested the commission not to have the 2d av elevated line used exclusively for express service.

The Fort George Railway.

Owners of more than half the property on the line of the Fort George Street Railway having consented to the constructing and operating of this road, the papers showing these consents have been referred back to the railway company for correction, by Chief Engineer Nelson P. Lewis, acting for the Board of Estimate. The irregularities consist in the omission of lot numbers and dates, incomplete diagrams and the absence of corporate seals where the consents of corporations are given. These seem small details, but in matters of this importance affecting the validity of a franchise, every formality must be strictly observed.

Status of the Portchester Railroad Project.

At the meeting of the Board of Estimate and Apportionment of June 21, 1907, an order to show cause and a temporary injunction were served upon the Board, restraining it from granting the application of the New York and Portchester Railroad Company for a change of line in the Borough of the Bronx. The injunction order was entered in the action of Robert E. Robinson as plaintiff. Hearings on the application by the Board of Estimate are being adjourned from time to time, the next date being November 1.

What's to Be Done with the Belmont Tunnel?

The Belmont tunnel is finished on time. The official trip through the tunnel, from Lexington av and Forty-second st, Manhattan, under the East River to Long Island City, was made on Tuesday morning, Sept. 24, 1907, by a number of officials and invited guests.

A month's work could make the tunnel ready for car traffic, but connections have not yet been made with other traffic lines, and no one knows what is to be done with it. Some say the plan is to sell it to the city, and that seems to be the only way the public will ever get through it without paying an extra fare.

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AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Sept. 28, 1907, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

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.

11th av. Nos 440 and 442, e s, 24.9 n 36th st. 49.4x100, 3-sty brk loft and store building. (Amt due, \$15,745.62; taxes, &c, \$741.60; sub to a mort of \$18,000.) Kneeland Moore. \$36,400
Broadway, Nos 2689 to 2695 s w cor 103d st. 103d st, No 240 100.11 x 120, 10-sty brk and stone hotel. (Amt due, \$66,168.34; taxes, &c, \$—; sub to two morts aggregating \$638,716.12.) Adj sine die. 225th st, n s, 205 e 2d st, 100x114, Wakefield. (Partition.) Richard Masten 4,025
213th st, n s, 100 e Maple av, Wakefield, 50x100. (Amt due, \$649.44; taxes, &c, \$4.42; sub to a mort of \$8,000, covering this and other Property.) Angelo Merola 1,550
Home st, No 1074, s s, 211.1 e Stebbins av, 17.1x69.3x23.9x85.8, 2-sty frame dwelling. (Partition.) Henry Sann 3,190
Home st, No 1076, s s, 228.2 e Stebbins av, runs e 24.10 x s 41.11 x s e 2.5 x s w 36.9 x n 69.3 to beg, 2-sty frame dwelling. (Partition.) Chas Bisberg 3,615
Home st, s s, 252.11 e Stebbins av, runs e 25 x s 31.10 x s e 65.2 to Intervale av, x s w 25 x n w 75.3 x n 41.11 to beg, vacant. (Partition.) Chas Bisberg 3,358
Intervale av, n w s, 655.7 n e 167th st, 75x72.10, vacant. (Partition.) Carl Eichhorst 6,586
Interior parcel beg at a point 91.1 n w Intervale av and 74.1 s Home st, runs n e 24.7x s 11.7 x s w 14.6 x n w 18.3 to beg. (Partition.) Morris Franklin 200

BRYAN L. KENNELLY.

191st st, s s, 100 e St Nicholas av, 150x95.9x150.3x104.3, vacant. (Amt due, \$4,514.19; taxes, &c, \$9,498.91.) City Real Estate Co. 18,267
98th st, Nos 334 and 336, on map Nos 336 and 338, s s, 99.6 w 1st av, runs w 50.6 x s 100.11 x e 50 x n 75.5 x e .06 x n 25.5, 5-sty brk factory. (Amt due, \$20,217.53; taxes, &c, \$1,365.01.) Charles Martin 25,950

SAMUEL MARX.

100th st, No 105, n s, 51 e Park av, 25x75, 5-sty brk tenement. (Amt due, \$16,889.26; taxes, &c, \$72.) Jacob Needle 17,250

SAMUEL GOLDSTICKER.

145th st, n s, 200 w Lenox av, 75x99.11, vacant, Action No 2. (Amt due, \$11,202.81; taxes, &c, \$798.60; sub to a prior mort of \$30,000.) Adj to Oct 10.
145th st, n s, 125 w Lenox av, 75x99.11, vacant, Action No 1. (Amt due, \$11,202.81; taxes, &c, \$798.60; sub to a prior mort of \$30,000.) Adj to Oct 10.

JAMES L. WELLS.

*69th st, Nos 315 to 323, n s, 225 w West End av, 124.8x100.5, three 6-sty brk tenements and stores. (Amt due, \$23,317.95; taxes, &c, \$894.03.) Archibald H Murdock 106,750

Total \$227,141
Corresponding week, 1906 607,715
Jan. 1st, 1907, to date 31,182,005
Corresponding period, 1906 23,802,409

VOLUNTARY AUCTION SALES.

Oct. 3.

By JOSEPH P. DAY.

Anderson av, e s, 482 feet s E 165th st, 12 lots and dwelling.
Boscobel av, e s, and extending through to Cromwell av, about 270 feet n of E 169th st, 6 lots. Park av, southeast cor E 181st st, 2-sty and basement frame dwelling, 25x91.
181st st, No 452 E, 2-sty frame dwelling, 50x150.
3d st, No 351 E, 5 1/2-sty brick tenement, 20x96.
81st st, No 164 E, 3-sty brk dwelling, 20x104.4.
35th st, No 158 W, 4-sty brk and stone dwelling, 18x45x irreg.

THE COPARTNERSHIP carried on by the undersigned under the name of Rule & Bach, at McKinley Building, Boston Road and 169th St., Borough of the Bronx, for the transaction of the Real Estate business, is this day dissolved. The business will be continued by Mr. Rule.

WILLIAM G. RULE.
EMANUEL G. BACH.

Dated Oct. 1st, 1907.

ADVERTISED LEGAL SALES.

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

Sept. 28.

No Legal Sales advertised for this day.

Sept. 30.

106th st, No 239, n s, 100 w 2d av, 25x100.11, 4-sty brk tenement. Mary Coeppicus agt Alwine Ahnert et al; Adolph Bloch, att'y, 99 Nassau st; Edw J Dunphy, ref. (Amt due, \$11,008.85; taxes, &c, \$24.) Mort recorded Sept 4, 1905. By Joseph P Day.
222d st, late 8th st, n s, 505 e 4th av, and being gore lot 76 map Wakefield, Bronx, 71.6x114x100x—. Mercer Ramsay agt Geo H Hamm exr, &c, et al; Wm J Courtney, att'y, 189 Montague st, Brooklyn; Abram S Jaffer, ref. (Amt due, \$821.66; taxes, &c, \$130.) By Joseph P Day.

Oct. 1.

7th st, n s, 294.10 e Virginia av, Pugsley estate at Unionport, 25x103, vacant. Henry Ruhl et al agt Wm J Russell et al; Robert H Bergman, att'y, 3221 3d av; Henry K Davis, ref. Amt due, \$382.07; taxes, &c, \$—. By Henry K Davis, at 12 o'clock noon, on premises.

Oct. 2.

Park av, Nos 1321 and 1323 n e cor 100th st, 75x100th st, No 101 26, 5-sty brk tenement and store. Charles Griffen et al agt John Simmons Co et al; Wilson M Powell, att'y, 29 Wall st; Alfred V Norton, ref. (Amt due, \$23,292.67; taxes, &c, \$71.) Mort recorded Nov 29, 1899. By Joseph P Day.

Lexington av, Nos 2170 to 2184 w s, whole front 130th st between 130th and 131st sts, 199.10x80, four 6-sty brk tenements and stores. Park av s e cor 131st st, 99.11x80, vacant.

Albert M Hersch agt Hauben Realty Co et al; Henry H Kaufman, att'y, 115 Broadway; Joseph P Morrissey, ref. (Amt due, \$13,157.12; taxes, &c, \$2,426.54 as to first parcel; \$720.07 as to second parcel.) Mort recorded Jan 10, 1906. By Joseph P Day.
78th st, Nos 236 and 238, s s, 305 e 3d av, 25x102.2, 6-sty brk tenement and store. Samuel Grodinsky et al agt Morris Seplov et al; Samuel Wolbarst, att'y, 3 Beekman st; Emmet J Murphy, ref. (Amt due, \$20,874.09; taxes, &c, \$265.04.) Mort recorded Apr 27, 1906. By Joseph P Day.

94th st, No 31, n s, 275 w Central Park West, 12.5x100.8, 4-sty and basement stone front dwelling. The Metropolitan Savings Bank agt Helene Schwitzer et al; Augustus S Hutchins, att'y, 84 William st; Rowland B Mahany, ref. (Amt due, \$12,781.97; taxes, &c, \$30.10.) Mort recorded May 3, 1908. By Sam Marx.

Oct. 3.

Rivington st, Nos 58 and 60, n s, 46.2 e Eldridge st, 42x80, 3-sty brk synagogue. The Universal Building & Construction Co agt Moritz Waisman et al; Boudin & Liebman, att'ys for defndt Karp, 302 Broadway; Wm F Clare, ref. (Amt due, \$22,290.76; taxes, &c, \$975.) Mort recorded Jan 28, 1905. By William Kennelly, Jr.

Concord av s e cor 147th st, late Dater st, Dater st 200x100, vacant. Abraham J Dworsky agt Chas C Glatt et al; Feltenstein & Rosenstein, att'ys, 309 Broadway; Fred C Leubuscher, ref. (Amt due, \$19,284.61; taxes, &c, \$305.34.) Mort recorded Dec 8, 1906. By Joseph P Day.

Broadway s e cor 94th st, runs e 146 x s 94th st, No 216 56.3 x w 51.8 x s 30.4 x w 100 x n 83.3 to beginning, 8-sty brk and stone tenement with 1-sty extension in st. Martin D Fink agt Wm N Severance et al; Rosendale & Dodd, att'ys, 52 Broadway; Thomas F Donnelly ref. (Amt due, \$34,606.51; taxes, &c, \$12,201.58; sub to morts aggregating \$251,956.71.) Mort recorded Mar 26, 1903. By Joseph P Day.

Lewis st, No 109, w s, 160 n Stanton st, 20x100, 5-sty brk tenement and store and 3-sty brk tenement in rear. Herman Gottlieb agt Frederick Schlesinger et al; Sigmund Honig, att'y, 280 Broadway; Maurice S Cohen, ref. (Amt due, \$3,430.80; taxes, &c, \$372.07; sub to a mort of \$12,500.) Mort recorded July 9, 1904. By Joseph P Day.

176th st (proposed), s s, 100 w Audubon av, 150x75x—x85, vacant. Knickerbocker Trust Co et al agt Amelia Cooper et al; A Lincoln Westcott, att'y, 135 Broadway; Philip J Sinnott, ref. (Amt due, \$34,541.55; taxes, &c, \$331.83.) Mort recorded June 2, 1905. By Samuel Goldsticker.

137th st, Nos 6 to 12, s s, 85 w 5th av, 150x99.11, four 6-sty brk tenements and stores. Sender Jarmulowsky agt Pearl Realty & Construction Co et al; Morris Clark, att'y, 54 Canal st; Isaac T Flatto, ref. (Amt due, \$19,144.88; taxes, &c, \$2,317.02; sub to seven morts aggregating \$134,850; also sub to a conditional bill of sale on which is due \$752.) Mort recorded Aug 3, 1906. By Chas A Berrian.

Oct. 4.

143d st, No 306, s s, 100 w 8th av, 25x99.11, 5-sty brk tenement. Andrew J Stevens agt Clarence Person et al; Andrew H Weller, att'y, 203 Broadway; Frank Cochrane, ref. (Amt due, \$6,561.79; taxes, &c, \$564.18; sub to a mort of \$21,000.) Mort recorded May 20, 1901. By Joseph P Day.

Oct. 5.

No Legal Sales advertised for this day.

Oct. 7.

3d av, Nos 3524 to 3542 n e cor 168th st, runs 168th st e 337 to Fulton av x n 41.8 x w 111.11 x n 87 x w 60.10 x n 50 x w 180 to 3d av x s 176 to beginning, 1, 2, 3 and 4-sty brk brewery and 1-sty frame stable and 3-sty brk tenement and store. The Emigrant Industrial Savings Bank agt Lena Kuntz et al; R & E J O'Gorman, att'ys, 49 Chambers st; Leo C Dessar, ref. (Amt due, \$80,000; taxes, &c, \$2,918.58.) By Joseph P Day.

NOTICE TO PROPERTY OWNERS.

ASSESSMENTS DUE AND PAYABLE.

171st st Ft Washington av and Haven av; sewer.

ASSESSMENTS COMPLETED.

100th st, bet Harlem River and 1st av; construction extension of sewer.
1st av, 81st and 84th sts; alter sewers.
82d st, 1st and 2d avs; alter sewers.
81st and 83d sts, at 1st av; alter curves.
150th st, Harlem River to e s of River av.

HEARINGS FOR THE COMING WEEK.

At 90-92 West Broadway.

Monday, Sept. 30.

3d av, widening, at 159th st, at 2 p m.
Boston rd, between Bronx Park and White Plains rd, at 10 a m.
E 233d st, Bronx River to Hutchinson River, at 2 p m.
E 222d st, 7th av to Hutchinson River, at 3 p m.
Lawrence av, Lind av to W 167th st, at 3 p m.
Bridge at Highbridge, Bronx, at 3 p m.
Public Park, bounded by Southern Boulevard, Pelham av and Crotona av, at 1 p m.
Bridge at 153d st, at 11 a m.

Tuesday, Oct. 1.

Nautilus st, sewer, Richmond, at 2 p m.
Northern av, north of 181st st, at 2 p m.
Bronx Boulevard, Old Boston Post rd to E 242d st, at 3 p m.

Wednesday, Oct. 2.

Hawkstone st, Walton av to Grand Boulevard and Concourse, at 12 m.
A new street, Bowery to Elm st, at 4 p m.
Tremont av, Eastern Boulevard to Fort Schuyler rd, at 11 a m.
Corlears Hook Park addition, at 4 p m.
W 162d st, Broadway to Riverside Drive, at 1 p m.

Thursday, Oct. 3.

White Plains rd, closing, northern boundary of city to Morris Park av, at 11 a m.
E 222d st, Bronx River to 7th av, at 4 p m.
Two public parks, east of Boulevard Lafayette, at 2 p m.

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 25 to October 9, 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 RICHMOND:

1ST WARD, CASTLETON AVENUE—REGULATING, GRADING, PAVING ROADWAY, LAYING COBBLE-STONE GUTTERS, from Bard Avenue to Glenn Avenue.

HERMAN A. METZ, Comptroller, City of New York, September 24, 1907. (38114)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 27 to October 11, 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 BROOKLYN:

26TH WARD, SECTION 13, JEROME STREET—REGULATING, GRADING, SETTING CURB-STONES, AND LAYING CEMENT SIDEWALKS, from Pitkin Avenue to New Lots Road.

HERMAN A. METZ, Comptroller, City of New York, September 26, 1907. (38124)

OFFICIAL LEGAL NOTICES



NOTICE IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 14 to 28, 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 THE BRONX:

23D WARD, SECTION 9. SEWER AND APURTENANCES IN CLAY AVENUE, between East 166th and 167th Streets; in TELLER AVENUE, in FINDLAY AVENUE, and in COLLEGE AVENUE, between 165th and 167th Streets; in EAST 165TH AND EAST 167TH STREETS, between Clay and Morris Avenues. COLLEGE AVENUE—SEWER, between East 163d and 164th Streets. EAST 137TH STREET—PAVING AND SETTING CURB, from 3d to Rider Avenues. SEWER AND APURTENANCES IN EAST 164TH STREET, between Walton Avenue and Grand Boulevard and Concourse, and in GRAND BOULEVARD AND CONCOURSE (west side), between East 164th Street and Pond Place. BROWN PLACE—REGULATING AND PAVING, from East 135th to 138th Streets. 23D WARD, SECTION 10. EAST 162D STREET—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND PLACING FENCES, from Prospect Avenue to Westchester and Stebbins Avenues. EAST 136TH STREET—PAVING AND SETTING CURB from the west side of Cypress Avenue to the East River. ROBBINS AVENUE—PAVING AND CURBING, from 149th Street to Westchester Avenue. 23D WARD, SECTION 11. CHISHOLM STREET—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND PLACING FENCES, from Stebbins Avenue to Intervale Avenue. 24TH WARD, SECTION 11. SEWERS IN WEST 176TH STREET, between Harlem River and Sedgwick Avenue, and in SEDGWICK AVENUE, between West 176th Street and summit north of West 177th Street. EAST 178TH STREET—SEWER, from the Southern Boulevard to Prospect Avenue. EAST 183D STREET—PAVING AND CURBING, from 3d Avenue to Webster Avenue. SEWERS IN EAST 188TH STREET, between Arthur and Bathgate Avenues, and in LORILLARD PLACE between East 188th and 189th Streets. WATERLOO PLACE—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND PLACING FENCES, from East 175th to 176th Streets. CAMERON PLACE—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND PLACING FENCES, from Jerome to Morris Avenues. LAFONTAINE AVENUE—PAVING AND CURBING, between Tremont Avenue and the Quarry Road at East 182d Street. ECHO PLACE—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND PLACING FENCES, from Tremont Avenue to Echo Park. SEWERS IN THE GRAND BOULEVARD AND CONCOURSE (both sides), between East 183d and 189th Streets, and in FIELD PLACE, between Ryer Avenue and the Grand Boulevard and Concourse. EDgewater ROAD—REGULATING, GRADING, CURBING, FLAGGING LAYING CROSSWALKS, BUILDING APPROACHES AND PLACING FENCES, from Westchester Avenue to West Farms Road. 24TH WARD, SECTION 12. EAST 197TH STREET—REGULATING, GRADING, CURBING, FLAGGING a space of four feet wide, LAYING CROSSWALKS, BUILDING APPROACHES AND ERECTING FENCES, between Creston and Bainbridge Avenues. DECATUR AVENUE—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND PLACING FENCES, from East 207th Street to Gun Hill Road. PARKSIDE PLACE—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND PLACING FENCES, between East 207th Street and Webster Avenue, near 210th Street. 24TH WARD, ANNEXED TERRITORY. FIRST UNNAMED STREET EAST OF THE BRONX RIVER (Devoy Avenue)—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS BUILDING APPROACHES AND PLACING FENCES, from Tremont Avenue to 180th Street.

HERMAN A. METZ, Comptroller. City of New York, September 12, 1907. (37765-2)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 11 to 25, 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 MANHATTAN:

22D WARD, SECTION 4. WEST 46TH STREET—REPAIRING SIDEWALK, in front of No. 50. COLUMBUS AVENUE—ALTERATION AND IMPROVEMENT TO SEWER, east side, between 74th and 75th Streets. 12TH WARD—SECTION 5. WEST 92D STREET—REPAIRING SIDEWALK, at No. 208. EAST 95TH STREET—REPAIRING SIDEWALK, at No. 140. 19TH WARD, SECTION 6. 118TH STREET AND LENOX AVENUE—RECEIVING BASIN, on the southeast corner. WEST 143D STREET—SEWER, between the Harlem River and Lenox Avenue. WEST 144TH STREET—SEWER, between Harlem River and Lenox Avenue. 12TH WARD, SECTION 7. 145TH STREET AND BROADWAY—RECEIVING BASIN, on the southeast corner. WEST 152D STREET—SEWER, between 8th Avenue and Macomb's Dam Road. 19TH WARD, SECTION 8. ST. NICHOLAS AVENUE—FLAGGING AND RE-FLAGGING SIDEWALK, east and west sides, between 169th and 181st Streets. WEST 161ST STREET—REPAIRING SIDEWALK, at Nos. 544, 546, 548,

574, 576 and 578. WEST 167TH STREET—REGULATING, GRADING, CURBING AND FLAGGING, from Amsterdam Avenue to Audubon Avenue. WEST 174TH STREET—SEWER, between Amsterdam Avenue and Audubon Avenue. SEWERS IN 203D STREET, between the Harlem River and summit west of Ninth Avenue; and in 9TH AVENUE, between 202d and 204th Streets. WEST 204TH STREET—SEWER, between Harlem River and 9th Avenue.

HERMAN A. METZ, Comptroller. City of New York, September 10, 1907. (37681)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 18 to October 2, 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 9. REGULATING, GRADING, SETTING CURB STONES, FLAGGING SIDEWALKS, LAYING CROSSWALKS, BUILDING APPROACHES AND ERECTING FENCES, in FINDLAY AVENUE, between East 165th and 167th Streets; in COLLEGE AVENUE, between East 165th and 167th Streets; in EAST 166TH STREET, between Webster Avenue and Morris Avenue. 24TH WARD, SECTION 12. VILLA AVENUE—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND PLACING FENCES, from Southern Boulevard to Van Cortlandt Avenue.

HERMAN A. METZ, Comptroller. City of New York, September 17, 1907. (37795)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 14 to 28, 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 MANHATTAN:

7TH WARD, SECTION 1. SCAMMEL STREET—SEWER, between Madison and Henry Streets.

HERMAN A. METZ, Comptroller. City of New York, September 12, 1907. (37765-1)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 14 to 28, 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 RICHMOND:

1ST WARD. RICHMOND TERRACE—TEMPORARY STORM WATER SEWER, from the easterly side of Columbia Avenue to Bodine's Creek. 3D WARD. REGULATING, GRADING, PAVING AND LAYING CROSSWALKS AND DISH GUTTERS IN HATFIELD AVENUE, from Richmond to Nicholas Avenues, and in LAFAYETTE AVENUE, SHARP AVENUE and ELM STREET, from Harrison Avenue to Hatfield Avenue.

HERMAN A. METZ, Comptroller. City of New York, September 12, 1907. (37765-3)

PROPOSALS

Department of Public Charities, foot of East Twenty-sixth Street, New York. SEALED BIDS OR ESTIMATES will be received by the Department of Public Charities at the above office until 2.30 o'clock P. M. on MONDAY, SEPTEMBER 30, 1907. For furnishing and delivering fire hose and play pipes. For full particulars see City Record. ROBERT W. HEBBERD, Commissioner. The City of New York, September 17, 1907.

Department of Public Charities, foot of East Twenty-sixth Street, New York. BOROUGHES OF BROOKLYN AND QUEENS.

SEALED BIDS OR ESTIMATES will be received at the office of the Department of Public Charities, foot of East Twenty-sixth street, Borough of Manhattan, in the City of New York, until 2.30 o'clock P. M. on MONDAY, SEPTEMBER 30, 1907. For furnishing all the labor and materials required for the erection and completion of Coney Island Hospital, Borough of Brooklyn, The City of New York. For full particulars see City Record. ROBERT W. HEBBERD, Commissioner. Dated September 17, 1907.

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, OCTOBER 3, 1907, Borough of Brooklyn. For furnishing all the labor and materials necessary to repair asphalt roadways on Glenmore Avenue and Eastern Parkway extension, also to resurface walks in Prospect Park, Borough of Brooklyn, together with all the work incidental thereto. For full particulars see City Record. MOSES HERRMAN, President; JOSEPH I. BERRY, MICHAEL J. KENNEDY, Commissioners of Parks. Dated September 19, 1907. (37963)

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, OCTOBER 3, 1907, Borough of Brooklyn. For furnishing all the labor and materials necessary to erect and complete a three rail post and pipe wire mesh fence in McLaughlin Park, Borough of Brooklyn. For full particulars see City Record. MOSES HERRMAN, President; JOSEPH I. BERRY, MICHAEL J. KENNEDY, Commissioners of Parks.

Main Office of the Department of Street Cleaning, Room 1403, 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 Street Cleaning at the above office until 12 o'clock M. on MONDAY, SEPTEMBER 30, 1907, Boroughs of Manhattan and The Bronx. For furnishing and delivering forage. For full particulars see City Record. W. BENSEL, Commissioner of Street Cleaning. Dated September 17, 1907.

Main Office of the Department of Street Cleaning, Room 1403, 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 Street Cleaning at the above office until 12 o'clock M. on MONDAY, SEPTEMBER 30, 1907, Borough of Brooklyn. Contract for furnishing and delivering forage. For full particulars see City Record. W. BENSEL, Commissioner of Street Cleaning. Dated September 17, 1907.

Department of Public Charities, foot of East Twenty-sixth Street, New York. SEALED BIDS OR ESTIMATES will be received by the Department of Public Charities at the above office until 2.30 o'clock P. M. on MONDAY, SEPTEMBER 30, 1907. For furnishing all the labor and material necessary to remove two frame buildings from the grounds at City Hospital to the grounds at Metropolitan Hospital, and set up and complete said buildings ready for occupancy. For full particulars see City Record. ROBERT W. HEBBERD, Commissioner. Dated September 17, 1907.

Bellevue and Allied Hospitals, Department of New York City, Twenty-sixth street and First Avenue, Borough of Manhattan, The City of New York. SEALED BIDS OR ESTIMATES will be received by the President of the Board of Trustees at the above office until 3 o'clock P. M. on MONDAY, OCTOBER 7, 1907. For all the labor and materials required for a tunnel connecting the training school for women nurses with pavilions A and B of the new Bellevue Hospital, situated under Twenty-sixth street, east of First Avenue, Borough of Manhattan, the City of New York. For full particulars see City Record. JOHN W. BRANNAN, President of the Board of Trustees, Bellevue and Allied Hospitals. Dated September 23, 1907. (37975)

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, OCTOBER 10, 1907, Borough of The Bronx. For furnishing all the labor and materials for completely erecting and constructing a comfort station in the Botanical Garden, in Bronx Park, in the City of New York. For full particulars see City Record. SAMUEL PARSONS, JR., President; JOSEPH I. BERRY, MICHAEL J. KENNEDY, Commissioners of Parks. (37982-2)

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, OCTOBER 3, 1907. For furnishing and delivering steel and hardware supplies to the Harlem River bridges during the year 1907. For full particulars see City Record. JAMES W. STEVENSON, Commissioner of Bridges. Dated September 19, 1907. (37961)

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, OCTOBER 3, 1907. For the construction of the Madison Avenue bridge over the Harlem River. For full particulars see City Record. JAMES W. STEVENSON, Commissioner of Bridges. Dated September 19, 1907. (37963)

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, OCTOBER 10, 1907,
 Borough of The Bronx.

For furnishing all the materials and labor for constructing retaining wall on Spuyten Duyvil Parkway, in the City of New York.

For full particulars see City Record.
SAMUEL PARSONS, JR.,
 President;
JOSEPH I. BERRY,
MICHAEL J. KENNEDY,
 Commissioners of Parks.
 (37982-1)

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, OCTOBER 10, 1907,
 Borough of Brooklyn.

For all labor and materials required in the furnishing and erection of cases for exhibits in the Brooklyn Institute of Arts and Sciences, Brooklyn, New York.

For full particulars see City Record.
SAMUEL PARSONS, JR.,
 President;
JOSEPH I. BERRY,
MICHAEL J. KENNEDY,
 Commissioners of Parks.
 (37989)

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, OCTOBER 3, 1907,
 Borough of Manhattan.

For regulating, grading, laying walk pavement of Portland cement and doing other work upon and adjacent to the site of the old engine house in City Hall Park.

For full particulars see City Record.
MOSES HERRMAN,
 President;
JOSEPH I. BERRY,
MICHAEL J. KENNEDY,
 Commissioners of Parks.
 Dated September 20, 1907. (37946)

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, OCTOBER 3, 1907,
 Borough of The Bronx.

For furnishing and delivering two hundred (200) tons No. 1 white ash anthracite coal (No. 4, 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.
 (37939-1)

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, OCTOBER 3, 1907,
 Borough of The Bronx.

For furnishing all the labor and materials for completely erecting and constructing a stone wall surmounted by an iron fence, in the Botanical Garden, in Bronx Park, in the City of New York.

For full particulars see City Record.
MOSES HERRMAN,
 President;
JOSEPH I. BERRY,
MICHAEL J. KENNEDY,
 Commissioners of Parks.
 (37939-2)

DEPARTMENT OF DOCKS AND FERRIES.
 Sealed estimates for furnishing Manila Rope (1107) will be received by the Commissioner of Docks at Pier A, Battery Place, until 12 o'clock (noon), Thursday, October 10, 1907. (For particulars see City Record.)

DEPARTMENT OF DOCKS AND FERRIES.
 Sealed estimates for furnishing about 20,000 Tons of Anthracite Coal (1106) will be received by the Commissioner of Docks at Pier A, Battery Place, until 12 o'clock (noon), Thursday, October 10, 1907. (For particulars see City Record.)

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 25 to October 9, 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 QUEENS:**
1ST WARD, BLACKWELL STREET—SEWER, from Grand Avenue to Flushing Avenue.
HERMAN A. METZ,
 Comptroller.
 City of New York, September 24, 1907. (38122)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 27 to October 11, 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 QUEENS:**
1ST WARD, ACADEMY STREET—SEWER, from Payntar Avenue to Jane Street.
HERMAN A. METZ,
 Comptroller.
 City of New York, September 26, 1907.

HERBERT A. SHERMAN
REAL ESTATE

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

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of September 27 to October 11, 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 MANHATTAN:**
12TH WARD, SECTION 8, WEST 171ST STREET—SEWER, between Fort Washington Avenue and Haven Avenue.
HERMAN A. METZ,
 Comptroller.
 City of New York, September 26, 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 QUEENS.

- List 9429, No. 1. Catch basins on the northeast and northwest corners of Fifth avenue and Graham avenue, First Ward.
- List 9430, No. 2. Sewer in Twentieth street, from Eighth avenue to Eleventh avenue, Whitestone, Third Ward.
- List 9431, No. 3. Sewer in Twenty-eighth street, from Fourteenth avenue to Fifteenth avenue, to connect with sewer on Fourteenth avenue, Whitestone, Third Ward.
- List 9432, No. 4. Temporary sewer in Twenty-ninth street, between Fourteenth and Fifteenth avenues, Whitestone, Third Ward.
- List 9433, No. 5. Sewer in Webster avenue, from First avenue to William street, First Ward.
- List 9434, No. 6. Sewer in Washington avenue, from Fifth avenue to Ninth avenue, First Ward.

BOROUGH OF THE BRONX.

- List 8821, No. 6. Regulating, grading, curbing, flagging, laying crosswalks and paving with granite block pavement East One Hundred and Fiftieth street, from the Harlem River to the east side of River avenue. Together with a list of awards for damages caused by a change of grade.

All persons whose interests are affected by the above-named proposed assessments and who are opposed to the same, or either of them, are requested to present their objections, in writing to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before October 29, 1907, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

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

WILLIAM H. JASPER,
 Secretary,
 No. 320 Broadway,
 City of New York, Borough of Manhattan, September 26, 1907.

NOTICE TO TAXPAYERS

Department of Finance, Bureau for the Collection of Taxes, New York, September 2nd, 1907.

TAXPAYERS WHO DESIRE TO OBTAIN their bills promptly should make immediate written requisition (blanks may be procured in the borough offices), stating their property by section or ward, block and lot or map number, making copy of same from their bills of last year.

If a taxpayer is assessed for personal tax, the requisition should also request bill for such tax. Each requisition should be accompanied by an envelope bearing the proper address of the applicant, AND WITH RETURN POSTAGE PREPAID.

In case of any doubt in regard to ward, section, block or lot number, taxpayers should take their deeds to the Department of Taxes and Assessments and have their property located on the maps of that Department, and forward to the Deputy Receiver of Taxes, with the requisition, of certified memorandum of their property, which will be furnished by the Department of Taxes and Assessments.

Taxpayers in this manner will receive their bills returned by mail at the earliest possible moment, and avoid any delay caused by waiting on lines, as required in case of personal application.

The requisition must be addressed and mailed to the Deputy Receiver of Taxes in whichever borough the property is located, as follows:

- John J. McDonough, No. 57 Chambers street, Borough of Manhattan, New York.
- John B. Underhill, corner Third and Tremont avenues, Borough of The Bronx, New York.
- James B. Bouck, Municipal Building, Borough of Brooklyn, New York.
- George H. Creed, corner Jackson avenue and Fifth street, Long Island City, Borough of Queens, New York.
- John De Morgan, Borough Hall, St. George, Staten Island, Borough of Richmond, New York.

After receiving the bills, the taxpayer will see that they are properly rebated, then draw check for the net amount TO THE ORDER OF THE RECEIVER OF TAXES, and mail bill and check with an addressed envelope, WITH THE RETURN POSTAGE PREPAID to the Deputy Receiver in whichever borough the property is located.

Checks should be mailed as soon as possible after the bills have been received by the taxpayer.

All bills paid during October must be rebated before payment.

DAVID E. AUSTEN,
 Receiver of Taxes.

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 THE BRONX.

List 9312, No. 1. Regulating, grading, curbing, flagging, laying crosswalks, building approaches and placing fences in Walton avenue, from East One Hundred and Seventy-second street to Fordham road.

List 9334, No. 2. Regulating, grading, curbing, flagging, laying crosswalks, building approaches and placing fences in East One Hundred and Ninety-sixth street, from Jerome avenue to Marion avenue.

List 9363, No. 3. Regulating, grading, curbing, flagging, laying crosswalks, building approaches and placing fences in Whitlock avenue, from Longwood avenue to Hunt's Point road.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, New York, on or before October 22, 1907, at 11 a. m., at which time and place the said objections will be heard and testimony received in reference thereto.

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

WILLIAM H. JASPER,
 Secretary,
 No. 320 Broadway,
 City of New York, Borough of Manhattan,
 September 10, 1907. (37896)

PUBLIC NOTICE IS HEREBY GIVEN TO all persons claiming to have been injured by a change of grade in the regulating and grading of the following-named streets, to present their claims, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, on or before October 1, at 11 o'clock a. m., at which place and time the said Board of Assessors will receive evidence and testimony of the nature and extent of such injury. Claimants are requested to make their claims for damages upon the blank form prepared by the Board of Assessors, copies of which may be obtained upon application at the above office:

List 9399. One Hundred and Sixty-ninth street, west from Broadway to Fort Washington avenue.

BOROUGH OF THE BRONX.

List 9378. Tiebout avenue, from East One Hundred and Eightieth street to Fordham road.

List 9403. Creston avenue, from East One Hundred and Eighty-fourth street to Minerva place.

List 9417. One Hundred and Eightieth street, from Webster avenue to the Grand Boulevard and Concourse.

List 9427. Trinity avenue, from Westchester avenue to Dater avenue.

List 9437. Southern boulevard, from East One Hundred and Thirty-eighth street to Boston road at East One Hundred and Seventy-fourth street.

BOROUGH OF BROOKLYN.

List 9389. Seventy-fourth street, between Second and Seventh avenues.

List 9397. Gattling place, between Eighty-sixth and Ninety-second streets.

List 9398. Prospect place, between Eastern parkway extension and Ralph avenue.

List 9402. Alabama avenue, between Belmont and Sutter avenues.

List 9407. Fifty-fourth street, between Thirtieth and Fifteenth avenues.

List 9408. Nostrand avenue, between Flatbush avenue and Avenue U.

List 9419. Elmore place, between Farragut road and Glenmore road.

List 9418. Dean street, between Saratoga and Rockaway avenues.

BOROUGH OF QUEENS.

List 9422. Crescent street, from Payntar avenue to Freeman avenue.

List 9423. Vanderventer avenue, from Sixth to Tenth avenue.

BOROUGH OF RICHMOND.

List 9401. Nicholas street, between Richmond terrace and St. Mark's place.

List 9428. College avenue, from Jewett avenue to second proposed street east; Waters avenue, from Livermore avenue to Jewett avenue; Willard avenue, from Watchogue road to Indiana avenue.

List 9442. Bidwell avenue, from Watchogue road to Indiana avenue; Demorest avenue, from Lathrop avenue to Watchogue road; Dickie avenue, from Columbus place to Indiana avenue; Garrison avenue, from Neal Dow to Woolley avenue; Leonard avenue, from Jewett to Woolley avenue; Livermore avenue, from Watchogue road to Indiana avenue; Maine avenue, from Willard to Woolley avenue; Springfield avenue, from Willard to Bidwell avenue; Woolley avenue, from Watchogue road to Indiana avenue.

List 9443. Maine avenue, from Jewett avenue to second proposed street east; Ohio place, from College avenue to Maine avenue; New York avenue, from Jewett avenue to Station 10x36; Boulevard, from Jewett avenue to Fiske avenue; Dakota place, from Washington place to Waters avenue; Deems avenue, from Washington place to Boulevard; Neal Dow avenue, from Watchogue road to Indiana avenue; St. John avenue, from Watchogue road to Lathrop avenue; Wardwell avenue, from Washington place to Indiana avenue; Washington avenue, from Jewett avenue to Wardwell avenue, and Woodbridge place, from Willard to Fiske avenue.

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

WILLIAM H. JASPER,
 Secretary,
 No. 320 Broadway,
 City of New York, Borough of Manhattan,
 September 17, 1907. (37903)

REAL ESTATE RECORDS

Key to abbreviations:
 1st.—Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all right, title and interest of the grantor is conveyed, omitting all covenants and warranty.
 2d.—C. a. G. means a deed containing a 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, he really grants or conveys the property for a valuable consideration and thus impliedly claims to be the owner of it.
 4th.—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 deed. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been

no official designation made of them by the Department of Public Works.

5th.—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.

6th.—The figures in each conveyance, thus, 2:482-10, denote that the property mentioned is in section 2, block 482, lot 10.

7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.

8th.—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. Valuations are from the assessment roll of 1907.

CONVEYANCES

September 20, 21, 23, 24, 25 and 26.

BOROUGH OF MANHATTAN.

Allen st, No 5, w s, abt 100 n Division st, 25x87.6, 4-sty brk tenement. Lena Natelsohn widow to Nathan Natelson EXR and Esther Levy extrx Isaac Natelsohn. Q C. Sept 11. Sept 26, 1907. 1:293-19. A \$16,000-\$30,000. nom
 Same property. Nathan Natelson EXR and Esther Levy EXTRX L Isaac Natelsohn to David Reich. Mort \$29,375. Sept 26, 1907. 1:293. 34,125
 Barrow st, No 45, s s, 144 w Bleecker st, 21x40, 3-sty frame brk front dwelling. Sampson H Schwarz et al to Patrick Shanny. Mort \$3,500. Sept 24. Sept 26, 1907. 2:587-52. A \$4,000-\$5,000. other consid and 100
 Broad st, Nos 101 and 103, on map No 103, e s, 42.2 s Pearl st, 34.9x68.10x34.10x63.3 n s, 5-sty brk building and store. Thos T Sturges et al to A Maynard Lyon. Mort \$50,000 and all liens. Sept 18. Sept 24, 1907. 1:7-33. A \$39,000-\$45,000. other consid and 100
 Beach st, Nos 16½ to 20 | s w cor Varick st, 108x100, four 3 and Varick st, Nos 19 to 23 | one 2-sty brk tenements and stores. Thomas Lenane to the City of New York. Sept 20, 1907. 1:190-30 to 33. A \$75,000-\$84,000. 169,000
 Commerce st, No 33 (29), n s, abt 50 w Bedford st, 25x37x24.9x37, 3-sty frame dwelling. Annie Van D wife of and William Shelly et al to Eliza M, Lester K, Wm S and Percy M Hough DEVISEES Jane M Van Dyke. Q C. Jan 13, 1905. Sept 23, 1907. 2:584-54. A \$3,500-\$4,000. nom
 Canal st, No 361, n e s, 41.7 n w Wooster st, 18.11x64.2x19.4x66.11, 5-sty brk loft and store building. Earl G Pier to Etagloc Holding Co. Mort \$20,000. Sept 20. Sept 23, 1907. 1:228-3. A \$14,500-\$20,500. nom
 Canal st, No 269, n s, 202 e Broadway, 25x112.9x25.7x107.5, 5-sty brk loft and store building. Alfred C Bachman to Daniel B Freedman. Mort \$40,000. Sept 19. Sept 20, 1907. 1:209-32. A \$43,000-\$55,000. other consid and 100
 Canal st, No 361, n e s, 41.7 n w Wooster st, 18.11x64.2x19.4x66.11, 5-sty brk loft and store building. Etagloc Holding Co to Earl G Pier. Mort \$18,750. Sept 20. Sept 21, 1907. 1:228-3. A \$14,500-\$20,500. nom
 Columbia st, No 100, e s, 325 n Rivington st, 25x100, 6-sty brk tenement and store. Marks Kerber to Morris Kerber. Mort \$44,200. Sept 19. Sept 21, 1907. 2:334-52. A \$18,000-\$38,000. nom
 East Broadway, No 85, s s, abt 135 e Market st, 25x75, 5-sty brk tenement and store. Samuel Sheindelmann to Lena Kerner. Mt \$32,500. Sept 19. Sept 26, 1907. 1:282-34. A \$19,000-\$29,000. nom
 Fort Charles pl W, late Van Corlear pl, s s, 344.5 w 227th st, late Wicker pl, 30x80, 2-sty frame dwelling. Theo H Silkman TRUSTEE of and Ella G Street to Frances E P Street. B & S and C a G. Mort \$3,000. Sept 20. Sept 21, 1907. 13:3402-425. A \$2,500-\$6,000. 6,000
 Same property. Frances E P Street to Ada N Stern. Mort \$6,000. Sept 20. Sept 21, 1907. 13:3402. nom
 Forsyth st, No 21, w s, abt 100 s Canal st, 25x125, 5-sty brk tenement and store and 5-sty brk tenement in rear. Robert Denigris to Chas R Faruolo. ½ part. Mort \$30,000. Jan 21. Sept 23, 1907. 1:291-22. A \$22,000-\$40,000. other consid and 100
 Grand st, No 521 | s s, 64 w Jackson st, runs s w 38.11 x s 21.5 Henry st, No 323 | to n s Henry st, at point 75.3 w Jackson st, x w 20 x n 37.6 x n e 34.8 to Grand st, x s e 25 to beginning, 5-sty brk tenement and store. Nathan L Fischer et al to Samuel Haber. 2-3 share title and int. Mort 2-3 of \$—, Sept 21. Sept 26, 1907. 1:288-33. A \$17,000-\$27,000. other consid and 100
 Hester st, No 207 | n e cor Baxter st, runs n 100 x e 50 x Baxter st, Nos 131 to 135 | s 50 x w 25 x s 50 to n s Hester st, x w 25 to beginning, two 3-sty brk and one 2-sty frame tenements and stores. Everard Roberts to City of New York. Apr 11. Sept 26, 1907. 1:236-1 and 38. A \$38,000-\$40,500. 65,000
 Henry st, No 69, n s, 87 e Market st, 25x100x25.2x100, 5-sty brk tenement and store. Philip H Samilon to the City of New York. June 14. Sept 26, 1907. 1:282-1. A \$18,000-\$38,000. 53,000
 Houston st, No 157, s s, 58.4 e Eldridge st, 25x74.5, 5-sty brk tenement and store. A Fred Silverstone to Gusti Langer. B & S and C a G. Mort \$33,000. Sept 12. Sept 20, 1907. 2:417-13. A \$16,000-\$25,000. other consid and 100
 Houston st, No 427 | s e cor Columbia st, 50x75, 6-sty brk Columbia st, Nos 144 to 150 | tenement and store. David Feigensohn to Celia Friedman. Mort \$115,875. Sept 17. Sept 20, 1907. 2:335-58. A \$40,000-P \$65,000. other consid and 100
 Hamilton terrace, No 62, w s, 619.6 n 141st st, 20x100, 3-sty stone front dwelling. Louis C Hahn to Thos F Kaughran. Sept 24, 1907. 7:2050-64. A \$4,400-\$15,500. other consid and 100
 Monroe st, Nos 57 and 59, n s, 212.2 e Market st, 51x100, two

5-sty brk tenements and stores. Francis B Chedsey to The City of New York. June 1. Sept 25, 1907. 1:274-6 and 7. A \$34,000-\$52,000. 80,000
 Mitchell pl, No 7 | n s, 108 s e 1st av, 18x80.10, 4-sty stone front 49th st | tenement. Rebecca Fradkin to Louis Fradkin husband of Rebecca Fradkin. Mort \$5,500. Sept 23. Sept 25, 1907. 5:1361-6. A \$4,500-\$6,500. nom
 Mott st, No 161, w s, 150 n Grand st, 25x100, 5-sty brk tenement and store. Benj M Gruenstein and ano to Bertha Kaufmann. Mort \$26,000. Aug 9. Sept 24, 1907. 2:471-49. A \$15,000-\$27,000. other consid and 100
 Madison st, No 207, n s, 105.6 e Rutgers st, runs n 73.6 to 10 ft alley, x w 24.11 x n 26.6 x e 51 x s 100 to st, x w 26 to beginning, with all title to alley, 3-sty brk tenement and 2-sty brk stable in rear. Harris Mandelbaum et al to Harry Kay. Mort \$20,000. Sept 16. Sept 20, 1907. 1:271-37. A \$19,000-\$22,000. other consid and 100
 Prince st, No 161, n s, 43.7 e Thompson st, 25x95, 3-sty frame tenement and store and 3-sty brk tenement in rear. Edw V Brown to Edw L Montgomery, Jr. 1-3 part. Q C. Sept 16. Sept 23, 1907. 2:516-43. A \$20,000-\$21,500. nom
 Same property. Mehetable A Rutter to same. 1-3 part. Sept 16. Sept 23, 1907. 2:516. 6,833.33
 Same property. James T Pool to same. 1-3 part. Sept 16. Sept 23, 1907. 2:516. 6,833.33
 Same property. A Oldrin Salter as TRUSTEE to same. 1-3 part. Sept 16. Sept 23, 1907. 2:516. 6,833.34
 Same property. Edw L Montgomery, Jr, to Pasquale Lauria, all of. Mort \$15,000. Sept 20. Sept 23, 1907. 2:516. other consid and 100
 Same property. Release mort. Edw R De Grove to Mehetable A Rutter. Sept 16. Sept 23, 1907. 2:516. nom
 Vandam st, No 103 | n e cor Greenwich st, 51x25, 2-sty brk tenement and store. Isabella E K Burnham to Alex P W Kinan. Mort \$5,000. Sept 5. Sept 24, 1907. 2:597-37. A \$8,500-\$9,000. nom
 Wooster st, Nos 137 and 139, w s, abt 120 n Prince st, 50x100, 6-sty brk loft and store building. Julia Brown to Alexander Spiro. Mort \$105,000. Sept 25. Sept 26, 1907. 2:515-34. A \$48,000-\$77,000. other consid and 100
 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, vacant. Albert Plaut et al to Simon C Bernstein. B & S. Mort \$60,000. Sept 16. Sept 21, 1907. 1:77-11. A \$84,500-\$84,500. other consid and 100
 Same property. Simon C Bernstein to Albert and Joseph Plaut. B & S. Mort \$60,000. Sept 19. Sept 21, 1907. 1:77. other consid and 100
 1st st E, No 9, s s, 139.1 e Bowery, runs s 74.1 x e 11.3 x s 9.10 x e 12.5 x n 80.5 to st x w 24.6 to beginning, 5-sty brk tenement and store. Jeannette Weil et al to Henrietta Fisch. Mort \$13,000. July 15. Sept 25, 1907. 2:456-18. A \$20,000-\$28,000. other consid and 100
 4th st W, Nos 4 and 6, s s, 74 w Broadway, 36x80.5, 6-sty brk loft and store building. Mort \$97,000.
 Broadway, Nos 693 to 697 | s w cor 4th st, 80.5x74, two 5-sty brk 4th st, No 2 | loft, office and store buildings. Mort \$320,000.
 Frank A Seitz to Frank A Seitz Realty Construction Co. Sept 25. Sept 26, 1907. 2:535-51 to 54. A \$329,000-\$389,000. other consid and 100
 7th st E, Nos 209 and 211, n e s, 283 w Av C, 40x97.6, two 6-sty brk tenements and stores. Abraham Gronowitz to Arthur P Williams. Mort \$66,050. Sept 19. Sept 20, 1907. 2:390-50. A \$24,000-\$60,000. other consid and 100
 12th st E, No 222, s s, 284.10 w 2d av, 23.4x106.6, 5-sty stone front tenement. Valentine Taylor to Wm M McCarthy. Mort \$20,000. Sept 24. Sept 25, 1907. 2:467-20. A \$14,000-\$21,000. other consid and 100
 13th st E, No 624, s s, 318 e Av B, 20x103.3, vacant. Pincus Lowenfeld et al to Louis Block. Mort \$8,000. Sept 19. Sept 20, 1907. 2:395-18. A \$11,000-\$11,000. other consid and 100
 15th st W, No 36, s s, abt 395 e 6th av, 25x103.3, 4-sty brk dwell'g Charles Wittenauer to Edw F Caldwell, of Larchmont, N Y. Mt \$25,000. Sept 25. Sept 26, 1907. 3:816-62. A \$40,000-\$44,000. other consid and 100
 17th st W, No 108, s s, abt 150 w 6th av, 25x100, 5-sty brk tenement, value \$39,000. Mort \$22,000. 3:792-43. A \$16,000-P \$32,000. CONTRACT to exchange for
 46th st W, No 606, s s, abt 120 w 11th av, 25x100, 5-sty brk tenement and store, value \$22,000. Mort \$12,000. 4:1093-38. A \$7,000-\$14,000.
 Isidor and Lena Marcus with Simon Epstein. Aug 27. Sept 20, 1907. exch
 29th st E, Nos 316 to 320, s s, 225 e 2d av, 50x98.9, 6-sty brk tenement and store. Arnold Diamond to Celia wife of Arnold Diamond. Mort \$55,000. Sept 23, 1907. 3:934-44. A \$19,000-\$65,000. other consid and 100
 37th st W, No 237, n s, 350 e 8th av, 25x98.9, 3-sty frame tenement and store and 2-sty brk building in rear. Edward Moss to Borough Realty Co. Mort \$25,000. Aug 21. (Re-recorded from Aug 23, 1907). Sept 21, 1907. 3:787-24. A \$16,500-\$18,500. nom

WATER SUPERVISION CO.

Tel., 2017 Cortlandt

3 PARK ROW, NEW YORK

Let us demonstrate what our care of your water interests will save you.

- 38th st W, Nos 319 and 321, n e s, 250 n w 8th av, 46x98.9, two 4-sty brk tenements, store in No 319 and with 2-sty brk tenement in rear. Wm R Mason to Max F Schmittberger. Mort \$33,000. Sept 19. Sept 23, 1907. 3:762-23 and 24. A \$19,500-\$30,000. other consid and 100
- 39th st W, No 350, s s, 100 e 9th av, -x98.9.
- 39th st W, No 352, adj above on west. Modification of party wall agreement, &c, Jonas Weil and Bernhard Mayer with Samuel Woolverton TRUSTEE Ann E Cairns. Aug 30. Sept 20, 1907. 3:762. nom
- 39th st W, s s, 100 e 9th av, strip 0.1x47x0.1/2x47. Henry Harburger et al to Samuel Woolverton TRUSTEE Ann E Cairns. Q C. Sept 13. Sept 20, 1907. 3:762. nom
- 45th st E, No 236, s s, 172 w 2d av, 22x70.3 to lane, x25x80.2, 4-sty brk tenement and store. Leopold Maas to Michael P Carolan. Sept 19. Sept 20, 1907. 5:1318-34. A \$8,000-\$11,000. 100
- 46th st W, No 404, s s, 100 w 9th av, 25x100.5, 6-sty brk tenement and store. A B C Realty Co to Solomon Cohn. Mort \$38,000. Sept 23, 1907. 4:1055-37. A \$10,000-\$—. other consid and 100
- 46th st W, No 426, s s, 400 e 10th av, 25x100.4, 5-sty brk tenement and store. Franklin Hess to Jennie Anderson. 1/2 part. Mort \$18,000. June 29. Sept 24, 1907. 4:1055-48. A \$10,000-\$19,000. nom
- 48th st W, No 519, n s, 275 w 10th av, 25x100.5, 5-sty stone front tenement. Cath E Weigl to Margaret Bogner. Mort \$—. Sept 23. Sept 25, 1907. 4:1077-21. A \$7,500-\$18,000. nom
- 56th st E, Nos 324 and 326, s s, 294.2 e 2d av, 44.10x100.5x42.9 x100.5, 6-sty brk tenement and store. FORECLOS, Aug 5, 1907. Philip J McCook ref to Henry Rockmore and Max J Kramer. Morts \$21,500 and judgment of \$67.31. Sept 19. Sept 20, 1907. 5:1348-39. A \$18,000-P \$33,000. \$28,100 over all liens
- 58th st E, No 312, s s, 184.6 e 2d av, 21.10x100.5, 4-sty brk tenement. Charles and Louis Koffelt TRUSTEES Rebecca Marks to Hattie Deutsch (Marks). Mort \$11,000. Sept 19. Sept 20, 1907. 5:1350-45. A \$8,500-\$15,000. nom
- 60th st W, No 13, n s, 123.3 w Broadway, 25x75.5.
- 60th st W, No 15, n s, 148.3 w Broadway, 25x100.5, two 5-sty brk tenements. Samuel J Silberman to Morris Weinstein. 1/2 part. Mort \$65,000. Apr 16. Sept 25, 1907. 4:1113-16 and 17. A \$49,000-\$73,000. nom
- 70th st W, No 233, n s, 350 w Amsterdam av, 19.8x100.5, 3-sty brk dwelling. Sadie O'R wife of and Thos P McKenna to Antonia Hilder. Mort \$23,000. Sept 17. Sept 20, 1907. 4:1162-18. A \$21,000-\$22,000. 100
- 76th st E, Nos 519 and 521, n s, 298 e Av A, 50x102.2, 6-sty brk tenement and store. David Feigensohn to Celia Friedman. Mt \$57,000. Sept 17. Sept 20, 1907. 5:1488-13. A \$11,000-\$52,000. other consid and 100
- 76th st E, No 439, n s, 75 w Av A, 25x75, 4-sty brk tenement and store. L Walter Lissberger to Harry U Rosenthal. 1-3 part. Mort \$15,250. June 21. Sept 21, 1907. 5:1471-21 1/2. A \$7,000-\$14,000. other consid and 100
- 78th st E, No 318, on map Nos 316 and 318, s s, 212.6 e 2d av, 43.9x102.2, 6-sty brk tenement and store. FORECLOS, Aug 23, 1907. Isaac B Brennan referee to Mary Ehrmann. Mort \$43,500. Sept 12. Sept 25, 1907. 5:1452-43. A \$17,500-P \$33,000. 14,500
- 78th st E, No 326, on map Nos 320 and 322, s s, 256.3 e 2d av, 43.9x102.2, 6-sty brk tenement and store. FORECLOS, Aug 23, 1907. Isaac B Brennan ref to Mary Ehrmann. Mort \$43,500. Sept 12. Sept 25, 1907. 5:1452-41. A \$17,500-P \$33,000. 14,600
- 79th st W, No 120, s s, 172 w Columbus av, 22x102.2, 4-sty and basement brk dwelling. Thos F Kaughran to Wm H Oscanyan. Mort \$30,000. Sept 25, 1907. 4:1150-40. A \$17,000-\$32,000. other consid and 100
- 80th st E, Nos 522 and 524, s s, 348 e Av A, 50x102.2, 1-sty frame store and vacant. The Ignatz Florio Co-operative Association Among Corleonesi to Frank Falotico. Mort \$12,750. Sept 21. Sept 25, 1907. 5:1576-37 and 38. A \$13,000-\$13,000. nom
- 80th st E, Nos 512 to 516, s s, 223 e Av A, 75x102.2, two 6-sty brk tenements and stores. The Ignatz Florio Co-operative Assoc Among Corleonesi to John Rumore. Mort \$65,000. Sept 21. Sept 25, 1907. 5:1576-41 and 42. A \$20,000-P \$48,000. nom
- 80th st E, Nos 512 to 516, s s, 223 e Av A, 75x102.2, two 6-sty brk tenements and stores. Morts \$65,000.
- 80th st E, Nos 522 and 524, s s, 348 e Av A, 50x102.2, 1-sty frame store and vacant. Morts \$12,750. Consent to conveyance. The Ignatz Florio Co-operative Assoc Among Corleonesi (1st parcel) to John Rumore and (2d parcel) to Frank Falotico. Sept 23. Sept 25, 1907. 5:1576.
- 85th st W, No 19, n s, 150 w Central Park West, 20x102.2, 5-sty stone front dwelling. Emma L Carlew to Mae Weil. Mort \$35,000. Sept 23, 1907. 4:1199-27. A \$15,000-P \$25,000. other consid and 100
- 85th st E, No 534, s s, 373 e Av A, 25x102.2, 5-sty brk tenement and store. Henry Fallerius to Anton Szilagyi. Mort \$11,500. Sept 25, 1907. 5:1581-37. A \$7,500-\$16,500. other consid and 100
- 85th st W, No 307, n s, 130 w West End av, 20x102.2, 3-sty and basement brk dwelling. Chas F Schorer to Wm S Gartner. Mt \$18,000. Sept 17. Sept 20, 1907. 4:1247-27. A \$12,000-\$20,000. nom
- 85th st W, No 323, n s, 200 w West End av, 25x102.2, 3-sty frame dwelling. Frederick C Hilliard to Donald P Hart. Mort \$14,000. May 29. Sept 20, 1907. 4:1247-24. A \$16,000-\$16,500. nom
- 86th st W, No 329, n s, 338 e Riverside Drive, 20x100.8, 5-sty stone front dwelling. Herman J H Asendorf to Maximilian Toch. Sept 26, 1907. 4:1248-19. A \$14,000-\$33,000. other consid and 100
- 88th st W, No 147, n s, 391 e Amsterdam av, 17x100.8, 3-sty and basement stone front dwelling. Nellie B Jackson to Jacob Rieper. Mort \$14,500. Sept 19. Sept 21, 1907. 4:1219-16 1/2. A \$8,500-\$16,000. other consid and 100
- 92d st E, No 114, s s, 125 e Park av, 25x100.8, vacant. Irving I and Ralph E Kempner to Jerome Nathan. Sept 26, 1907. 5:1520-67. A \$15,000-\$15,000. other consid and 100
- Same property. Jerome Nathan to William Rosenzweig Realty Operating Co. Sept 26, 1907. 5:1520. other consid and 100
- 93d st W, No 159, n s, 219 e Amsterdam av, 15x86 to s s former Apthorps lane x15x86.8, with all title to s 1/2 Apthorps lane, 3-sty and basement brk dwelling. Amelia McEntyre to Elise H Warner. Sept 26, 1907. 4:1224-10. A \$8,000-\$15,000. other consid and 100
- 97th st E, Nos 204 to 208, s s, 100 e 3d av, 81x100.11, three 4-sty stone front tenements. Lincoln Trust Co TRUSTEE Francis W Hutchins for Florence M Oppenheim to Bernard F Golden. Sept 26, 1907. 6:1646-42 to 44. A \$25,500-\$48,000. 43,000
- 98th st W, No 46, s s, 450 w Central Park West, 25x100.11, vacant. Joseph Levine to Anna Moss. Mort \$14,600. Sept 26, 1907. 7:1833-51. A \$11,000-\$11,000. nom
- 100th st E, Nos 215 and 217, n s, 250 e 3d av, 50x100.11, two 5-sty brk tenements. Samuel Epstein to H C Fredericks Realty Co. Mort \$21,000. Sept 25, 1907. 6:1650-11 and 12. A \$16,000-\$24,000. other consid and 100
- 101st st E, No 329, n s, 200 w 1st av, 28.6x100.11, 6-sty brk tenement. City National Realty Co to Joseph J Meany. Mort \$28,750. Sept 19. Sept 20, 1907. 6:1673-18. A \$7,000-\$33,500. other consid and 100
- Same property. Joseph J Meany to Societa Co-operativa Degl' Italiani in America. Mort \$30,750. Sept 19. Sept 20, 1907. 6:1673. other consid and 100
- 102d st E, Nos 119 and 121, n s, 227.6 e Park av, 50x100.11, 6-sty brk tenement. John W Gannon to Atlantic Cement Co. B & S. Sept 16. Sept 24, 1907. 6:1630-10. A \$16,000-P \$35,000. nom
- 106th st E, Nos 212 and 214, s s, 160.6 e 3d av, runs s 23.5 x w 0.6 x s 40.2 x e 0.6 x s 24 x w 0.6 x s 13.4 x e 54 x n 100.11 to st, x w 53.6 to beginning, two 6-sty brk tenements and stores. Simon Lefkowitz et al to George Laubentracht of Brooklyn. Q C and correction deed. All liens. Sept 24. Sept 26, 1907. 6:1655-41 and 42. A \$18,000-\$64,000. other consid and 100
- Same property. George Laubentracht to Louis Levy. Morts \$70,000. Sept 25. Sept 26, 1907. 6:1655. other consid and 100
- 107th st W, No 309, n s, 202 e Riverside Drive, 20x100.11, 5-sty stone front dwelling. Sarah L Shanley to Eva S Robinson. Mt \$20,000. Sept 25, 1907. 7:1892-42. A \$12,500-\$29,000. 100
- 108th st E, No 101 | n e cor Park av, 27x74, 4-sty brk Park av, Nos 1481 and 1483 | tenement and store and 1-sty brk store on av. Samuel Epstein to H C Fredericks Realty Co. Mt \$16,500. Sept 25, 1907. 6:1636-1. A \$10,000-\$13,000. other consid and 100
- 111th st E, No 165, n s, 289.6 w 3d av, 30.6x100.11, 4-sty stone front tenement. Edw J McGuire and Theresa A his wife to John J Diffley. Mort \$14,000. Sept 11. Sept 23, 1907.... 6:1639-25. A \$12,000-\$20,000. other consid and 100
- Same property. John J Diffley to Theresa A McGuire. Mort \$14,000. Sept 11. Sept 23, 1907. 6:1639. other consid and 100
- 112th st E, Nos 210 to 214, s s, 155 e 3d av, 40.6x100.11, 6-sty brk tenement and store. Lena Kaufman to Aaron Goodman. Mort \$51,000. Sept 20, 1907. 6:1661-42. A \$12,000-\$49,500. other consid and 100
- 113th st E, Nos 70 and 72, s s, 180 w Park av, 50x100.11, two 5-sty brk tenements. Chas M Levy to Louis Levy. Mort \$42,700. Sept 4. Sept 26, 1907. 6:1618-45 and 46. A \$20,000-\$40,000. other consid and 100
- Same property. Louis Levy to George Laubentracht. Mort \$42,750. Sept 19. Sept 26, 1907. 6:1618. other consid and 100
- 114th st E, No 349, n s, 125 w 1st av, 25x100.10, 3-sty brk hall. Moritz L Ernst et al to Maddalena and Luigi Fumo. Mort \$23,000. Sept 20. Sept 24, 1907. 6:1686-21. A \$6,000-\$15,000. other consid and 100
- 115th st E, Nos 117 to 129, n s, 155 e Park av, 131.3x100.11, three 6-sty brk tenements and stores. Kate wife of Meyer Frank to Penco Realty Co. Q C. Sept 16. Sept 23, 1907. 6:1643-8, 10 and 12. A \$52,500-P \$111,000. other consid and 100
- 116th st E, No 97 | n e cor Park av, 22.6x100.11, 4-sty stone front Park av, No 1641 | tenement. Release claims, &c, as to Park av viaduct. Johanna Lalor widow et al HEIRS, &c, Patrick H Lalor to N Y & Harlem R R Co and the N Y C & H R R Co. July 25. Sept 21 1907. 6:1644-1. A \$16,000-\$22,000. 8,000
- Same property. Release mort as to easement. Cornelius F Kingsland TRUSTEE Augusta L Jones will Ambrose C Kingsland to same. Sept 10. Sept 21, 1907. 6:1644. nom
- 118th st W, No 106, s s, 109 w Lenox av, 17x100.11, 3-sty and basement stone front dwelling. Mary A Howland to Max Lowenstein. Mort \$13,500. Sept 25, 1907. 7:1902-38. A \$8,100-\$12,000. other consid and 100
- 119th st W, No 128, s s, 385 e 7th av, 20x100.11, 3-sty and basement stone front dwelling. Lizzie L Ball to Frederick W Mertens. Mort \$20,000. Sept 24. Sept 25, 1907. 7:1903-47 1/2. A \$9,600-\$22,000. other consid and 100
- 120th st E, No 243, n s, 110 w 2d av, 25x100.11, 5-sty brk tenement and store. Milton C Henley to A Lillian Anderson. Mort \$18,650. Sept 23. Sept 25, 1907. 6:1785-20. A \$7,000-\$19,000. other consid and 100
- 121st st W, No 271, n s, 100 e 8th av, 17x100.11, 3-sty and basement stone front dwelling. John P Flannery to Neil A Flannery. Mort \$10,500. June 21. Sept 24, 1907. 7:1927-5. A \$7,400-\$12,000. 12,500
- 121st st W, No 13, n s, 181 e Lenox (6th) av, 9x100.11, 4-sty and basement stone front dwelling. Frank A Seitz to Frank A Seitz Realty and Construction Co. Mort \$19,250. Sept 25. Sept 26, 1907. 6:1720-44. A \$9,500-\$23,000. other consid and 100
- 123d st E, No 338, s s, 266.8 w 1st av, 16.8x100.11, 3-sty stone front dwelling. Friederich Rieper to Marie Weinberg. Mort \$4,000. June 4. Sept 25, 1907. 6:1799-41 1/2. A \$3,200-\$6,000. other consid and 100
- 123d st E, Nos 151 and 153, n s, 35 e Lexington av, runs n 100.11 x e 30.8 x s e 4 x s 100 to st, x w 35 to beginning, 6-sty brk tenement and store. Nathan Scheer to Max Schwartz. 1/2 part. All liens. Aug 9: Sept 20, 1907. 6:1772-22. A \$12,000-\$44,000. nom

REINFORCED CONCRETE For Factories and Warehouses

possesses advantages over all other forms of construction

Turner Construction Co., 11 Broadway, N. Y. ENGINEERS AND CONTRACTORS

- 125th st W, Nos 374 to 388 | s e cor Morningside av
Hancock pl, Nos 25 to 39 | E, runs e 150 x s 130.3
Morningside av East, Nos 131 and 133 | n s Hancock pl, or
Manhattan st, x n w 169.3 to e s Morningside av E, x n 52.4 to
beginning, six 5-sty brk tenements and stores. Ray Levy to
Harry Switzer. Mort \$245,000. July 16, 1906. Sept 26, 1907.
7:1951-4, 61 and 62. A \$120,000-\$210,000. other consid and 100
Same property. Harry Switzer to Geo B Wilson, of Philadelphia,
Pa. Mort \$255,000. Sept 25. Sept 26, 1907. 7:1951.
other consid and 100
- 127th st W, No 262, s s, 266.8 e 8th av, 16.8x99.11, 3-sty and
basement stone front dwelling. Wm R Willis to Mary Lucas.
Sept 23. Sept 25, 1907. 7:1932-53½. A \$6,600-\$11,000.
other consid and 100
- 130th st W, No 65, n s, 180 e Lenox av, old line, 20x99.11, 4-sty
stone front dwelling. Mary T Brosnan et al to James Clarke.
Mt \$13,000. Sept 23. Sept 24, 1907. 6:1728-8. A \$8,000-
\$13,000. other consid and 100
- 131st st W, No 18, s s, 265 w 5th av, 15x84.11, 3-sty stone front
dwelling. Marie E Codwise to Daniel J Riordan. Mort \$8,500.
Sept 18. Sept 24, 1907. 6:1728-47. A \$6,000-\$10,000. nom
- 131st st W, No 18, s s, 265 w 5th av, 15x84.11, 3-sty stone front
dwelling. Daniel J Riordan to Milton C Henley. Mort \$8,500.
Sept 24. Sept 25, 1907. 6:1728-47. A \$6,000-\$10,000. nom
- 133d st W, No 63, n s, 185 e Lenox av, 25x99.11, 5-sty stone front
tenement. Isaac Portman to Sara Levine. Mort \$21,000. Sept
21. Sept 23, 1907. 6:1731-9. A \$10,000-\$22,000.
other consid and 100
- 133d st W, No 7, n s, 135 w 5th av, 25x99.11, 5-sty brk tene-
ment. Henrietta Lazarus to Rose Brown. Mort \$19,500. Sept
15. Sept 23, 1907. 6:1731-31. A \$10,000-\$22,000.
other consid and 100
- 134th st E, No 4, s s, 75 e 5th av, 25x99.11, 5-sty brk tenement.
Hannah Linetzky to Maurice Frankel. Mort \$17,000. Sept 11.
Sept 24, 1907. 6:1758-68½. A \$6,000-\$16,000.
other consid and 100
- 138th st W, Nos 10 to 20, s s, 120 w 5th av, 125x99.11, three
6-sty brk tenements, stores in Nos 14 and 16. FORECLOS.
Sept 16, 1907. Peter J Everett ref to Isaac Liberman and Har-
ris Friedman TRUSTEES David Levy and ano. Mort \$119,135.67.
Sept 19. Sept 23, 1907. 6:1735-41, 43 and 44. A \$39,000-
\$153,000. 12,000
- 168th st W | n s, 250 w Broadway, runs w 178.1 x n 22.4
169th st | x w 266 to e s Fort Washington av, x n
Fort Washington av | 154.1 to s s 169th st, x e 481.1 to point 250
w Broadway, x s 180 to beginning, 3-sty frame dwelling and
two 1-sty frame buildings and vacant. Clementine M Silver-
man et al to City of N Y. June 1. Sept 23, 1907. 8:2138-
80 and part 95. A \$-\$. 350,000
- 179th st W, No 612, s s, 117 w St Nicholas av, 17x100, 3-sty stone
front dwelling. Mary J Brown to Annie wife of and Thomas
Scholes. Mort \$7,500. Sept 24. Sept 25, 1907. 8:2162-11½.
A \$4,200-\$10,000. other consid and 100
- 228th st, W, No 158, late Terrace View av, 30x122.2 n Mar-
ble Hill av, late Kingsbridge av, 30x100, 2-sty frame dwelling.
Anna Crawford to Annie M Burckhardt. Mort \$6,750. Sept 25,
1907. 13:3402-322. A \$2,500-\$5,000. nom
- Av A, No 275 | n w cor 17th st, 20x69, 5-sty brk tenement and
17th st, No 441 | store. Wm A Smith to Henry M Popham sub
TRUSTEE under ante nuptial agreement dated Oct 17, 1861.
All title. B & S. Oct 12, 1906. Sept 23, 1907. 3:949-23. A
\$10,000-\$15,000. nom
- Av A, Nos 1749 and 1751 | n w cor 91st st, 50.8x94, two 4-sty brk
91st st, No 445 | tenements and stores. Georgia T Hol-
lister widow to Samuel D Wohlfeil. Sub to mortis \$14,000.
Lease, &c. Sept 23. Sept 24, 1907. 5:1571-22 and 23. A
\$19,500-\$24,000. nom
- Av C, No 301, w s, 82 n 17th st, 20x88, 5-sty brk tenement and
store. Many Fred et al to Henry C Fredericks. All title. Mt
\$14,500. April 11. Sept 25, 1907. 3:985-30. A \$6,500-\$10,-
500. other consid and 100
- Same property. Henry C Fredericks to H C Fredericks Realty Co.
All title. Mort \$14,500. Sept 25, 1907. 3:985.
other consid and 100
- Amsterdam av, No 2244 | s w cor 172d st, 47x84.4, 5-sty brk ten-
172d st, No 500 | ement and store. Wm C Horowitz to
Louise Hiller. Mort \$59,500. Sept 23. Sept 24, 1907. 8:2128
-44. A \$24,500-\$72,000. other consid and 100
- Same property. Louise Hiller to Adolph L Goldner. Mort \$59,-
500. Sept 23. Sept 24, 1907. 8:2128. other consid and 100
- Amsterdam av | s w cor 122d st, 90.11x100, 6-sty brk tenement.
122d st, No 500 | Herman Cohen to Peter Korn. Mort \$183,000.
Sept 12. Sept 26, 1907. 7:1976-36. A \$66,000-\$180,000.
other consid and 100
- Bowery, No 33, e s, 25 n e Bayard st, runs s e 64.6 and 3.2 x e
21.11 x s e 5.3 x n e 6.1 x n w 81.4 to Bowery, x - 25 to be-
ginning, 6-sty brk loft and store building. W Irving Clark and
ano EXRS Richard S Clark to the City of New York. June 21.
Sept 24, 1907. 1:290-2. A \$22,000-\$38,000. 55,000
- Broadway, Nos 2660 to 2668 | n e cor 101st st, 126.10x100, 10-sty
101st st, No 215 | brk and stone hotel. One Hundred
and First Street Co to Juliet M Livingston, of Morristown, N J.
Morts \$595,000. Sept 20. Sept 21, 1907. 7:1873-20. A \$145,-
000-P \$180,000. other consid and 100
- Broadway, n e cor 187th st, 74.1x105.11x71.6x85.9, vacant. Dav-
vid Klein and ano to Lena Greenberger and Hanah Frankel.
Mort \$25,500. Sept 11. Sept 23, 1907. 8:2170-1 and 2. A
\$18,000-\$18,000. other consid and 100
- Broadway, w s, 277 n 122d st, 25.2x76.10 to e l Old Bloomingdale
road, vacant. Georgiana H Speer to Chas M Rosenthal. Sept
17. Sept 25, 1907. 7:1993-14. A \$8,000-\$8,000.
other consid and 100
- Convent av, No 294, w s, 39.11 s 142d st, 20x100, 3-sty stone front
dwelling. Wm Cumming to Wm C Smith. Mort \$16,500. Sept
21. Sept 25, 1907. 7:2058-17. A \$6,000-\$15,000.
CLOS, Aug 27, 1907. Edward Browne ref to Simon Ginsburg.
Lenox av, No 620 | n e cor 141st st, 99.11x150, three 6-sty
141st st, Nos 75 to 79 | brk tenements, stores on av. FORE-
other consid and 100
- Morts, liens, &c, \$128,674. Sept 17. Sept 20, 1907. 6:1739-1
and 6. A \$63,500-P \$130,000. \$37,000 over all liens
- Lenox av, Nos 661 to 679 | n w cor 143d st, 199.10 to s s 144th
143d st | x100, five 6-sty brk tenements and
144th st, No 100 | stores. Kate wife of Meyer Frank to
Penco Realty Co. Q C. Sept 16. Sept 23, 1907. 7:2012-29 to
36. A \$123,500-\$230,000. other consid and 100
- Lenox av, No 519 | s w cor 136th st, 24.11x75, 5-sty brk tene-
136th st, No 100 | ment and store. Bernhard King and ano to
Simon and Jacob Wiener. Mort \$41,000. Sept 26, 1907. 7:-
1920-36. A \$20,000-\$38,000. other consid and 100
- Lexington av, No 1507, e s, 50.11 n 97th st, 25x95, 5-sty brk
tenement and store. Josephine N and Louis C Porr HEIRS, &c,
Louis J Porr to Helene Heller. Mort \$16,000. Sept 19. Sept
23, 1907. 6:1625-21. A \$12,000-\$22,000. other consid and 100
- Lexington av, No 167, e s, 65.10 n 30th st, 21.11x100, 3-sty stone
front dwelling. Edgar A Simmons to Marietta Simmons. Feb
21, 1885. Sept 24, 1907. 3:886-27. A \$20,000-\$24,000. nom
- Lexington av, No 1513, e s, 51.5 s 98th st, 25x95, 5-sty brk tene-
ment and store. Sol Freidus and ano to Edward A Isaacs, of
Madison, N J. ½ part. All title. All liens. Sept 23. Sept
24, 1907. 6:1625-52. A \$12,000-\$22,000. nom
- Manhattan av, No 131, w s, 84.2 n 105th st, 16.8x75, 3-sty and
basement brk dwelling. Alice T and Geo T Stokes to Geo W
Stokes. 1-3 part. C a G. June 11. Sept 24, 1907. 7:1841-
14½. A \$7,000-\$11,000. 3,000
- Same property. Geo T Stokes to same. 1-3 part. Sept 10. Sept
24, 1907. 7:1841. nom
- Park av, Nos 1192 and 1194, w s, 50.8 s 94th st, 50x80, two 5-
sty brk tenements. John C Barr to Gifford A Cochran. Morts
\$45,000. Aug 2, 1906. Sept 24, 1907. 5:1505-37 and 38. A
\$34,000-\$52,000. nom
- Park av, Nos 1196 and 1198 | s w cor 94th st, 50.8x80, two 5-sty
94th st | brk tenements, store on corner.
John C Barr to Gifford A Cochran. Mort \$62,000. Aug 24, 1906.
Sept 24, 1907. 5:1505-39 and 40. A \$44,000-\$67,000. nom
- Park row, No 110, on map Nos 110 and 112, n s, abt 100 e Duane
st, 23.8x103.5x23.1x102.7, 4-sty brk tenement and store and 1-
sty brk laundry in rear. Harris Mandelbaum et al to Marie C
Smith 1-3 part. B & S and C a G. Mort 1-3 of \$50,000. Sept
16. Sept 26, 1907. 1:159-56. A \$28,000-\$31,000. other consid and 100
- West End av, No 802, e s, 19 s 99th st, 16x80, 3-sty and basement
stone front dwelling. Laura E Peck to Jenny A Hotaling. Mort
\$16,000. Sept 23. Sept 24, 1907. 7:1870-62. A \$9,500-
\$18,000. other consid and 100
- 2d av, No 768 | n e cor 41st st, 24.9x69, 5-sty brk tenement
41st st, No 301 | and store. John Reilly to Hanora A wife of
John Reilly. All liens. Sept 23, 1907. 5:1334-1. A \$17,-
000-\$25,000. nom
- 2d av, No 2234, e s 40.10 s 115th st, 20x75, 4-sty stone front ten-
ement and store. Bessie Gropper to Cecelia Gropper. Mort \$9,-
500. Sept 14. Sept 20, 1907. 6:1686-51. A \$6,000-\$11,000.
other consid and 100
- 2d av, Nos 2371 to 2373 | s w cor 122d st, 75x100, two 6-sty brk
122d st | tenements and stores. David Feigen-
sohn to Celia Friedman. Morts \$147,800. Sept 17. Sept 20,
1907. 6:1786-27 and 28. A \$34,000-P \$88,000. other consid and 100
- 3d av, No 565, e s, 49.5 n 37th st, 24.8x105, 5-sty brk tenement
and store. John B Regnault to Chas H Regnault, ½ part. All
title. Mort \$18,000. Sept 17. Sept 20, 1907. 3:918-3. A
\$20,000-\$25,000. other consid and 100
- 3d av, No 2336, w s, 49.11 s 127th st, 25x100, 4-sty brk hotel.
Adolf H Landeker to David Herskowitz. Mort \$30,000. Sept 26,
1907. 6:1775-38. A \$22,000-\$32,000. other consid and 100
- 3d av, No 297, e s, 25 s 23d st, 21.9x100, 3-sty brk tenement and
store. Sylvan Harris to Henrietta Harris. All title. Sept 25.
Sept 26, 1907. 3:903-58. A \$20,000-\$26,000. nom
- 7th av, No 1970, w s, 50.11 s 119th st, 25x100 5-sty brk tene-
ment and store. Simon Wiener et al to Simon Kahn. Mort \$27,-
000. Sept 26, 1907. 7:1924-34. A \$17,000-\$29,000. other consid and 100
- 11th av, Nos 854 to 858 | n e cor 58th st, 100.4x100, 2-sty brk
58th st | factory. Ida M Lange to Aline D El-
Holt, of Tuxedo Park, N Y, and John S Dickerson, N Y. June
20. Sept 26, 1907. 4:1087-1. A \$40,000-\$45,000. nom
- Same property. Aline D wife of and John G Elliott et al to Ida
M Lange, of Mamaroneck, N Y. June 20. Sept 26, 1907. 4:-
1087. nom
- 11th av, Nos 666 and 668 | n e cor 48th st, 50.2x100, two 4-sty brk
48th st, Nos 559 and 561 | tenements and stores and 1-sty brk
store in st. Isaac Marks and ano to Morris Weinstein. ½ part.
Mort \$28,000. Sept 24. Sept 25, 1907. 4:1077-1 and 2. A
\$23,000-\$30,500. other consid and 100
- Assignment of all right, title and interest, claim, services, power
of atty, &c. Alexander Frascolla to Aurelio Egidi. Dec 2, 1904.
Sept 23, 1907. nom

BOROUGH OF THE BRONX.

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

- *Adams st, e s, 95 s Columbus av, 16.8x100, Van Nest Park. Mi-
chael Kenny to Thomas Kilduff. ½ part. Mort \$3,600. Sept
30, 1906. Sept 21, 1907. nom
- *Arthur st or av | s s, 325 w Paulding av, 50x135.8 to n s Briggs
Briggs st | st, x 52.8x152.6, Laconia Park. Laura A Curry
to Annie Kopchovsky. Sept 20, 1907. other consid and 100
- Beck st | s e cor Longwood av, 100x200 to w s Fox st, vacant.
Fox st | Release judgment. Benj F Feiner to Margt F John-
Longwood av | son. Sept 21. Sept 25, 1907. 10:2707. nom
- Fox st | e s, 498.2 n 165th st, 200x200 to Simpson st, vacant.
Simpson st | Rose R Hecht to Benjamin Kauser. Mort \$32,000.
July 25. Sept 21, 1907. 10:2726. other consid and 100

HECLA IRON WORKS Architectural Bronze

AND IRON WORK

North 10th, 11th and 12th STREETS

BROOKLYN, - - - NEW YORK

Kingsbridge terrace, n s, 126.9 w Kingsbridge road, 26.2x129.10x 25.6x118.9, vacant. Hugh C Munday to William Carter. Mort \$1,347 and all liens. Sept 21. Sept 25, 1907. 11:3240.

other consid and 100
Lisbon pl, s s, 50 w Cadiz pl, at point 45.10 w Mosholu Parkway South, 25x100, vacant. Magdalena Haas widow to T Francis Flood. Sept 25, 1907. 12:3311. nom

*Main st, w s, lots 648 to 651, map Eliz R B King at City Island, 100x100.

*Poplar st, n s, — e Bear Swamp road and being lots 11 and 12 map in partition Wells vs Storer et al. Thomas Conway to Joseph Coffey and Mary Scully. Sept 20. Sept 21, 1907.

other consid and 100
Simpson st, n w s, 384.10 s w 167th st, 50x100, vacant. Benjamin Kauser to James C Gaffney. Mort \$4,000. Sept 20. Sept 21, 1907. 10:2726.

other consid and 100
*Sheil st, s s, 375 w 5th av, 25x100, Laconia Park. Arthur J Mace and ano EXRS Malinda G Mace to Meyer Sheriff. All liens. Sept 24. Sept 25, 1907. 255

255
Trafalgar pl, No 5, w s, 150 s 176th st, late Woodruff av, 25x65, vacant. Chas M Preston RECVR N Y Bldg Loan Banking Co to Elise Giesen. All liens. Sept 4, Sept 24, 1907. 11:2958. 1,100

*4th st, n s, 280 e Green lane, 25x100. Joseph Harper to Hudson P Rose. Sept 20. Sept 21, 1907. nom

*12th st, n s, 155 e Av D, 25x108, Unionport. Longin Mang HEIR Agnes Mang to Mary Hecht also heir Agnes Mang. Q C. Sept 24. Sept 26, 1907.

other consid and 100
*12th st, n s, 180 e Av D, 25x108. Mary Hecht HEIR, &c, Agnes Mang to Longin Mang. Q C. Sept 24. Sept 26, 1907.

other consid and 100
135th st, No 693, n s, 154 e Southern Boulevard, 16.8x75, 2-sty brk dwelling. John Henkel to Jacob Miller. B & S. Mort \$3,000. Sept 23. Sept 24, 1907. 10:2564. nom

138th st, Nos 628 and 630, s s, 176.11 w Cypress av, 75x100, two 6-sty brk tenements and stores.

138th st, Nos 634 and 638, s s, 101.11 w Cypress av, 75x100, two 6-sty brk tenements and stores.

Consent to convey 1st parcel to Ignazio Lupo and to convey 2d parcel to Pietro Inzerillo. The Ignatz Florio Co-operative Assoc Among Corleonesi to Ignazio Lupo and Pietro Inzerillo. Sept 23. Sept 25, 1907. 10:2550.

138th st, Nos 634 and 638, s s, 101.11 w Cypress av, 75x100, two 6-sty brk tenements and stores. The Ignatz Florio Co-operative Assoc Among Corleonesi, a corpn, to Pietro Inzerillo. Mort \$77,000. Sept 21. Sept 25, 1907. 10:2550. nom

138th st, Nos 628 and 630, s s, 176.11 w Cypress av, 75x100, two 6-sty brk tenements and stores. Ignatz Florio Co-operative Assoc Among Corleonesi, a corpn, to Ignazio Lupo. Mort \$71,000. Sept 21. Sept 25, 1907. 10:2550. nom

138th st, No 759, n s, 231.7 e Southern Boulevard, 37.6x100, 6-sty brk tenement. Release mort. N Y Trust Co to Max Walther and Esther Weitzer. Sept 17. Sept 21, 1907. 10:2590.

other consid and 100
152d st, Nos 317 and 319, old No 553, n s, 350 w Courtlandt av, 50x100, 6-sty brk tenement. Isaac Aaronson to Margt T Johnston. Mort \$63,000. Aug 8. Sept 23, 1907. 9:2412.

other consid and 100
156th st, s s, 90.3 e Eagle av 37.6x100 vacant. Release mort. Park Mortgage Co to Henry Clune. June 10. Sept 20, 1907. 10:2624. 5,000

159th st, No 365, old Nos 609 and 611, n s, 92 e Courtlandt av, 50x100, with strip in front between n s of Waverly st and present n s 159th st, 6-sty brk tenement. Maurice Frankel and Lizzie his wife to Belle Secular. Mort \$56,500. Sept 12. Sept 20, 1907. 9:2406. nom

Same property. Belle Secular to Maurice Frankel. Mort \$56,500. Sept 12. Sept 20, 1907. 9:2406. nom

161st st, No 375, n s, 228.7 e Courtlandt av, 25x71.5x25x71.11, 2-sty frame dwelling. Jacob Schmitt to Louis Reiss. All liens. Sept 24. Sept 25, 1907. 9:2408. other consid and 100

167th st, s s, 20.9 e Woodcrest av, runs e along st, 180.10 Anderson av, to w s Anderson av as proposed, x s 36.10 x n w 180 to beginning, 3-sty frame dwelling. FORECLOS Nov 17, 1905. Alfred S Brown ref to Bell M Robinson. Sept 16. Sept 21, 1907. 9:2509. 10,700

167th st, s s, 73.10 w Fox st, runs s 83.2 and 0.2 x w 191.11 x s 83.9 to st, x e 20 to beginning, 3-sty frame tenement. James C Gaffney to Mary Frawley. Mort \$8,000. Sept 20. Sept 21, 1907. 10:2717. other consid and 100

171st st, No 446, s s, 50 e Park av, 25x90, 4-sty brk tenement. Benjamin Silberstein et al to Emma Schmertz of Brooklyn. Mort \$16,600. Aug 5. Sept 23, 1907. 11:2902. 100

173d st, No 758, s s, 70 w Bathgate av, 54.5x100.2, part 3-sty frame seminary. Samuel Goodman to Bronx Tremont Hebrew School. Mort \$7,000. Sept 20, 1907. 11:2914.

other consid and 100
*175th st, w s, 300 n Gleason av, 25x100. John Carey to Victor Pohjola. Mort \$500. Sept 25. Sept 26, 1907.

other consid and 100
176th st, Nos 981 and 983, on map Nos 979 to 983, n e s, 140.9 s e Crotona av, 55.3x95.8x55.1x93.4, 5-sty brk tenement. Catherine McNulty to Gotham Investors Co. Mort \$37,000. Sept 20. Sept 25, 1907. 11:2950. other consid and 100

176th st, No 812, on map No 1080 (Woodruff st or av), s s, former line, 500 e Prospect av, 35x125, except part for st, 2-sty frame dwelling. Caroline G Storey to James Butler. Mort \$3,000. Sept 23. Sept 24, 1907. 11:2953.

other consid and 100
181st st, n s, 99.2 w Clinton av, 23x66.1, vacant. Release mort. Morris J Bluen to Harry Feller. Sept 19. Sept 24, 1907. 11:3098. nom

Same property. Harry Feller to Ernestina Schoenfeld. Sept 24, 1907. 11:3098. nom

182d st, s s, 210.11 e Belmont av, runs s 102.1 x w 100.11 x s 61.10 x e 225.7 x n 123.8 x w 121.3 x n w 83.2 to st, x w 20 to beginning, vacant. James D Gagan to James T Lee. Mort \$7,000. June 21. Sept 20, 1907. 11:3083 and 3084. nom

196th (Wellesley) st, n w cor Morris av, late Kirkside av, 47.11x 100x56x100.4, 2-sty frame dwelling. Theo E Schulz to Theo H Schulz. Mort \$10,100. Sept 26, 1907. 12:3318.

other consid and 100
*213th st, n s, 100 w Maple av, 50x100 and being lots 86 and 87 map Wm S Duncan at Williamsbridge. Release mort. John J Fleming to Lo Curto, Colletti & Co. Sept 12. Sept 21, 1907. 1,700

*215th st, s s, 350 w 6th av, 25x100, map Laconia Park. Angelo Gnazzo to Alessio Monaco. Sept 21. Sept 23, 1907. other consid and 100

*225th st, s s, 305 w 4th av, 50x114, Wakefield. Matthias J Albrecht to Emil Leske. Sept 20. Sept 21, 1907. other consid and 100

*228th st, s s, 205 w 5th av, 25x114, Wakefield. Emma N Polak to Michael Bellizzi. Sept 19. Sept 20, 1907. other consid and 100

*228th st, s s, 205 w 5th av, 25x114, Wakefield. Arthur J Mace to Emma N Polak. All liens. Aug 15. Sept 20, 1907. other consid and 100

*230th st, s s, 380 e White Plains road, 25x114, Wakefield. Ralph Hickox to A Shatzkin & Sons. All liens. Aug 13. Sept 25, 1907. other consid and 100

240th st | n w cor McLean av, runs w 113 x n 75 x e 36 x s 10
McLean av | x e 21 to w s McLean av, x s 88 to beginning, vacant.
Release mort. Isaac P Storm to James T Doyle. Sept 25. Sept 26, 1907. 12:3394. 500

*Arthur av, or st | s s, 175 w Paulding av, 25x93 to Briggs av,
Briggs av | 26.1x85, Laconia Park. Chas E Watson to
A Shatzkin & Sons. All liens. Aug 13. Sept 25, 1907. other consid and 100

*Boston road, s e cor Grace av, 45x103.4x45x105.1.
Edson av | w s, 634.7 s Boston road, runs s e 78.7 to N Y, W & B
Grace av | R R, x s w 229.2 to Grace av, x n w 131.8 x n e 95
x n w 75 x n e 95 to beginning.
Grace av, e s, 503.4 s Boston road, 50x95.
Grace av, e s, 128 s Boston road, 50x95.
Grace av, w s, 126.1 s Boston road, 125x95.
Grace av, w s, 726.1 s Boston road, 50x95.
Grace av | n e s, at n s 222d st, runs s e 39.4 x e 46.7 x n e 75.4
222d st | x n w 26.4 x n 25 x w 95 to beginning.
222d st | s s, at s e s Grace av, runs e 63.6 x s e 49.7 x s w 95
Grace av | x n w 25 x w 26.4 x n 81.7 to beginning.
Ely av, w s, at s e s N Y, W & B R R, 57.2x84.9x102.3, gore.
Ely av, w s, 82.2 s N Y, W & B R R, 25x95.
Ely av, w s, 203.2 s N Y, W & B R R, 25x95.
Ely av, w s, 357.2 s N Y, W & B R R, 56.11x99.3x29.2x95.
Release mort. Max Hoffman and ano to Irving Realty Co. July 10. Sept 25, 1907. 1,450

*Bronx Park av, w s, 125 n 177th st, 50x150. James J Dixon to Myron W Cuddebach. Sept 23. Sept 26, 1907. nom

Beaumont av, e s, 170 s 187th st, 100x100, vacant. Moser Arndtstein to Kathleen and Ellen Slattery. Mort \$6,000. Sept 25. Sept 26, 1907. 11:3103. other consid and 100

*Balcom av, e s, 50 n Marrin st, 100x100, Westchester. Jared S Spencer to Wm A Mallett. Sept 25. Sept 26, 1907. other consid and 100

*Burke av, w s, 200 s Jefferson st, 50x100, Edenwald, Magdalena Nordmann to Fridolin Weber. Sept 17. Sept 24, 1907. other consid and 100

Decatur av, n e cor 207th st, 110.4x50x102.4x50.8, vacant. Edmund F Swanberg to Marcus Nathan. Sept 23, 1907. 12:3355. other consid and 100

*Beech av, n s, 437 w Corsa av, 25x100, Laconia Park. A Shatzkin & Sons to Carmine Fabrizio. Mort \$650. Sept 10. Sept 21, 1907. 100

*Commonwealth av, w s, 75 n Merrill st, 25x100. Wm N O'Donnell to Francis X and Ellen S Mulligan, tenants by entirety. Mort \$2,500. Sept 20, 1907. other consid and 100

Crotona av, No 2008, e s, 125 n 179th st, 25x100, 2-sty frame dwelling. Mary E wife of and Patrick J Lynch to Philip J Harvey. Q C. Sept 6. Sept 26, 1907. 11:3095. nom

Same property. Philip J Harvey to Denis J Brennan. Mort \$3,200. Aug 12. Sept 26, 1907. 11:3095. other consid and 100

*Castle Hill av, w s, 600 s Green lane, 25x105.3. Vito Ricci to Nicola Fusco. Sept 24. Sept 25, 1907. nom

*Doon av, w s, 300 s Jefferson av, 25x100. Land Co B of Edenwald to Joseph Boemmels. Aug 30. Sept 20, 1907. nom

*Edison av, s e cor Otis av, 80x209, Westchester. The Estates Development Co to Henry A Coster. Sept 16. Sept 21, 1907. nom

Franklin av, No 1203, n w s, abt 160 s 168th st, 17.2x80x16.8x76, s w s, 2-sty frame dwelling. Louise A Jackson widow to Philip Wattenberg. Mort \$5,500. Sept 24, 1907. 10:2611. other consid and 100

Forest av, No 784 (Concord av), e s, 50 s 158th st (Cedar pl), 16.8 x 75, 2-sty frame dwelling. John C Ferrier to Eliz A Blake. Mort \$1,500. Sept 26, 1907. 10:2655. 4,500

Forest av, No 1041, w s, 178.5 n 165th st, 20x98.5, 2-sty frame dwelling. Release mort. Sarah U and Geo W Perkins to Elizabeth Hatton. Sept 14. Sept 24, 1907. 10:2650. nom

Same property. Release mort. Martha Foggin to same. Sept 21. Sept 24, 1907. 10:2650. nom

Same property. Elizabeth Hatton to May J Ferguson. Mort \$6,500. Sept 21. Sept 24, 1907. 10:2650. other consid and 100

*Grant av, s s, 100 w John st, 50x100, Westchester. John B Goldhammer to Chas R and Geo J Baxter. Sept 23. Sept 24, 1907. other consid and 100

Grant av | s w cor McClellan st, runs w 200 to e s Sherman av,
McClellan st | x s 413 to n s 166th st, x e 200 to w s Grant av, x
Sherman av | n 413 to beginning.
Grant av | n w cor McClellan st, 139x200 to e s Sherman av.
Sherman av | Sherman av, n w cor McClellan st, runs w 200 to e s Sheridan av,
x n 538.2 to s s Transverse road, at 167th st, x e 97.1 to
167th st, x still e 94.9 to Sherman av, x s 554 to beginning.
Sherman av, n w cor 167th st, runs w 94.8 to Transverse road at
167th st, x still w 72.7 to e s Sheridan av, x n 484.10 to s s
168th st, x e 60.7 to w s Sherman av, x s 489.7 to beginning,
vacant.

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.

- Juliet M Livingston to One Hundred and First Street Co. All liens. Sept 18. Sept 21, 1907. 9:2449, 2452, 2453, 2456, 2457. other consid and 100
- *Grace av, n e s, 125 s Lyon av, 50x130, Westchester. Release mort. Sound Realty Co to Marcus Nathan. July 17. Sept 26, 1907. 900
- *Same property. Release mort. Samuel Bitterman to Chester Improvement Co. Aug 14. Sept 26, 1907. nom
- *Grace av, w s, 376.2 s Boston road, 50x95. Irving Realty Co to Louisa Hoffman. Sept 17. Sept 21, 1907. other consid and 100
- *Grace av, w s, 351.2 s Boston road, 25x95. Irving Realty Co to George Ladewich. Sept 17. Sept 21, 1907. other consid and 100
- Grand av, e s, 260.3 n 184th st, 15x94.3x15x95, 3-sty brk dwelling. Henry U Singhi to Anna Keenan. Sept 25, 1907. 11:3199. other consid and 100
- *Grace av, e s, 628.4 s Boston road, 75x95.
Grace av, e s, 428.4 s Boston road, 75x95.
Grace av, e s, 228.4 s Boston road, 125x95.
Boston road, s w cor Grace av, 45x126.1x45x123.8.
Grace av, w s, 301.1 s Boston road, 50x95.
Ely av | n e s, at n s 222d st, runs n e 95 x s e 11.3 to N Y, W & 222d st | B R R, x s w 96.7 to 222d st, x w 24.2 x n w 46.4 to beginning.
Grace av, e s, 284.4 n 222d st, 21.3 to N Y, W & B R R, x 114.6x 65.4x97.
Release mort. Max Hoffman and ano to Irving Realty Co. Sept 6. Sept 25, 1907. 850
- *Grant av, s s, 50 w John st, 50x100, Westchester. Chas R and Geo J Baxter to John B Goldhammer. Mort \$2,500. Sept 23. Sept 24, 1907. other consid and 100
- Hull av, w s, 21.7 n 207th st, 18x75, 2-sty frame dwelling. Thos F Riley et al to Gertrude A Crane. Mort \$4,000. Sept 16. Sept 21, 1907. 12:3347. other consid and 100
- Hull av, w s, 39.7 n 207th st, 18x75, 2-sty frame dwelling. Thos F Riley et al to Aranka Mierswa. Mort \$4,000. Aug 24. Sept 23, 1907. 12:3347. other consid and 100
- Hughes av, w s, 331.6 s 183d st, 31.6x85, vacant. Release mort. James G Wentz to Marie Krabo. Sept 24, 1907. 11:3071. nom
- Heath av, e s, 369.8 s Kingsbridge road, 75x106.6x77x90, vacant. Thomas Barry to Bertha E Neary, of Cortland, N Y. Mort \$2,520. Sept 18. Sept 23, 1907. 11:3240. other consid and 100
- Hull av, w s, 41.8 n 209th st, 41.8x100, vacant. Annie Pike to Harry Fishman. Mort \$500. Sept 19. Sept 26, 1907. 12:3348. other consid and 100
- Hull av, w s, 83.4 n 209th st, 41.8x100, vacant. Annie Pike to Harry Fishman. Mort \$500. Sept 19. Sept 26, 1907. 12:3348. other consid and 100
- Hoe av, No 1499, w s, 100 s 172d st, 25x100, 2-sty frame dwelling. John B Sexton to Margaret wife of John B Sexton. Mort \$5,850. Sept 26, 1907. 11:2981. other consid and 100
- Hughes av, e s, 36 n 181st st, 49.11x85.3, vacant. The Belmont Realty & Construction Co to Magdalena Marx. Mort \$2,400 and all liens. Aug 12. Sept 26, 1907. 11:3082. other consid and 100
- Inwood av | w s, 100 s w from an angle in av opposite Clarke Cromwell av | pl, runs n w 230 to Cromwells or Doughtys Brook and Cromwell av, x s — to lot 305 on map of Inwood, x s e 190 to av, x n e 100 to beginning, 3-sty frame dwelling and vacant. Clarence D Baldwin to Bell M Robinson. Sept 16. Sept 21, 1907. 11:2855, 2871. nom
- Jackson av, No 1116, e s, 198.3 n 166th st, 29x87.6, 2-sty brk dwelling and 2-sty brk stable in rear. Annie A Hill to Margt P Butterly. Mort \$10,000. Sept 23. Sept 24, 1907. 10:2651. 100
- Kingsbridge road | n w cor Heath av, runs n — to land Nathaniel Heath av | P Bailey, x n w 225 to e s Bailey av, x s — to Bailey av | road, x e — to beginning, except strip at n e cor said road and Bailey av, —x—, and also strip on e s Bailey av, extending s from n line which were formerly bed of Old road from Williamsbridge to Yonkers, 2-sty frame dwelling and vacant. Release mort. Knickerbocker Trust Co to James R Hay. Sept 12. Sept 23, 1907. 12:3259. 100
- Same property. James R Hay to Arthur W Saunders. Sept 12. Sept 23, 1907. 12:3259. other consid and 100
- Lind av | w s, at e s Sedgwick av, runs n along Lind av, 279.3 Sedgwick av | x w 55.1 to e s Sedgwick av, x s 284.8 to beginning, vacant. Emerence K Ager to James L Van Sant, of Tarrytown, N Y. Mort \$6,500. Sept 18. Sept 25, 1907. 9:2527. other consid and 100
- Morris av, (Av A) | n w cor Cameron pl (Elizabeth st), Walton av, Nos 2162 to 2176 | runs w 186 to Walton av, x n 100 Cameron pl | x e 75 x s 25 x e 94 to w s of av, x s 77 to beginning, except part for av, 2-sty frame dwelling and store and 2-sty frame dwelling and vacant. Jacob Pritz to Sophia wife of Jacob Pritz. All title. All liens. April 26. Sept 24, 1907. 11:3181. other consid and 100
- Marion av, w s, 21.1 s Mosholu Parkway South, 37.6x113.6, vacant. Wm C Bergen to John T Manning. Sept 21. Sept 23, 1907. 12:3281. other consid and 100
- Marion av, s w cor 198th st, late Travers st, 25x100.8x24.1x 100.11, vacant. John J Dowling to The Twelfth Ward Bank. Q C and C a G (given as collateral for note of \$4,000, due one month from date. Sept 19. Sept 23, 1907. 11:3061. nom
- Morris av, Nos 857 and 859, on map No 857 | s w cor 161st st, 161st st | 30x94, 1 and 4-sty brk tenement and store with 2-sty brk extension. James David to Luke Smith. Mort \$23,500. Sept 19. Sept 20, 1907. 9:2443. other consid and 100
- Montgomery av, w s, 315 s Popham av, 25x100, 3-sty frame dwelling. Frederic T Stetson to Sophia M wife of Frederic T Stetson. Mort \$7,600. Sept 19. Sept 20, 1907. 11:2877. other consid and 100
- Minneford av, w s, lots 359 to 362 and 369 to 372 same map, 100x 200 to e s Main st, with awards for City Island av, City Island. Zeltner Realty Co to James J Feeley. B & S. Sept 18. Sept 20, 1907. other consid and 100
- Norwood av, late Decatur av, No 3259, w s, 194.11 n 207th st, 25x100, 2-sty frame dwelling. Thos F Riley et al to Joseph Brehm and Amelia E Lyons, joint tenants. Mort \$5,000. Sept 19. Sept 21, 1907. 12:3351. other consid and 100
- *North Oak Drive, s s and being lot 46 map Bronxwood Park. Peter J Taaffe to Joseph E Dobbs and John H Behrmann. Q C and confirmation deed. Aug 29. Sept 23, 1907. nom
- Nelson av, w s, 32.9 s Boscobel av, 25x100.
Boscobel av, n w cor Nelson av, runs s along Nelson av, 32.9 x w 63 x n e 63 to Boscobel av, x s 32.9 to beginning, vacant. Patrick J Duffy to Catherine wife of Patrick J Duffy. Mort \$2,870. Sept 23. Sept 24, 1907. 9:2521. 6,000
- Park av, West, No 4439, w s, 367 s 182d st, 25x96.11x25x96, 2-sty frame dwelling. Chas L Meehan to Wm F Curran. B & S. Sept 20, 1897 (?) probably meant for 1907. Sept 23, 1907. 11:3030. nom
- Prospect av, w s, 200 n 183d st, 33.4x95, vacant. Release mort. Solomon C Powell et al to Chas F Dilberger. Sept 25. Sept 26, 1907. 11:3102. other consid and 100
- Park av, e s, at s s Wendover av, being 1.5 in front on Park av, x 0.4 in rear and 150 ft in length on Wendover av, a strip, &c. Macy O wife of and Amos A Woodruff to Harriet T Stanly, of Tarrytown, N Y. Sept 24. Sept 26, 1907. 11:2903. nom
- Prospect av, w s, 218.9 n 187th st, 18.9x95, 2-sty frame dwelling. Chas F Dilberger to Wm D Hickey. Mort \$6,000. Sept 21. Sept 24, 1907. 11:3104. other consid and 100
- Park av, late Terrace pl | n e cor 152d st, 54.3x113.10x50x134.11, 152d st, No 243 | 3-sty frame dwelling and vacant. Robert Friedman to Celia Friedman. Mort \$11,200. Sept 17. Sept 21, 1907. 9:2442. other consid and 100
- Robbins av, e s, 42.8 s St Marys st, 50x100, vacant. Martha R Tepper to Charles Oberwager. Mort \$3,000. Sept 20. Sept 21, 1907. 10:2573. nom
- Robbins av, s e cor St Marys st, runs s 42.8 x e 100 x n 54.4 to st, x w 100.8, vacant. Martha R Tepper to Charles Oberwager. Mort \$3,000. Sept 20. Sept 21, 1907. 10:2573. nom
- Shakespeare av, e s, 275 n Jesup pl, 125x97.6x125x99.6, vacant. Release mort. Bankers Trust Co to Upland Realty Co. Sept 25. Sept 11:2872. 6,500
- Southern Boulevard, s e s, 460 e St Anns av, 53.5x145.3x50x126.4, except part for 133d st, vacant. Arthur D Williams to Annie S Williams. B & S and C a G. Sept 25. Sept 26, 1907. 10:2546. other consid and 100
- *Sands av, n s, 241 e Pelham road, 50x100.10x50x102.2, Westchester. The Warranty Realty Co to Bertha Kaufmann, N Y, and Milton Newman, of Sheepshead Bay, L I. 2-3 parts. Sept 16. Sept 24, 1907. nom
- Vyse av, No 1161, w s, 400 n 167th st, 20x100, 3-sty brk dwelling. Emanuel J Lasar to Hannah Linetzky, of Brooklyn. Mt \$9,500. Aug 22. Sept 23, 1907. 10:2752. other consid and 100
- Vyse av, No 1390, e s, 180.6 s Freeman st, 25x100, 2-sty frame dwelling. Eliz P Gatfield to Leslie B McClure and Ida M Gibson. Mort \$5,500. Sept 25. Sept 26, 1907. 11:2993. other consid and 100
- Washington av, No 1833, w s, 188 n 175th st, runs w 122 x s 80 x w 28 x n 108 x e 150 to av, x s 28 to beginning, except part for av, 2-sty frame dwelling and vacant. Release mort. Sarah F Miller to Albert J Schwarzler. Sept 19. Sept 20, 1907. 11:2908. 14,000
- Wendover av, No 408, old No 680, s s, 25.11 w Brook av, 26x75.3x 26x75.1, 4-sty brk tenement. Rosa Nathan to Edmund F Swanberg. Mort \$14,500. Sept 20. Sept 23, 1907. 11:2896. other consid and 100
- Webster av, No 1251, old No 1245, w s, 262 n 168th st, 26x100, 4-sty brk tenement and store. Emile Rebuschung to Titus Krott. 1/2 part. Mort \$15,500. Sept 24, 1907. 9:2427. nom
- *Westchester av, s s, 100 w Green av, 25x100. Max Jacobson to Christian Moltzen. Sept 19. Sept 25, 1907. other consid and 100
- Webster av, e s, 148 s 176th st, 40x143.6, vacant. Michael Gleason to Koster & Rueppel, Inc. Mort \$5,000. Sept 23. Sept 25, 1907. 11:2900. other consid and 100
- *Wright av, w s, 300 n Nelson av, 50x100. Land Co C of Edenville to Thomas Banks of Portchester, N Y. Sept 25, 1907. nom
- *1st av, w s, 300 s 1st st, runs w 348 to Bronx River x s and e 608.6 to av x n 318 to beginning, except part for Bronx River, Olinville. Oscar Johnson to Joseph Marcus and Severin Anderson. All title. Sept 16. Sept 25, 1907. 100
- *High water mark at n s lot 648 map Eliz R B King at City Island, runs s 100 to s s lot 651 x w into waters L I Sound, 400 x n 100 x w 400 to beginning. Eliz D DeLancey EXTRX Elias D Hunter to James J Feeley. Sept 7. Sept 20, 1907. 4,000
- *Same property. The City Island Land & Dock Co to same. B & S and C a G. Sept 19. Sept 20, 1907. nom
- *Lot 107 map (No 1095) of 163 lots estate Mary J Radway. James Hynes to James and John J Quinlan. Q C and C a G. Mort \$3,000. Sept 20. Sept 21, 1907. nom
- *Lots 20 to 23 block 23 map Pelham Park. Maria Urbansky to Margaretta Armstrong. Mort \$400. May 9, 1896. Sept 23, 1907. nom
- Plot begins 556.3 n e l of proposed Eastern Boulevard and 360 e Land N Y, N H & H R R Co, runs n 150 x e 110 x s 201.4 x n w 121.5 to beginning. All title to strip 30 ft wide on west. Jacob Leitner to Ittner Realty Co. Mort \$30,000. Sept 12. Sept 26, 1907. 10:2606. other consid and 100
- *Plot begins 940 e White Plains road at point 595 n along same from Morris Park av, runs w 100 x n 25 x e 100 x s 25 to beginning, with right of way over strip to Morris Park av. Erik Bergman et al to Pincus Harrison and Sarah Bornstein. Mort \$800. Sept 25. Sept 26, 1907. other consid and 100
- Plot begins at line between lands formerly John Erskine and lands formerly Jos J Bicknell distant 136.1 s Riverdale lane, runs s 25 x e 100 x n 17 x w 100.4 to beginning. Newton Land Assoc, a corp, to Eugene Christian. Sept 19. Sept 23, 1907. 13:3421. other consid and 100
- *Plot begins 590 e White Plains road at point 620 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. George A Devermann to Louise Mayer. Mort \$3,000. Sept 19. Sept 21, 1907. other consid and 100

THE GEORGE A. JUST COMPANY

239 Vernon Ave., Boro. of Queens, New York City

IRONWORK FOR BUILDINGS

*Agreement as to validity of deeds of land at Unionport made by Matthew Tyrrell before his death on or before Dec 30, 1904, to Hannah Tyrrell and Hannah C Tyrrell also as to contract dated Nov 30, 1904, made by Matthew Tyrrell with Robert J Rooney. Hannah, George and Thomas Tyrrell, Mattie Coleman, Mamie Baker and Hannah C Tyrrell each with the other. Jan 13, 1905. Sept 20, 1907. nom

LEASERS

(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.)

September 20, 21, 23, 24, 25 and 26.

BOROUGH OF MANHATTAN.

Bleecker st, No 171. Assign lease. Pietro Massari to William Zoll. Sept 23. Sept 26, 1907. 2:540. nom
 Bleecker st, No 171, corner Sullivan st, corner store, &c. Domesnick Abbate and ano to Pietro Massari; 7 years, from Oct 1, 1907. Sept 24, 1907. 2:540. 2,100
 Clinton st, No 19. Surrender lease. Philip Berman to Benjamin Rosenfeld. All title. Sept 19. Sept 20, 1907. 2:350. nom
 Clinton st, Nos 126 and 128. Surrender of lease. Max Bloch and ano to Sam Fredel and Jacob Cohen. Sept 17. Sept 20, 1907. 2:347. nom
 Clinton st, Nos 126 and 128, north store. Sam Friedel and ano to Annie Goodman; 4 7-12 years and 15 days, from Sept 16, 1907. Sept 20, 1907. 2:347. 1,320
 Chrystie st, No 195. Assign lease. Charles Hirsch to Congress Brewing Co (Lim). Sept 20. Sept 23, 1907. 2:426. nom
 Grand st, No 380. Surrender lease. Max Bloch to Jacob Malbin. Sept 16. Sept 23, 1907. 2:351. nom
 Greenwich st, No 102, store, &c. Danl J Faour et al to August Steuer; 4 years, and 7½ months, from Sept 15, 1907. Sept 24, 1907. 1:53. 2,800
 Hester st, No 167, all. Adelina Varasano to Nicola Figliola; 8 months, from Sept 1, 1907. Sept 25, 1907. 1:238. for term 2,000
 Lewis st, No 78. Surrender lease. Abraham M Bash to Hyman Moskowitz, Barnet Fishman and Morris Kurlanchick. Sept 13. Sept 23, 1907. 2:329. 658.34
 Madison st, No 94, all. Louis Frank to Jacob B Swartz; 2 years, 11 months and 15 days, from Sept 15, 1907. Sept 20, 1907. 1:276. 4,250
 Madison st, No 98, all. Louis Frank to Jacob B Swartz; 2 years, 11 months and 15 days, from Sept 15, 1907. Sept 20, 1907. 1:276. 4,250
 Madison st, No 99, west store. James E and Andrew M Campbell to Patrick J Flynn; 3 years, from May 1, 1907. Sept 24, 1907. 1:277. 444 and 480
 Same property. Assign lease. Patrick J Flynn to M Grohs Sons Inc. Sept 24, 1907. 1:277. 2,300
 Monroe st, No 229, west store. Morris Hillerman and ano to Abraham Rosen; 2 years, from May 1, 1907. Sept 24, 1907. 1:266. 684
 Perry st, Nos 167 and 169, all. Meta Schlobohm to Herman and John F Schmonsees; 5 years, from Sept 1, 1907. Sept 20, 1907. 2:637. 4,750
 Rutgers st, Nos 56 and 58, all. Aron Oberst to Abraham and Solomon Greenberg; 3 years, from May 1, 1906. Sept 23, 1907. 1:255. 10,200
 Rutgers st, No 56. Surrender lease. Harry Gold to Max Wolper. All title. April 30, 1906. Sept 23, 1907. 1:255. nom
 Suffolk st, Nos 46 and 48, all. Anna E Anger to Max Freed; 5 years, from May 1, 1910. Sept 24, 1907. 2:340. 4,200
 Water st, Nos 630 to 634, ground floor and basement. Newland Realty and Construction Co to Harris Miller; 6 3-12 years, from Sept 1, 1907. Sept 23, 1907. 1:260. 1,000 to 2,500
 Warren st, No 11. Assign lease. William Ruthmann to 35% Automobile Supply Co. Sept 24. Sept 25, 1907. 1:134. nom
 West st, No 23, s e cor store. Abraham Gabriel to Domenico Curcio; 3 years, from April 1, 1907. Sept 25, 1907. 1:15. 1,380
 3d st No 178 s s, 367.6 e Av A, runs s 105.11 x w 24.9 x n 105.11 to st, x e — to beginning, all. Winthrop Astor Chanler and ano EXRS, &c, John W Chanler to Helena Heilmann as EXTRX John Faeth; 5 years, from Aug 1, 1907. Sept 20, 1907. 2:398. taxes, &c, and 900
 4th st, No 32 East, basement floor, &c. Cath Muller widow et al HEIRS, &c, Gustav A Muller to Wm Wahl; 5 years, from Oct 1, 1907. Sept 21, 1907. 2:531. 1,380 and 1,560
 7th st, Nos 209 and 211 East. Surrender lease. Isidor Rieger and ano to Abraham Gronowitz. Sept 19. Sept 20, 1907. 2:390. 200
 12th st, Nos 543 and 545 East. Surrender lease. Benjamin Dolinger to Oscar Dobrozynski. All title. Sept 24. Sept 26, 1907. 2:406. 418
 14th st, No 36 s w cor University pl, 41.10x103.3x34x University pl, No 128 103.3, all. Elizabeth S Van Beuren et al to Joshua L Post; 21 years, from Sept 1, 1907; two renewals of 21 years each. Sept 24, 1907. 2:571. taxes, &c, and 12,000
 14th st, No 36 East. Assign lease. Henry Maillard INDIVID and EXR Henry Maillard to Joshua L Post. Aug 31. Sept 24, 1907. 2:571. 45,000
 14th st, No 36 East. Leasehold. Covenant by ASSIGNEE. Joshua L Post with Frederick T Van Beuren et al. Aug 31. Sept 24, 1907. 2:571. nom
 28th st, No 437, n e s, 475 s w 9th av, 25x98.9. Consent to assign lease. Marie M I de Courval to Celia Siegel. Sept 18. Sept 23, 1907. 3:726. Same property. Consent to assign lease. Same to Herman A Shatz. Sept 18. Sept 23, 1907. 3:726. 28th st, No 437, n e s, 475 s w 9th av, 25x98.9. Assign lease. Herman A Shatz to Celia Siegel. Mort \$11,000. July 9, 1906. Sept 23, 1907. 3:726. nom
 Same property. Assign lease. Celia Siegel to Franklyn Magrath. Mort \$11,000. Sept 20, 1907. Sept 23, 1907. 3:726. other consid and 100

29th st, No 306 W, all. Marie M I de Courval to Ellen M Burke; 5 years, from Oct 1, 1907. Sept 20, 1907. 3:752. 1,200
 29th st, Nos 220 and 222 East. Assign lease. Egidio Sampogna to Antonio Romanelli and ano. Sept 20, 1906. Sept 23, 1907. 3:909. 1,360
 37th st, No 18 West, s s, 289.2 w 5th av, 19.6x98.9, all. Louise C McCreery to August Miller; 21 years, from Jan 1, 1908. Sept 24, 1907. 3:838. taxes, &c, and 4,000 to 5,000
 39th st, No 150 East, all. James T Haverly to Samuel R Parker; 4 7-12 years, from Oct 1, 1907. Sept 20, 1907. 3:894. 3,000
 43d st, No 102 West, all. Thos P Fitzsimons to Robert Muller and ano; 2 9-12 years, from Aug 1, 1907. Sept 26, 1907. 4:995. 3,000
 44th st, No 143, n s, 452.6 w 6th av, 22.6x100.5, all. Jesse C Huffman to International Geneva Association; 15 years, from Oct 15, 1907. Sept 25, 1907. 4:997. taxes, &c, and 4,000 to 5,000
 47th st, Nos 145 to 155 West, front basement room. King Edward Hotel Co to Martin Schweis; 3 9-12 years and 26 days, from July 5, 1907. Sept 25, 1907. 4:1000. 360 and 480
 58th st, Nos 540 to 550 West, 1st floor above street. Jefferson Real Estate Co to W A Turpin Co; 10 years, from Aug 1, 1907. Sept 26, 1907. 4:1067. 2,500
 101st st, No 412 East, store. Henry Wilchinsky to Nicola Scapichio; 5 years, from Aug 1, 1907. Sept 21, 1907. 6:1694. 360
 110th st, Nos 86 and 88 East, west store. Bessie Weinger to Max Cohen; 3 5-12 years, from Dec 1, 1906. Sept 24, 1907. 6:1615. 540 and 600
 114th st, No 317 East. Assign lease. Adelina Matregrato to John D Haase. Sept 19. Sept 20, 1907. 6:1686. nom
 Same property. Re-assign lease. John D Haase to Adelina Matregrato. Sept 20, 1907. 6:1686. nom
 115th st, Nos 307 to 311 East, all. Fischel Friedman to Sarah Kanter; 10 years, from Sept 1, 1907. Sept 21, 1907. 6:1687. \$4,275 and 4,500
 115th st, n s, bet 1st and 2d avs, Ward No 5 of blk 231 and numbered 1138 on sale of said premises, Oct 21, 1862, for assessment for grading 2d av and sewer in 118th st.
 115th st, n s, bet 1st and 2d avs, Ward No 6 blk 231 No 1139 same map.
 115th st, n s, bet 1st and 2d avs, Ward No 7 blk 231 No 1140, same map.
 115th st, n s, bet 1st and 2d avs, lots 5, 6 and 7 blk 231 and numbered 1111 on sale Jan 18, 1866, for taxes for years 1859 and 1860, all of the above property known as 115th st, Nos 307 to 311.
 Assigns tax leases. Lewis B Austin, of Yonkers, N Y, to Chas B Austin et al LEGATEES, &c, of Cornelia Austin. July 30, 1907. Sept 25, 1907. 6:1687. nom
 116th st, No 409 East, all. Cynthia K Wheeler to Guiseppe Fusco; 5 years, from June 1, 1907. Sept 23, 1907. 6:1710. 660
 Amsterdam av, No 420, store, &c. Jacob G Fischer to Louis Schriedewind; 4 7-12 years, from Oct 1, 1907. Sept 23, 1907. 4:1228. 2,600
 Amsterdam av, No 1728, store, &c. John Scheele to Chas H and John Scheele, Jr; 4 years, from Oct 1, 1907. Sept 25, 1907. 7:2077. 1,500
 Broadway, No 2654, e s, 33 s 101st st, 14x49, store. Bloomingdale Leasing Co to John R Hartmann; 5 years, from Sept 1, 1907. Sept 25, 1907. 7:1872. 1,200 and 1,500
 Broadway, s e cor 101st st, 18x50, corner store. Bloomingdale Bloomingdale Leasing Co to Herman Wahn; 10 years, from April 1, 1907. Sept 25, 1907. 7:1872. 2,000 to 3,000
 Columbus av, No 436. Assign lease. Isaac Westervelt to John D Haase. Sept 24. Sept 25, 1907. 4:1211. nom
 Same property. Re-assign lease. John D Haase to Isaac Westervelt. Sept 25, 1907. 4:1211. nom
 Columbus av, No 436, s w cor 81st st, all. Adelaide L Gross and ano to Isaac Westervelt; from Aug 17, 1907, to April 30, 1911. Sept 24, 1907. 4:1211. 4,500 and 4,750
 Park av, No 1875, store floor.
 128th st, No 100 East, store floor.
 Henry Fahrenkrug to Gustav W Mussig; 10 years, from Oct 1, 1907. Sept 20, 1907. 6:1776. 1,200 to 1,500
 St Nicholas av, No 1376, s e cor 179th st, middle store and bakery. Chas V Schmidt to Bruno Taubert and ano; 5 years, from Oct 1, 1907. Sept 24, 1907. 8:2153. \$600 for 1st 6 months; \$3,750 for next 30 months, and \$3,600 for next 24 months.
 1st av, No 1374, n and s stores, &c. Sarah R Spero to Joseph Pollak; 2 years, from May 1, 1907. Sept 20, 1907. 5:1468. 1,320
 2d av, No 1714. Surrender lease. Chas R Koch to Annie M Engel. All title. Sept 23. Sept 25, 1907. 5:1551. nom
 3d av, No 2277, all. Fanny Bachrach to Mary Lavery; 5 years, from May 1, 1908. Sept 25, 1907. 6:1788. 3,600
 3d av, No 1058, w s, 75.5 s 63d st, 17.11x100.1x22.11x100, the lot. The Beekman Estate to Frank Gass; Sept 17, 1907, 20 years, from May 1, 1908. Sept 20, 1907. 5:1397. taxes, &c, and 1,000
 Same property. Surrender lease dated April 29, 1896. Frank Gass to The Beekman Estate. All title. Sept 17, 1907. Sept 20, 1907. 5:1397. nom
 3d av, No 143, all. John Weber to Henry J Jappen doing business as Jappen Bros; 5 years, from Aug 1, 1907. Sept 20, 1907. 3:896. 1,900
 5th av, Nos 84 to 90, 9th and 10th lofts. Improved Property Holding Co of N Y to Samuel H Blum and ano; 5 years, from Feb 1, 1908. Sept 21, 1907. 3:816. 12,000
 5th av, No 137, s e s, 28.9 n 20th st, 28.9x113. Assign lease. Henry Corn to Lillian E Selby. Mort \$105,000. July 31. Sept 23, 1907. 3:849. other consid and 100
 6th av, No 697, s w cor 40th st. Assign two leases. Louisa M Dickinson to William Zoll. Sept 20, 1907. 3:815. nom
 7th av, No 116, s w cor 17th st. Assign lease. B T Kearns to The Central Brewing Co of N Y. Feb 21. Sept 26, 1907. 3:766. nom
 Same property. Assign lease. The Central Brewing Co to Patrick Lynch. Sept 23. Sept 26, 1907. 3:766. nom
 7th av, Nos 455 and 457, all. Jacob R Thoman to Christian Walz, of Hudson Heights, N J; 2 years, 7½ months, from Sept 15, 1907. Sept 24, 1907. 3:810. 2,100

NON-CRAZING TILE

Mart & Lawton
1123 Broadway
New York, N. Y.

7th av, No 452, all. Florence M Riddle to Gus Bollos and ano; 3 7-12 years, from Mar 1, 1906. Sept 23, 1907. 3:784..... 1,800 to 3,600
Same property. Consent to assign lease. Same to same. Sept 19, 1907. 3:784.....
8th av, No 908, s e cor 54th st, 25.5x58, all. Edw A Bell and ano to Owen Devaney; 10 4-12 years, from Sept 2, 1907. Sept 20, 1907. 4:1025..... 3,500 and 4,000
9th av, No 750. Assign lease. Sigmund Wiltschek to Garson Kamen. Sept 25, 1907. 4:1041..... nom

BOROUGH OF THE BRONX.

136th st, No 641 East, all. Aaron N Mirell and ano to James F Davey; 2 years, from Sept 1, 1907. Sept 23, 1907. 9:2565..... 2,600
201st st, store next to shoe store. Robert Joselovsky et al to Katie Alexander; 4 years, from May 1, 1907. Sept 20, 1907. 12:3280..... 240
Morris av, No 531, s w cor 149th st. Assign lease. Thomas O'Connor to Davies J Marshall. Sept 20. Sept 23, 1907. 9:2337..... nom
Same property. Re-assign lease. Davies J Marshall to Thomas O'Connor. Sept 23, 1907. 9:2337..... nom
Park av, Nos 4456 and 4458, 50x141, all. Geo J Selzer to Selig Rosenbaum and ano; 3 years, from Sept 1, 1907 (with 7 renewals of 1 year each. Sept 26, 1907. 11:3037..... 1,500
Union av, No 704, n e cor Dawson st, cor store, basement, &c. Ernst O Becher to Jacob Faude; 5 years, from Sept 1, 1908. Sept 25, 1907. 10:2675..... 1,380
Vyse av, No 2017, all. C Zolessi to B L Gottlieb; 3 years, from Oct 1, 1907. Sept 25, 1907. 11:3127..... 336
Willis av, No 293, store, &c. Wm Kusche to Henry W Meincke; 5 years, from May 1, 1908. Sept 23, 1907. 9:2302..... 1,080
3d av, No 2598, s e cor 140th st. Assign lease. Emil Granberg to Victor Santalahti. Sept 23. Sept 24, 1907. 9:2314..... nom
Same property. Assign lease. Victor Santalahti to Arthur Jost. Sept 23. Sept 24, 1907. 9:2314..... nom
3d av, No 2687. Assign lease. Anthony M Howard to John D Haase. Mort \$7,250. Sept 16. Sept 26, 1907. 9:2323..... nom
Same property. Re-assign lease. John D Haase to Anthony M Howard. Sept 17. Sept 26, 1907. 9:2323..... nom
*Bronx River, — s, at n w cor lots 1, 2 and 3 map No 1, Olinville, runs e 58 x s 144 x w 60 to Bronx River, x n 144 to beginning, all. Joseph Marcus et al to Henry W Peabody et al, firm Henry W Peabody & Co; 6 months, from Sept 17, 1907; privilege 6 months' renewal. Sept 21, 1907..... rent \$1 per month

Bausch, John to TITLE GUARANTEE & TRUST CO. 42d st, No 341, n s, 400 e 2d av, 16.8x100.5. Due, &c, as per bond. Sept 26, 1907. 5:1535..... 6,000
Brown, Rose to Henrietta Lazarus. 133d st, No 7, n s, 135 w 5th av, 25x99.11. P M. Prior mort \$— Sept 16, 3 years, 6%. Sept 23, 1907. 6:1731..... 4,500
Beckon, Maurice to Renate Pincus. 139th st, No 227, n s, 423.5 e 8th av, 18.2x99.11. Sept 19, 2 years, 6%. Sept 20, 1907. 7:2025..... 2,000
Beekman, Charles trustee Chas H Neilson with Peter Eagan. 116th st, No 249, n s, 70 w 2d av, 20x80.10. Extension mort. June 20. Sept 21, 1907. 6:1666..... nom
Block, Louis (Inc) to Pincus Lowenfeld and ano. 13th st, No 624, s s, 318 e Av B, 20x103.3. P M. Sept 19, 1 year, 6%. Sept 20, 1907. 2:395..... 1,000
Christman, Emz by Wm Klein guardian to TITLE GUARANTEE AND TRUST CO. 3d st, No 168, s w s, 219 s e Av A, 24.9x105.11. Sept 19, due, &c, as per bond. Sept 20, 1907. 2:398..... 11,000
Cordel Co and Harris Mandelbaum and Fisher Lewine with Stuyvesant Mortgage Co. 111th st, s s, 350 w 7th av, 125x71.10. Subordination agreement. Sept 16. Sept 20, 1907. 7:1826..... nom
Cordel Co and Irving I Lewine with same. Same property. Subordination agreement. Sept 20, 1907. 7:1826..... nom
Cottrell, Mamie R to Benj Isenberg. Convent av, No 311, e s, 419.6 n 141st st, 20x100. Prior mort \$14,000. Sept 19, 1 year, 6%. Sept 20, 1907. 7:2050..... 2,500
Curcio, Domenico to De Witt C Flanagan and ano trus. West st, No 23. Saloon lease. Sept 13, demand, 6%. Sept 25, 1907. 1:15..... 2,000
Cronin, Ann with Wm Roth et al. 43d st, No 229, n s, 171.1 w 2d av, 28x100.5. Extension mort. Sept 16. Sept 24, 1907. 5:1317..... nom
Crown Realty Co to N Y SAVINGS BANK of City N Y. Amsterdam av, No 831, e s, 50.11 s 101st st, 25x75. Due, &c, as per bond. Sept 25, 1907. 7:1855..... 18,000
Same to same. Same property. Certificate as to above mort. Sept 25, 1907. 7:1855.....
Central Trust Co of New York trustee with Erie Railroad Co. Car lease and equipment agreement. Aug 31, due Oct 1, 1917, —%. Sept 25, 1907. gold trust certificates, \$1,000,000
Clarke, James to Mary T Brosnan et al. 130th st, No 65, n s, 180 e Lenox av, old line, 20x99.11. Sept 23, 4 years, —%. Sept 24, 1907. 6:1728..... 13,000
Callahan, Thomas to George Ehret. 3d av, No 1339, e s, 82.11 s 77th st, 19.2x75. Sept 18, 1 year, 5%. Sept 24, 1907. 5:1431..... 12,500
Cohen, Bernhard to John W Jacoby. Ridge st, No 117, n w s, 175 n e Rivington st, 25x100. Prior mort \$27,000. Sept 23. due, &c, as per bond. Sept 24, 1907. 2:344..... 4,000
Same to International Committee of Young Mens Christian Assoc, a corpn. Same property. Sept 23, 5 years, 5%. Sept 24, 1907. 2:344..... 27,000
Caldwell, Edw F to Charles Wittenauer. 15th st, No 36, s s, abt 395 e 6th av, 25x103.3. P M. Sept 25, due, &c, as per bond. Sept 26, 1907. 3:816..... 10,000
Chasis, Jacob B and Bertha his wife to Bertha Chasis. 130th st, No 29, n s, 360 w 5th av, runs n 8 x e 0.6 x n 46.2 x w 0.6 x n 45.8 x w 20 x s 99.11 to st x e 20 to beginning. Prior mort \$12,000. Sept 19, 1 year, 6%. Sept 26, 1907. 6:1728..... 1,500
Dart, Agnes L wife of and Henry C to Edw Dart. 64th st, No 174, s s, 212.6 w 3d av, 20.10x100.5. Due, &c, as per bond. Sept 20, 1907. 5:1398..... 5,000
Devaney, Owen to Lion Brewery. 8th av, No 908, s e cor 54th st, Saloon lease. Sept 18, demand, 6%. Sept 20 1907. 4:1025..... 6,000
De Bellis, Giovanna A also known as Giovanangelo Debellis to Kips Bay Brewing and Malting Co. 12th st, No 413, n s, 173 e 1st av, 24.4x103.3. Prior mort \$17,500. Sept 17, demand, 6%. Sept 21, 1907. 2:440..... 3,000
Duhne, Henry to Herman Von Ahnen. Horatio st, No 76, s s, abt 140 w Greenwich st, 25x87.5. 2 years, 6%. Sept 20, 1907. 2:642..... 1,000
Donnelly, Felix J to TITLE GUARANTEE AND TRUST CO. 7th av, No 420, n w cor 33d st, No 201, 22x50. Sept 20, due, &c, as per bond. Sept 21, 1907. 3:783..... 12,000
Dinkelspiel, Henrietta to TITLE GUARANTEE & TRUST CO. 63d st, No 16, s s, 275 e 5th av, 18.9x100.5. Sept 25, due, &c, as per bond. Sept 26, 1907. 5:1377..... 4,000
Dumont, Pierre D (and Interstate Contract Co in bond only) to Wm H Knowles. Central Park West, Nos 292 and 293, w s, 50.8 n 89th st, 50x100. Sept 13, 90 days, 6%. Sept 26, 1907. 4:1203..... 35,000
Dumont, Pierre D to Wm H Knowles. Central Park West, Nos 292 and 293, w s, 50.8 n 89th st, 50x100. Sept 13, 90 days, 6%. Sept 26, 1907. 4:1203..... 25,000
Same to Wm S Keyser. Same property. Prior mort \$94,500. Sept 13, secures note, 6%. Sept 26, 1907. 4:1203..... 15,000
Same to Wm H Knowles. Same property. Mar 12, 1906, due July 12, 1906, 6%. Sept 26, 1907. 4:1203..... 12,000
Drescher, Ernst to Bertha C Herrfeldt. 9th st, No 52, s s, 248 w Broadway, 25x93.11. Leasehold. Sept 11, installs, 6%. Sept 24, 1907. 2:560..... 1,000
Doty, Alvah H to Alex P W Kinnan trus Edward M Gedney. 21st st, No 208, s s, 118.1 w 7th av, 23.7x92; also all title to plot begins in middle line blk bet 20th and 21st sts distant 118.1 w 7th av, runs s 10.3 x w 23.7 x n 10.3 to said middle line x e 23.7. Prior mort \$6,000. Due Sept 25, 1910, 5%. Sept 25, 1907. 3:770..... 15,000
Edwards, Wm H L to Harold F Sutton. 31st st, No 109, n s, 122 e 4th av, 22x98.9. Prior mort \$22,500. Sept 21, 2 years, 6%. Sept 24, 1907. 3:861..... 7,500
Fumo, Maddalena and Luigi to Welz & Zerweck. 114th st, No 349, n s, 125 w 1st av, 25x100.10. P M. Sept 23, demand, 6%. Sept 24, 1907. 6:1686..... 3,853.32
Fisch, Henrietta to Louis A Valente. 1st st, No 9, s s, 139.1 e Bowery, runs s 74.1 x e 11.3 x s 9.10 x e 12.5 x n 80.5 to st x w 24.6 to beginning; Av A, Nos 174 to 180, n e cor 11th st, Nos 501 to 503, 103.3x95.5. Sept 1, 1 year, 6%. Sept 25, 1907. 2:405 and 456..... 3,500
Fisch, Henrietta to Jeannette Weil et al. 1st st, No 9, s s, 139.1 e Bowery, runs s 74.1 x e 11.3 x s 9.10 x e 12.5 x n 80.5 to st x w 24.6 to beginning. P M. Prior mort \$13,000. Sept 1, 5 years, 6%. Sept 25, 1907. 2:456..... 17,500

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.

September 20, 21, 23, 24, 25 and 26.

BOROUGH OF MANHATTAN.

Arnold, Augusta to Richd Grant. Elizabeth st, Nos 10 and 12, e s, 125.1 n Bayard st, 37.5x80x37.10x80. Prior mort \$40,000. Due Nov 1, 1911, 6%. Sept 23, 1907. 1:202..... 5,000
Alexander, Tiene to GERMAN SAVINGS BANK, N Y. 61st st, No 345, n s, 155.4 w 1st av, 23x100.5. Sept 23, 3 years, 5%. Sept 24, 1907. 5:1436..... 10,000
Bernstein, Jacob to Frederick R Coudert guardian Golande Merrill et al. Cherry st, No 374, n w cor Gouverneur st, 24.5x72x 23.8x72.8. Sept 12, 3 years, 5%. Sept 21, 1907. 1:259..... 25,000
Bloss, Edward B to GERMANIA LIFE INS CO of City N Y. 21st st, Nos 48 and 50, s s, 645 w 5th av, 50x92. Due, &c, as per bond. Sept 24, 1907. 3:822..... 210,000
Bacigalupo, Chas with Edwin B Meeks trus for Sophia T Hawkins will Joseph W Meeks. Spring st, Nos 208 and 210, s s, 75.2 w Sullivan st, runs w 37.3 x s 42.2 x s e 46.1 x s 16.1 x e 15.1 x n 100 to beginning. Extension mort. Sept 21. Sept 24, 1907. 2:490..... nom
Bingham (Wm H) Plumbing & Contracting Co to METROPOLITAN LIFE INS CO. 181st st, s s, 100 w Audubon av, 125x119.6. Certificate as to consent of three mortgages aggregating \$141,000. Sept 25, 1907. 8:2153.....
Bingham (Wm H) Plumbing & Contracting Co to Atlantic Realty Co. 181st st, s s, 100 w Audubon av, 3 lots, each 41.8x119.6. 3 morts, each \$23,000. 3 prior morts, \$47,000. Sept 25, 1907. due, &c, as per bond. 8:2153..... 69,000
Same to METROPOLITAN LIFE INS CO. Same property. 3 morts, each \$47,000. Due Sept 1, 1910, 5½%. Sept 25, 1907. 8:2153..... 141,000
Bingham (Wm H) Plumbing & Contracting Co to Atlantic Realty Co. 181st st, s s, 100 w Audubon av, 3 lots, each 41.8x119.6. Certificate as to consent of stockholders to three morts, each for \$23,000. Sept 25. Sept 26, 1907. 8:2153.....
Earnes, Henry B to TITLE GUARANTEE & TRUST CO. 99th st, Nos 147 and 149, n s, 275 e Amsterdam av, 35.2x100.11. Prior mort \$22,000. Sept 21, due, &c, as per bond. Sept 26, 1907. 7:1854..... 3,000
Boskowitz, Adolph to Ignatz Boskowitz. Broadway, No 704, e s, 73.9 n 4th st, 25x100; Broadway, No 706, e s, 98.5 n 4th st, 25x137.6. June 8, 4 years, 4½%. Sept 23, 1907. 2:545..... 200,000

"LARGEST DISTRIBUTORS OF FRONT BRICK IN THE WORLD."

FRONT ENAMELED AND BRICKS

Nazareth and Bath

Portland CEMENT

ROSENDALE CEMENT

FREDENBURG & LOUNSBURY

289 FOURTH AVENUE, Corner 22d Street NEW YORK

- Friedman, Harry to Chas Wurster. 114th st, No 123, n s, 175 e Park av, 15x100.11. Aug 29, 3 years, 5%. Sept 20, 1907. 6:1642. 7,250
- Fagan, Thomas to Patrick Duffy. Broadway, No 1959, store lease. Prior mort \$8,000. Sept 16, demand, —%. Sept 20, 1907. 4:1137. 1,000
- Fitzpatrick, Thomas to Geo Ehret. 9th av, No 815, s w cor 54th st, Nos 400 and 400½, 25.1x80. Prior mort \$20,000. Sept 18, 1 year, 5%. Sept 20, 1907. 4:1063. 12,000
- Gartner, Wm S to Charles F Schorer. 85th st, No 307, n s, 130 w West End av, 20x102.2. P M. Prior mort \$18,000. Sept 18, due, &c, as per bond. Sept 20, 1907. 4:1247. 5,000
- Glaubinger, Wm and David, of Brooklyn, N Y, and Israel Flam, of N Y, to Albert Kopp as committee Henry Kopp. 121st st, No 320, s s, 200 e 2d av, 25x100.11. Sept 20, 5 years, 5%. Sept 21, 1907. 6:1797. 21,000
- Same to Jules Weil. Same property. Prior mort \$21,000. Sept 20, 3 years, 6%. Sept 21, 1907. 6:1797. 1,000
- Ginsburg, Simon to Aaron Goodman. Lenox av, No 620, n e cor 141st st, Nos 75 to 79, 99.11x150. Demand, 6%. Sept 20, 1907. 6:1739. 15,000
- Same to Leon Tuchman. Same property. P M. Due Dec 20, 1907, 6%. Sept 20, 1907. 6:1739. 20,000
- Graff, Dora to Eliz Betz. Lewis st, No 53, w s, 150 n Delancey st, 25x100. Sept 19, 5 years, 5%. Sept 21, 1907. 2:328. 17,000
- Same and Bessie Schack with same. Same property. Subordination agreement. Sept 19, Sept 21, 1907. 2:328. nom
- Graff, Dora and Meyer and Louis Jarmulowsky with same. Same property. Subordination agreement. Sept 19, Sept 21, 1907. 2:328. nom
- Graff, Dora and State Bank with same. Same property. Subordination agreement. Sept 19, Sept 21, 1907. 2:328. nom
- Goldfine (Joseph) Realty Co to John Bogart and ano. Hamilton st, No 16, s s, abt 170 e Catharine st, 17.4x103.6x17x103.6; Hamilton st, No 14, s s, abt 155 e Catharine st, 17.4x103.6x17x103.6. Sept 6, due Oct 5, 1907, 6%. Sept 21, 1907. 1:253. 4,000
- Girard, Emil to Henry Roulet. Nassau st, Nos 75 to 79. Store lease. Sept 24, secures notes, —%. Sept 25, 1907. 1:79. notes, \$3,500
- Goldwasser, Max of Brooklyn, N Y, to Joseph Rabinowitz. 3d st, No 82, s s, 175 w 1st av, 25x100.7x25x100.6. Sept 24, 1907, 2 years, 6%. 2:444. 2,000
- Golden, Bernard F to LINCOLN TRUST CO trus Francis W Hutchins for benefit Florence M Oppenheim. 97th st, Nos 204 to 208, s s, 100 e 3d av, 3 lots, each 27x100.11. 3 P M morts, each \$11,666.67. 5 years, 5%. Sept 26, 1907. 6:1646. 35,000.01
- Heller, Helene to Josephine N and Louis C Porr heirs, &c, Louis J Porr. Lexington av, No 1507, e s, 50.11 n 97th st, 25x95. P M. Prior mort \$16,000. Sept 19, 5 years, 6%. Sept 23, 1907. 6:1625. 5,000
- Holbein, Wm with Josef Schmalz and ano. 88th st, No 236, s s, 80 w 2d av, 25x100.8. Extension mort. Sept 20, Sept 24, 1907. 5:1533. nom
- Hiller, Louise with Corporate Realty Assn. Amsterdam av, Nos 2240 to 2244, s w cor 172d st, Nos 500 to 504, 95x125. Extension mort. Sept 23, Sept 24, 1907. 8:2128. nom
- Hiller, Louise to Wm C Horowitz. Amsterdam av, No 2244, s w cor 172d st, No 500, 47x84.4. Sept 23, 3 years, 6%. Sept 24, 1907. 8:2128. 2,000
- Hillman, Frank to TRUST CO OF AMERICA. 49th st, Nos 333 and 335, n s, 345.5 e 2d av, 40.3x100.5. Sept 24, 3 years, 5%. Sept 25, 1907. 5:1342. 38,000
- Haber, Samuel to Max Rosenkranz. Grand st, No 521, s s, 64 w Jackson st, runs s w 38.11 x s 21.5 to n s Henry st, No 323, x w 20 x n 37.6 x n e 34.8 to s s Grand st x s e 25 to beginning. Sept 23, installs, 6%. Sept 26, 1907. 1:288. notes, 1,115
- Hopping, Emma L T to LAWYERS TITLE INS & TRUST CO. 114th st, No 532, s s, 340 e Broadway, 20x100.11. 3 years, 5%. Sept 26, 1907. 7:1885. 3,000
- Herskowitz, David to Adolf H Landeker. 3d av, No 2336, w s, about 48 s 127th st, 25x100. P M. Prior mort \$30,000. Due Feb 15, 1910, 6%. Sept 26, 1907. 6:1775. 10,000
- Hilder, Antonia with Thomas P McKenna. 70th st, No 233, n s, 350 w Amsterdam av, 19.8x100.5. Extension mort. Sept 19, Sept 21, 1907. 4:1162. nom
- Hart, Donald P to Frederick C Hilliard. 85th st, No 323, n s, 200 w West End (11th) av, 25x102.2. Prior mort \$14,000. Sept 19, 2 years, 6%. Sept 20, 1907. 4:1247. 2,000
- Janos, Morris and Jacob to Jules Weil. St Marks pl, No 56 (8th st), s s, 275 e 2d av, 25x97.6. Sept 20, due Mar 20, 1909, 6%. Sept 21, 1907. 2:449. 3,000
- Joachim, Morris P, of Brooklyn, with Abraham A Levy and Jere J Campion. 3d st, No 69, n s, 305 e 2d av, 20x96.2. Subordination agreement. Sept 20, 1907. 2:445. nom
- Jordan, John L to Christopher W Wilson et al. 28th st, No 449, n s, 150 e 10th av, 25x100. Sept 19, 1 year, 6%. Sept 20, 1907. 3:726. 3,226.98
- Jaffray, Mary E to Elaine Massett trustee Wm E Burton for benefit Cecilia de Medina. 110th st, No 129, n s, 255 e Park av, 16.8x100.11. Sept 11, due, &c, as per bond. Sept 20, 1907. 6:1683. 4,500
- Johnson, Eva L to Henry B Johnson exr Jabez B Upham. 19th st, Nos 416 and 418, s s, 225 w 9th av, 28.4x92. Sept 19, 1 year, 5½%. Sept 21, 1907. 3:716. 5,000
- Jonson, Rosetta to Walter S Gurnee et al trus for Mary E Scott will Walter S Gurnee. Lexington av, No 1799, e s, 19.11 s 112th st, 27x73. Sept 25, 5 years, 5%. Sept 26, 1907. 6:1639. 17,000
- Jansen, Edward with Carolina Eichberg et al exrs Samuel Eichberg. 79th st, No 155 West. Extension mort. Sept 19, Sept 25, 1907. 4:1210. nom
- Kerner, Barnet to LAWYERS TITLE INS & TRUST CO. Essex st, No 118, e s, 125 s Rivington st, 16x60. 5 years, 5½%. Sept 25, 1907. 2:353. 10,000
- Kaughran, Thomas F to Nellie E Church. Hamilton terrace, No 62, w s, 619.6 n 141st st, 20x100. P M. 3 years, 5%. Sept 24, 1907. 7:2050. 15,000
- Kudlich, Herman F to Camilla Rosenbaum. 21st st, No 151 W. Extension mort. Aug 30, Sept 24, 1907. 3:797. nom
- King, Susan LeRoy widow of Warrenton, Va, to BANK FOR SAVINGS, N Y. 1st av, No 335, w s, 68.8 n 19th st, 23.1x79.9x23x79.9. Sept 20, 3 years, 5%. Sept 24, 1907. 3:925. 7,000
- Kaufman, Etta to Louis A Solomon. 8th av, Nos 2116 and 2118, e s, 60.11 n 114th st, 2 lots, each 20x80. 2 morts, each \$18,000. 5 years, 5%. Sept 26, 1907. 7:1830. 36,000
- Kahn, Simon to Harry L Rosen. 7th av, No 1970, w s, 50.11 s 119th st, 25x100. P M. Prior mort \$27,000. 5 years, 6%. Sept 26, 1907. 7:1924. 9,000
- Kerner, Lena to Samuel Sheindelmann. East Broadway, No 85, s s, abt 135 e Market st, 25x75. P M. Prior mort \$26,000. Sept 19, due Nov 1, 1913, 6%. Sept 26, 1907. 1:282. 6,500
- Kotzen Realty Co to Max Kotzen. Henry st, No 37, n s, 275.3 e Catharine st, 24.6x100x23x100. Prior mort \$23,000. 1 year, 6%. Sept 20, 1907. 1:280. 12,000
- Kay, Harry to Harris Mandelbaum and ano. Madison st, No 207, n s, 105.6 e Rutgers st, runs n along alley 10 ft wide, 73.6 x w 24.11 x n 26.6 x e 51 x s 100 to st, x w 26 to beginning. All title to alley. P M. Prior mort \$20,000. Sept 16, 1 year, 6%. Sept 20, 1907. 1:271. 16,000
- Same to same. Same property. Building loan. Prior mort \$36,000. Sept 16, 1 year, 6%. Sept 20, 1907. 1:271. 16,000
- Kotzen Realty Co to Max Kotzen and ano. Willett st, Nos 54 and 56, e s, 116.11 n Delancey st, runs n 33.5 x e 41.9 x s 0.7 x e 33.8 x n 0.4 x e 22.4 x s 35.3 x w 98.9 to beginning. Prior mort \$27,000. Building loan. 1 year, 6%. Sept 20, 1907. 2:338. 17,000
- Kramer, Max J and Henry Rockmore to LAWYERS TITLE INS AND TRUST CO. 56th st, Nos 324 and 326, s s, 294.2 e 2d av, 44.9x100.5x42.9x100.5. P M. Sept 19, 5 years, 5½%. Sept 20, 1907. 5:1348. 40,000
- Same to Daniel Stern. Same property. P M. Prior mort \$40,000. Sept 19, 5 years, 6%. Sept 20, 1907. 5:1348. 10,000
- Kantor, Hyman and Harris Sussman to Fannie Barashick. 125th st, No 606, s s, 100 w Broadway, runs s 100.11 x w 42 to c 1 Old Bloomingdale road (closed), x n —x e 63 to beginning. Prior mort \$80,000. Sept 16, 3 years, 6%. Sept 21, 1907. 7:1993. 6,000
- Langer, Gusti to A Fred Silverstone. Houston st, No 157, s s, 58.4 e Eldridge st, 25x74.5. P M. Prior mort \$33,000. Sept 12, 5 years, 6%. Sept 20, 1907. 2:417. 4,000
- Levy, Abraham A to Jeremiah J Campion. 3d st, No 69, n s, 305 e 2d av, 20x96.2. 5 years, 5½%. Sept 20, 1907. 2:445. 18,000
- Lublimer, Annie, Frances Steinberg and Rose Landau to LAWYERS TITLE INS AND TRUST CO. 138th st, No 103, n s, 100 w Lenox av, 25x99.11. Sept 17, 5 years, 5%. Sept 21, 1907. 7:2007. 20,000
- Ludwig, Bernhard J with METROPOLITAN LIFE INS CO. 24th st, Nos 125 and 127, n s, 80 w Lexington av, 45x98.9. Extension mort. Sept 16, Sept 20, 1907. 3:880. nom
- Lauria, Pasquale to Edw L Montgomery, Jr. Prince st, No 161, n s, 43.7 e Thompson st, 25x95. P M. Prior mort \$15,000. Sept 20, due Sept 23, 1908, 6%. Sept 23, 1907. 2:516. 3,000
- Lee, Charlotte R to METROPOLITAN LIFE INS CO. Broadway, Nos 2309 to 2315, s w cor 84th st, No 250, 102.2x30.8x102.2x31.1. Due Nov 1, 1912, 5½%. Sept 23, 1907. 4:1231. 80,000
- Landsmann, Solomon M, Annie Lubliner, Rose Landau and Frances Steinberg with LAWYERS TITLE INS AND TRUST CO. 138th st, No 103, n s, 100 w Lenox av, 25x99.11. Subordination agreement. Sept 20, Sept 23, 1907. 7:2007. nom
- Lyon, A Maynard to Thomas F Sturges et al. Broad st, No 103, e s, abt 42 s Pearl st, 34.9x68.10x34.10x63.3, n s. P M. Sept 18, 2 years, 4½%. Sept 24, 1907. 1:7. 50,000
- Levy, Louis to Geo Laubentracht. 106th st, No 212, s s, 160.6 e 3d av, runs s 23.5 x w 0.6 x s 40.2 x e 0.6 x s 24 x w 0.6 x s 13.4 x e 26.9 x n 100.11 to st x w 26.3 to beginning. Prior mort \$24,000. Sept 25, due Apr 17, 1909, 6%. Sept 26, 1907. 6:1655. 2,000
- Levy, Louis to Geo Laubentracht. 106th st, No 214, s s, 186.9 e 3d av, 27.3x100.11. Prior mort \$24,000. Sept 25, due Apr 17, 1909, 6%. Sept 26, 1907. 6:1655. 2,000
- Lynch, Patrick to Central Brewing Co. 7th av, No 116, s e cor 17th st. Saloon lease. Sept 23, demand, 6%. Sept 26, 1907. 3:766. 5,112.88
- Lang, Charles to Bernard Frank. 91st st, No 52, s s, 75 e Madison av, 18.4x100.8. Sept 25, 5 years, 5%. Sept 26, 1907. 5:1502. 10,000
- Loew, Edw V, Jr, to Ray Levy. 125th st, Nos 374 to 388, s e cor Morningside av E, Nos 131 and 133; and Hancock pl, Nos 25 to 39, —x—. Declaration as to receipt for payment of \$10,000 on account of mort. July 17, Sept 26, 1907. 7:1951. —
- Lowther, Albert to TITLE GUARANTEE AND TRUST CO. 23d st, No 62, s s, 184 e 6th av 25x98.9. Due, &c, as per bond. Sept 24, 1907. 3:824. 5,000
- Levy, Benj to GERMAN SAVINGS BANK, N Y. 88th st, No 106, s s, 107.9 e Park av, 25.5x100.8. Aug 20, 5 years, 5%. Sept 24, 1907. 5:1516. 20,000
- Lebus, Vittorio to DeWitt C Flanagan and ano trustees, &c. 101st st, No 412 East. Saloon lease. Sept 19, demand, 6%. Sept 24, 1907. 6:1694. 455
- Laudeker, Adolf H to Mary D Hass extrx John D Hass. 3d av, No 2336, w s, abt 45 s 127th st, 24.11x100. 5 years, 5%. Sept 24, 1907. 6:1775. 30,000
- Lawyers Mortgage Co with Lillie R and Eda A Duhme. Hamilton terrace, No 8, w s, 158 n 141st st, 16x100. Extension mort. Sept 4, Sept 24, 1907. 7:2050. nom

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

- Lucas, Mary to Wm R Willis. 127th st, No 262, s s, 266.8 e 8th av, 16.8x99.11. P M. Sept 25, 1907, 3 years, 5%. 7:1932. 9,000
- Lowenstein, Max to Mary A Howland. 118th st, No 106, s s, 109 w Lenox av, 17x100.11. 5 years, 5%. Sept 25, 1907. 7:1902. 13,500
- Lucas, Mary to Pauline S Benson. 127th st, No 115, n s, 258.4 w Lenox av, 16.8x99.11. 1 year, 5%. Sept 25, 1907. 7:1912. 2,500
- Lorillard, Eliz K S to Louis J de Milhau. Grand st, No 197, s s, abt 75 e Mulberry st, 25x77.1x25x76.6, w s. Due Oct 1, 1908, 5%. Sept 25, 1907. 1:237. 12,000
- McCormack, Mary A to John M Gibson. 127th st, Nos 50 to 54, s s, 310 e Lenox av, 50x99.11. Prior mort \$17,000. Sept 17, 2 years, 6%. Sept 20, 1907. 6:1724. 9,000
- McCord, Esther E and Wm M, and Minnie E Schwarzwaelder and Clara B Elliot to Harry C Gomprecht. 73d st, No 118, s s, 179 w Columbus av, 21x102.2. Sept 18, 1 year, 6%. Sept 26, 1907. 4:1144. 6,000
- Moses, Moses H heir, &c, Henry Moses to Mary Moses extrx of Henry Moses. 111th st., near Amsterdam av. Agreement that loan of \$2,000 shall be charged to that amount upon his share of estate when said lots shall be sold, &c. Apr 24, 1903. Sept 25, 1907. Miscel.
- Moses, Moses H heir, &c, Henry Moses to Mary Moses extrx Henry Moses. Agreement that loan of \$25,000 at 4% shall be a charge and lien to that amount upon estate and will be allowed upon distribution of said estate. Mar 2, 1903. Sept 25, 1907. Miscel.
- Miller, Isaac to Ernestine Keve. 10th st, Nos 374 to 378, s s, abt 228 w Av C, 25x92.3. Sept 21, 2 years, 6%. Sept 26, 1907. 2:392. 4,000
- Montgomery, Edw L, Jr, to Mehetable A Rutter. Prince st, No 161, n s, 43.7 e Thompson st, 25x95. P M. Equal lien with two mortgs for \$5,000 each. Sept 16, due Nov 1, 1910, 5%. 23, 1907. 2:516. 5,000
- Same to Edw T Pool. Same property. P M. Equal lien with two mortgs for \$5,000 each. Sept 16, due Nov 1, 1910, 5%. Sept 23, 1907. 2:516. 5,000
- Same to A Oldrin Salter trustee. Same property. P M. Equal lien with two mortgs for \$5,000 each. Sept 16, due Nov 1, 1910, 5%. Sept 23, 1907. 2:516. 5,000
- Magrath, Franklyn to Celia Siegel. 28th st, No 437, n e s, 475 s w 9th av, 25x98.9. Leasehold. P M. Sept 21, 1 year, 6%. Sept 23, 1907. 3:726. 1,350
- Meany, Joseph J to Margherita Salvatore. 101st st, No 329, n s, 200 w 1st av, 28.6x100.11. Sept 19, 1 year, 6%. Sept 20, 1907. 6:1673. 2,000
- Mussig, Gustav W to Beadleston & Woerz. Park av, No 1875. S-a-l-o-o-n lease. Sept 19, demand, 6%. Sept 20, 1907. 6:1776. 5,000
- New York Mortgage and Security Co with Mary G Wendt et al. 31st st, No 346 West. Extension mort. Sept 11. Sept 20, 1907. 3:754. nom
- Newgard, Albert to Annie Newgard. Lexington av, No 1692, w s, 17.7 n 106th st, 16.8x75. July 10, 2 years, 4½%. Sept 21, 1907. 6:1634. 3,880
- Noel Realty and Construction Co to Penco Realty Co. Riverside Drive or Parkway, s e cor 137th st, 102.6x122.10x99.11x100. Prior mort \$—. Sept 20, 1 year, 6%. Sept 21, 1907. 7:2002. 9,375
- Same to same. Same property. Certificate as to above mort. Sept 20. Sept 21, 1907. 7:2002.
- New York Life Ins Co with Mrs Nieves C de Meyer. (Has been withdrawn will be recorded in Kings Co), L 17, No 1, p 107. Extension mort. Aug 28. Sept 23, 1907. 4:1074. nom
- N Y LIFE INS CO with Rachel Platt. Division st, No 113, s s, 58.6 e Pike st, 25.10x63.11x26x64. Extension mort. Aug 12. Sept 23, 1907. 1:283. nom
- N Y LIFE INS CO with Chas E Rector. 44th st, No 162, s s, 90.5 e Broadway, 20.4x— to n s Lows lane, x20.8x—. Extension mort. July 25. Sept 23, 1907. 4:996. nom
- N Y LIFE INS CO with Chas E Rector. 44th st, No 160, s s, 110.11 e Broadway, 20.4x100.4 to e l of Lows lane. Extension mort. July 25. Sept 23, 1907. 4:996. nom
- N Y LIFE INS CO with Carolina Zickler extrx. 2d av, No 1012, e s, 80.5 n 53d st, 20x70. Extension mort. Aug 12. Sept 23, 1907. 5:1346. nom
- N Y LIFE INS CO with Crown Realty Co. Amsterdam av, No 823, e s, 25 n 100th st, 25.3x75. Extension mort. Aug 21. Sept 23, 1907. 7:1855. nom
- N Y LIFE INS CO with Samuel Wacht. 122d st, No 130, s s, 319 w Lenox av, 19x100.11. Extension mort. Aug 30. Sept 23, 1907. 7:1906. nom
- N Y LIFE INS CO with Minnie R Griffin. 122d st, No 136, s s, 374.9 w Lenox av, 17.6x100.11. Extension mort. Aug 30. Sept 23, 1907. 7:1906. nom
- N Y LIFE INS CO with Joseph Rosenthal. 120th st, No 7, n s, 125 w Mt Morris av, 21x100.11. Extension mort. July 22. Sept 23, 1907. 6:1720. nom
- N Y LIFE INS CO with Anna M Ford et al. 115th st, Nos 115 and 117, n s, 175 w Lenox av, 2 lots, each 25x100.11. Two extensions of mort. July 14, 1907. Sept 23, 1907. 7:1825. nom
- N Y LIFE INS CO with Julia Brownold. 120th st, No 141, n s, 237 e 7th av, 20x100.11. Extension mort. Aug 26. Sept 23, 1907. 7:1905. nom
- N Y LIFE INS CO with Eliz S Arnold. 107th st, No 11, n s, 175 w Central Park West, 25x100.11. Extension mort. Aug 9. Sept 23, 1907. 7:1843. nom
- N Y LIFE INS CO with Abbie B Buek. 107th st, No 316, s s, 145 e Riverside Drive, 20x100.11. Extension mort. Sept 3. Sept 23, 1907. 7:1892. nom
- N Y LIFE INS CO with Matilda P Woodford. 105th st, No 317, n s, 145 e Riverside Drive, 21x100.11. Extension mort. Aug 28. Sept 23, 1907. 7:1891. nom
- N Y LIFE INS CO with Mary B Siebert. 76th st, No 106, s s, 80 w Columbus av, 20x102.2. Extension mort. Aug 1. Sept 23, 1907. 4:1147. nom
- N Y LIFE INS CO with Flora G Hirschbach. 75th st, No 154, s s, 175 e Amsterdam av, 20x102.2. Extension mort. Aug 1. Sept 23, 1907. 4:1146. nom
- N Y LIFE INS CO with Estate John Meyer. Amsterdam av, No 1792, w s, 32.5 s 149th st, 27x100. Extension mort. Aug 23. Sept 23, 1907. 7:2080. nom
- N Y LIFE INS CO with Saml and Ely Kaplan. 119th st, No 71, n s, 180 e Madison av, 30x100.11. Extension mort. Aug 1. Sept 23, 1907. 6:1745. nom
- Neier, Chas E, of Richmond Hill, L I, to Eliz M Hough. Commerce st, No 33, n s, abt 50 w Bedford st, 25x37x24.9x37. P M. Apr 27, due July 30, 1910, 5%. Sept 23, 1907. 2:584. 3,000
- O'Brien, Mary McG to Chelsea Realty Co. 38th st, No 402, s s, 52 w 9th av, 24x74.1. Prior mort \$7,000. Sept 20, 1907, due Mar 16, 1910, 6%. 3:735. 2,000
- One Hundred and First Street Co with METROPOLITAN LIFE INS CO. Broadway, Nos 2660 to 2668, n e cor 101st st, No 215, 126.10x100. Extension mort. Sept 19. Sept 21, 1907. 7:1873. nom
- Oberst, Aaron to TITLE GUARANTEE AND TRUST CO. Rutgers st, No 56, w s, 41.11 s Monroe st, 24.11x106.10. Due, &c, as per bond. Sept 23, 1907. 1:255. 26,000
- Oppenheim, Bertha to Mary E Kelaher. Essex st, No 120, e s, 105 s Rivington st, 20x100. Sept 23, 3 years, 6%. Sept 24, 1907. 2:353. 1,500
- One Hundred and First Street Co with METROPOLITAN LIFE INS CO. Broadway, Nos 2660 to 2668, n e cor 101st st, No 215, 126.10 x100. Extension mort. Sept 19. Sept 23, 1907. 7:1873. nom
- 103 Park Avenue Co to 41st Street and Park Avenue Co. Park av, No 103, s e cor 41st st, Nos 100 and 102, 98.9x105. Certificate as to mort for \$335,000. May 20. Sept 23, 1907. 5:1295.
- Peltz, Barney and Barney Biderman and Saml Aronson and ano with Esther Surut. Eldridge st, No 78, e s, 225 s Grand st, 25x87.6. Subordination agreement. Sept 20. Sept 23, 1907. 1:307. nom
- Peltz, Barney and Barney Biderman and Theresa Kraft with Esther Surut. Same property. Subordination agreement. July 24. Sept 23, 1907. 1:307. nom
- Pettit, Franklin with One Hundred and First St Co. Broadway, Nos 2660 to 2668, n e cor 101st st, No 215, 126.10x100. Extension mort. Sept 18. Sept 23, 1907. 7:1873. nom
- 103 Park Avenue Co to 41st Street and Park Avenue Co. Park av, s e cor 41st st, Nos 100 and 102, 98.9x105. Building loan. Prior mort \$590,000. May 20, due Feb 1, 1910, 6%. Sept 20, 1907. 5:1295. 335,000
- Pier, Earl G to Francis Speir and ano trustees. Canal st, No 361, n e s, 41.7 n w Wooster st, 18.11x64.2x19.4x66.11. Sept 20, 5 years, 5%. Sept 21, 1907. 1:228. 20,000
- Peltz, Barney and Barney Biderman to Esther Surut. Eldridge st, No 78, e s, 225.7 s Grand st, 25x87.6. Sept 20, 3 years, 5%. Sept 21, 1907. 1:307. 25,000
- Paris, Wm F to Frederick C Hewitt. 39th st, Nos 53, n s, 755.8 w 5th av, 21.5x98.9. Prior mort \$57,500. Sept 20, 5 years, 5%. Sept 24, 1907. 3:841. 20,030
- Quinn, James H to Henry Elias Brewing Co. 2d av, No 561. Saloon lease. Sept 25, demand, 6%. Sept 26, 1907. 3:911. 500
- Rosenzweig (Wm) Realty Operating Co to Wm A White & Sons. 92d st, No 114, s s, 125 e Park av, 25x100.8. P M. 1 year, 6%. Sept 26, 1907. 5:1520. 12,000
- Reich, David to Nathan Natelson and ano exrs, &c, Isaac Natelson. Allen st, No 5, w s, abt 100 n Division st, 25x87.6. P M. Prior mort \$20,000. Sept 26, 1907, due Mar 1, 1912., 6%. 1:293. 12,375
- Rosenthal, Wm with Katharina Vetter. 6th st, Nos 238 and 240, s w cor 2d av, No 101, 100.5x24.3. Extension mort. Sept 24. Sept 25, 1907. 2:461. nom
- Robinson, Eva S to Sarah L Shanley. 107th st, No 309, n s, 202 e Riverside Drive, 20x100.11. P M. 1 year, 5%. Sept 25, 1907. 7:1892. 7,500
- Riordan, Daniel J to Ellen L Finley. 131st st, No 18, s s, 265 w 5th av, 15x84.11. Extension mort. Sept 24, 1907. 6:1728. nom
- Rosenthal, Charles M to Giorgiana H Speer. Broadway, w s, 277 n 122d st, 25.2x76.10 to e l Old Bloomingdale road. P M. Sept 17, 3 years, 5%. Sept 25, 1907. 7:1993. 8,000
- Reggel, David with BOWERY SAVINGS BANK. 101st st, No 11 East. Fxtension mort. Sept 19. Sept 24, 1907. 6:1607. nom
- Rothenberg, Ettie to John Reinhardt and ano. 107th st, No 223, n s, 350 e 3d av, 25x100.5. Sept 21, 1 year, 6%. Sept 23, 1907. 6:1657. 4,500
- Street, Frances E P to Theo H Silkman trustee Ella G G Street. Fort Charles pl W, late Van Corlear pl, s s, 344.5 w 227th st (Wicker pl), 30x80. P M. Sept 20, 3 years, 5%. Sept 21, 1907. 13:3402. 3,000
- Salvation Army with David Kidansky and Louis J Levy. 40th st, Nos 218 and 220 East. Agreement modifying mort. Sept 11. Sept 20, 1907. 3:920. nom
- Seelig, Adolph with Albert Kopp as committee Henry Kopp. 121st st, No 320, s s, 200 e 2d av, 25x100.11. Subordination agreement. Sept 21, 1907. 6:1797. nom
- Sterling Realty Co to Sarah Taylor. 35th st, No 25, n s, 363 n w 5th av, 22x98.9. Prior mort \$85,000. Sept 19, due July 10, 1909, 6%. Sept 20, 1907. 3:837. 15,000
- Selby, Lillian E to Henry Corn. 5th av, No 137, s e s, 28.9 n 20th st, 28.9x113. Leasehold. P M. Prior mort \$—. July 31, due Feb 1, 1910, 6%. Sept 23, 1907. 3:849. 15,000
- Shanny, Patrick to Sampson H Schwarz and ano. Barrow st, No 45, s s, 144 w Bleecker st, 21x40. P M. Prior mort \$3,500. Sept 25, 3 years, 6%. Sept 26, 1907. 2:587. 2,250
- Stratton, Geo H, of Ridgewood, N J, with National Academy of Design, a corpn. Morningside av East, s e cor 118th st, No 370, 25.5x100. Extension mort. Aug 12. Sept 24, 1907. 7:1944. nom

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**E. THIELE, Sole Agent,
99 John St., New York.**

- Schwartz, Abraham to Michael Nodelman. Rivington st, No 227, s s, 50 w Willett st, 25x100. Sept 16, 1 year, 6%. Sept 24, 1907. 2:338. Notes. 1,000
- Schwartz, David, of Brooklyn, N Y, and Chas Schwartz, of N Y, to UNION TRUST CO of N Y. 2d av, No 1005, w s, 25.5 n 53d st, 17x61.5; 2d av, No 1007, w s, 42.5 n 53d st, 16.4x61.5; 2d av, No 1009, w s, 58.9 n 53d st, 16.8x61.5. Apr 25, due Feb 18, 1912, 4½%. Sept 26, 1907. 5:1327. 16,000
- Stoff, Harry M to Fundy Co. Orchard st, No 82, e s, 65.9 s Broome st, 21.9x60. P M. Prior mort \$—, Sept 19, due Jan 19, 1908, 6%. Sept 25, 1907. 2:408. 2,000
- Spero, Minna to Chas A Flammer and ano exr, &c, Andrew Blum. Lexington av, No 1612, s w cor 102d st, 18x75. Sept 24, 3 years, 5%. Sept 25, 1907. 6:1629. 10,000
- Sondheim, Ida extrx Myer Sondheim with whom it may concern. 1st st, No 9, s s, 138.4 e Bowery, runs s 73.10 x e 11 x s 10 x e 14 x n 80.5 to st x w 25 to beginning; 1st st, No 9, s s, 139.1 e Bowery, runs s 74.1 x e 11.3 x s 9.10 x e 12.5 x n 80.5 to st x w 24.6 to beginning. Agreement as to extension of time of payment of 2 mortg. Sept 16, Sept 25, 1907. 2:456. nom
- Stickney, Wm Howe to Henry G Schloendorff and ano trustees estate E Christian Korner. Bowery, No 209, e s, 45.8 s Rivington st, runs s 26.10 x e 100.4 x s 26.10 x e 16.7 x n 52.4 x n 47.4 to Rivington st, No 3, x w 19.5 x s 44.8 x w 100 to beginning. Sept 20, 1907, due Mar 20, 1912, 6%. 2:425. 4,000
- Tillis, Samuel, Annie Lubliner, Rose Landau and Frances Steinberg with LAWYERS TITLE INS AND TRUST CO. 138th st, No 103, n s, 100 w Lenox av, 25x99.11. Subordination agreement. Sept 20, Sept 23, 1907. 7:2007. nom
- Troller, Conrad to DeWitt C Flanagan and ano trustees, &c. 75th st, No 339 East. Saloon lease. Sept 21, demand, 6%. Sept 24, 1907. 5:1450. 1,400
- TITLE INSURANCE CO of N Y with Theo C Wood. 139th st, No 322, s s, 85 e Edgecombe av, 18x99.11. Extension mort. Sept 18, Sept 24, 1907. 7:2041. nom
- Uthe, Amelia to ROYAL BANK of N Y. 12th st, No 20, s s, 325 e 5th av, 19.9x103.3x22.3x103.3. Assignment of rents to extent of \$3,000. Sept 23, Sept 25, 1907. 2:569. 3,000
- Van Winkle, Louisa S wife of Edw K and Emily M Ford to Anna M Ford. 106th st, No 68, s s, 100 e Columbus av, 25x100.11. 3 years, 5%. Sept 20, 1907. 7:1841. 18,000
- Weiss, Elias to Robert L Harrison. Cannon st, No 135, w s, 54.10 s Houston st, 25.1x60. Sept 19, 5 years, —%. Sept 20, 1907. 2:335. gold, 13,000
- Same and Herman Brand with same. Same property. Subordination mort. Sept 19, Sept 20, 1907. 2:335. nom
- Weil, Mae to Emma L Carlew. 85th st, No 19, n s, 150 w Central Park West, 20x102.2. P M. Prior mort \$35,000. Due, &c, as per bond. Sept 23, 1907. 4:1199. 8,000
- Wood, John W to James A Wood. 128th st, No 25, n s, 70 w Madison av, 20x99.11. June 1, 1906, 1 year, 6%. Sept 24, 1907. 6:1753. 3,000
- Walker, Katherine L to Clifford L Weston. West End av, No 229, w s, 84.5 s 71st st, 16x100. Prior mort \$15,000. Due Apr 1, 1909, 6%. Sept 26, 1907. 4:1182. 3,000
- Weiss, Albert with Walter S Gurnee et al trus will Walter S Gurnee for benefit Mary E Scott. Lexington av, No 1799. Subordination mort. Sept 17, Sept 26, 1907. 6:1639. nom
- Wilson, Geo B to Harry Switzer. Morningside av E, Nos 131 and 133, s e cor 125th st, Nos 374 to 388, runs e 150 x s 130.3 to n s Hancock pl, Nos 25 to 39, x n w 169.3 to av x n 52.4 to beginning. P M. Prior mort \$235,000. Sept 25, 3 years, 4½%. Sept 26, 1907. 7:1951. 36,500
- Warner, Elise H to CITIZENS SAVINGS BANK. 93d st, No 159, n s, 219 e Amsterdam av, 15x86 to s s former Apthorp's lane x 15x86.8. P M. 5 years, 5%. Sept 26, 1907. 4:1224. 10,000
- Warner, Elise H to Amelia McEntyre. 93d st, No 159, n s, 219 e Amsterdam av, 15x86 to ss Apthorp's lane x 15x86.8. P M. Prior mort \$10,000. 5 years, 5%. Sept 26, 1907. 4:1224. 6,000
- Webster, Madeleine E to Francis Biegen. 85th st, No 341, n s, 200 w 1st av, 25x102.2. Prior mort \$16,500. Due Jan 1, 1911, 6%. Sept 23, 1907. 5:1548. 5,250
- BOROUGH OF THE BRONX.**
- Aulbach, Barbara with Emile Rebuschung and ano. Webster av, No 1245, w s, 262 n 168th st, 26x100. Extension mort. Sept 2, Sept 24, 1907. 9:2427. nom
- Buckbee, Geo B with Excelsior Mortgage Co. 168th st, n s, 116.6 w Lind av, 50x71.7x60.10x83.11. Subordination agreement. Sept 24, Sept 25, 1907. 9:2530. nom
- Benson, John A to Jacob Berg. Hull av, s e cor 209th st (Ozark) st, 25x100. July 1, due Jan 1, 1908, 5%. Sept 23, 1907. 12:3351. 4,000
- *Barlow, Patrick F and Emily V Farrelly to Stephen McBride. 173d st, e s, 356 s Gleason av, 25x100. P M. Aug 7, due Aug 17, 1909, 5%. Sept 23, 1907. 300
- Buge, Philippina C to Theresa Schaeffler. 140th st, No 633, n s, 481.6 e Alexander av, 25x100. Sept 25, 5 years, 5%. Sept 26, 1907. 9:2303. 6,000
- Brennan, Denis J to Gottfried F and Henrietta S Laufenburger, joint tenants. Crotona av, e s, 125 n 179th st, late Lebanon st, 25x100. P M. Sept 25, due July 1, 1910, 5%. Sept 26, 1907. 11:3095. 3,200
- Bronx Tremont Hebrew School, a corpn, to Saml Goodman. 173d st, No 758, s s, 70 w Bathgate av, 54.5x100.2. P M. Prior mort \$7,000. 2 years, 6%. Sept 20, 1907. 11:2914. 6,500
- Badolati, Emilia to Wm Wilkening. 206th st, s s, 240 w Mosholu Parkway South, 50x120. Prior mort \$9,000. Aug 1, 3 years, 6%. Sept 24, 1907. 12:3312. 3,000
- Butterly, Margt P to Annie A Hill. Jackson av, No 1116, e s, 198.3 n 166th st, 29x87.6. P M. Prior mort \$10,000. Sept 23, due, &c, as per bond. Sept 24, 1907. 10:2651. 2,500
- Brehm, Joseph and Amelia E Lyons, joint tenants, to Thomas F Riley and ano. Norwood av, late Decatur av, No 3259, w s, 194.11 n 207th st, 25x100. P M. Sept 19, installs, 6%. Sept 21, 1907. 12:3351. 1,500
- *Bellizzi, Michael to Emma N Polak. 228th st, late 14th av, s s, 205 w 5th av, 25x114, Wakefield. P M. Sept 19, 2 years, 6%. Sept 20, 1907. 600
- Curran, Wm F to Chas W Coleman. Park av W, No 4439, w s, 367 s 182d st, 25x96.11x25x96. 1 year, 6%. Sept 23, 1907. 11:3030. 3,000
- Christian, Eugene to Newton Land Assn, a corpn. Plot begins at line between land formerly John Erskine and land formerly of Joseph J Bicknell, distant 136.1 s Riverdale lane, runs s 25 x e 100 x n 17 x w 100.4 to beginning. Sept 19, due, &c, as per bond. Sept 23, 1907. 13:3421. 1,500
- Crane, Gertrude A to Thomas F Riley et al. Hull av, w s, 21.7 n 207th st, 18x75. P M. Sept 16, due Mar 18, 1911, 6%. Sept 21, 1907. 12:3347. 1,000
- *Cuddeback, Myron W to James J Dixon. Bronx Park av, w s, 125 n 177th st, 50x150. P M. Sept 23, 5 years, 5%. Sept 26, 1907. 5,400
- Dilberger, Chas F to Morgan J O'Connell. Prospect av, w s, 216.8 n 183d st, 16.8x95. 3 years, 5%. Sept 26, 1907. 11:3102. 6,000
- Doyle, James T to Antoinette B DeWitt. McLean av, n w cor 240th st, runs w 113 x n 75, x e 36 x s 10 x e 21 to av, x s 88 to beginning. Building loan. Sept 24, 3 years, 5½%. Sept 26, 1907. 12:3394. 20,000
- *Devine, Lyman W to Janet Carlow. Rosedale av, e s, 50 n Merrill st, 25x100. Sept 4, 3 years, 5%. Sept 21, 1907. 2,500
- *Devine, Eliz T to Annie C Ruhl and ano. Virginia av, w s, 323 s Westchester av, 25x101.3, Unionport. 3 years, 5½%. Sept 20, 1907. 4,500
- Flood, T Francis to Magdalena Haas. Lisbon pl, s s, 50 w Cadiz pl, 25x100. P M. Sept 25, 1907, 3 years, 5%. 12:3311. 1,500
- *Feeley, James J to Emil Waldenberger. Main st, w s, lots 648 to 651 map property Eliz R B King, City Island, 100x100; Minnieford av, w s, lots 359 to 362 and 369 to 372 same map 100x200 to Main st, also plot begins at mean high water mark where same is intersected by n line of lot 648 same map, runs s 100 x w 400 x n 100 x e 400 to beginning. P M. Sept 19, 3 years, 6%. Sept 20, 1907. 15,000
- *Same to Zeltner Realty Co. Same property. P M. Prior mort \$15,000. Sept 19, due, &c, as per bond. Sept 20, 1907. 7,500
- *Fabrizio, Carmine to A Shatzkin & Sons (Inc). Beech av, n s, 437 w Corsa av, 25x100, Laconia Park. P M. Sept 10, due Feb 1, 1908, 6%. Sept 21, 1907. 100
- Fetzer, John F to Henry F A Wolf Co. 197th st, s s, 31.11 e Valentine av, 25x90. Sept 20, 3 years, 6%. Sept 21, 1907. 12:3304. 5,000
- Freidus, Israel, of Passaic, N J, to Edw A Isaacs. 137th st, No 662, s s, 80 e Willis av, 18x100. Prior mort \$13,000. Aug 15, due Feb 15, 1909, 6%. Sept 24, 1907. 9:2281. 5,000
- Ferguson, May J to Marthj Foggin. Forest av, No 1041, w s, 178.5 n 165th st, 20x98.5. P M. Sept 21, 3 years, 5%. Sept 24, 1907. 10:2650. 6,500
- *Goldhammer, John B to Chas F Wille. Grant av, n s, 50 w John st, 25x100. P M. Sept 23, 3 years, 6%. Sept 24, 1907. 500
- *Same to Chas R Baxter and ano. Grant av, n s, 50 w John st, 50x100. P M. Prior mort \$500 on lot 42. Sept 23, installs, 3 years, 6%. Sept 24, 1907. 400
- Greenberg, Solomon to Edmond T Heck. Oakland pl, No 673, n s, 100 w Crotona av, 23x98.9x23x100. Due, &c, as per bond. Sept 26, 1907. 11:3080. 4,000
- *Guidano, Marlelena with Thos E Fitz Gerald. 214th st, late Av A, s s, 25 e Maple st, if extended and being lot 22 map New Village Jerome, 25x100. Subordination agreement. Aug 3, Sept 24, 1907. nom
- Hann, Antoine to Francois Hann. Valentine av, No 2114, e s, 324.11 n 180th st, 25.4x104.7x25x101.4. Sept 19, due Oct 1, 1912, 5%. Sept 20, 1907. 11:3144. 4,000
- *Hoffman, Louisa to Irving Realty Co. Grace av, w s, 376.2 s Boston road, 50x95, Bronx terrace. P M. Sept 17, due Sept 1, 1910, 5%. Sept 21, 1907. 600
- *Same to same. Same property. P M. Prior mort \$600. Sept 17, due Sept 1, 1910, 5%. Sept 21, 1907. 150
- Havell, Marian E to Isabella W Brinckerhoff. 175th st, late Fairmount av, s s, abt 100 w Marmion av, 25x149. Due, &c, as per bond. Sept 24, 1907. 11:2952. 500
- Hickey, Wm D to Charles F Dilberger. Prospect av, w s, 218.9 n 187th st, 18.9x95. P M. Prior mort \$6,000. Sept 23, installs, 6%. Sept 24, 1907. 11:3104. 1,600
- Itner Realty Co to Mary M Trageser. Itner pl, n s, 90 w Park av, 90x102.2. Prior mort \$15,000. Sept 13, 2 years, 6%. Sept 24, 1907. 11:2899. 5,000
- Ignatz, Florio Co-operative Assoc Among Corleonesi, a corpn, to Salvatore Manzella et al. 137th st, n s, 450 w Home av, 150x100. Prior mort \$100,000. Sept 21, 1 year, 6%. Sept 25, 1907. 10:2550. 50,000
- Same to same. Same property. Consent to mort and assignment of two mortg on Tinton av, w s, 175 s 152d st, 2 lots each 37.6x 100. Sept 23, Sept 25, 1907. 10:2550, 2653.
- *Irving Realty Co with Max Hoffman and Kassel Edelson. Boston road, s e s, being plot begins at stone wall which forms west boundary line of land Crawford Real Estate & Building Co, bet lands of said company and lands formerly belonging to estate of J L Palmer and later known as Arden estate, distant 659.6 s e Boston rd, runs s e 377.6 x n e 776.2 x n w 603.5 x s w 55 x n w 114.8 s e s Boston rd, x s w 224.1 x s w 221.3 x s e 769.9 x s w 248.11 to beginning. Plot begins at wall which forms w line of lands of Crawford Real Estate and Building Co, between land said company and land of Arden estate, where said wall intersects s s property of N Y Westchester & Boston R R, runs s e 214.2 x s e 93.5 x s e 59.2 x 57.10 x n e 59.1 x 31.9 x 44.5 x 326.1 x 50 x 38.9 x n w 692.6 x s w 769.2 to beginning. Subordination mortgage to easement for light, air and access over streets, &c. Sept 6, Sept 25, 1907.
- Junger, Louise, of Brooklyn, N Y, to Franz F Pfaff. Lafontaine av, n e cor Oak Tree pl, 25x95. Prior mort \$2,500. Sept 20, 3 years, 6%. Sept 23, 1907. 11:3063. 1,000

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- Junction Realty Co with Margt W Keck et al exrs. &c. Thomas Keck. 138th st, No 759, n s, 231.7 e Southern Boulevard, 37.6 x100. Subordination agreement. Sept 20. Sept 21, 1907. 10:2590. nom
- Junger, Louise to Thomas F O'Rourke. Lafontaine av, n e cor Oak Tree pl, 25x95. 3 years, 5%. Sept 20, 1907. 11:3063. 2,500
- Keenan, Anna to Jessie V Connors. Grand av, e s, 260.3 n 184th st, 15x94.3x15x95. P M. 3 years, 5%. Sept 25, 1907. 11:3199. 6,000
- Koster & Rueppel, Inc, to Michael Gleason. Webster av, e s, 148 s 176th st, 40x143.6. P M. Prior mort \$5,000. Sept 23, 1 year, 6%. Sept 25, 1907. 11:2900. 1,700
- *Kopchovsky, Annie to Laura A Curry. Arthur st, s s, 50x135.8 to Briggs st, 52.8x152.6, Laconia Park. P M. Due, &c, as per bond. Sept 20, 1907. 3,500
- Same to same. Same property. P M. Prior mort \$3,500. 3 yrs, 6%. Sept 20, 1907. 1,500
- Kroupa, John, of Omaha, Neb, with Anthony J and Katherine L Griffin. Cauldwell av, No 891, w s, 163 n 161st st, 18x100. Subordination agreement. April 29. Sept 20, 1907. 10:2627. nom
- Kroehle Realty Co to Henriette S Orth and ano. 157th st, n s, 100 w St Anns av, 50x100. Sept 15, due, &c, as per bond. Sept 24, 1907. 9:2360. 30,000
- Same to same. Same property. Certificate as to above mort. Sept 15. Sept 24, 1907. 9:2360. —
- Kuver, Johanna E to Geo Zur Heide. 168th st, No 428, s s, 60 e Brook av, runs s 96 x e 35 x n 67 x w 3 x n 29 to st, x w 31.5 to beginning. Sept 17, 3 years, 5%. Sept 24, 1907. 9:2393. 12,500
- Kuhn, August to Anna C Edwards and ano. 183d st, n w cor Adams pl, 100x22.7x128.6x103.4. 3 years, 5%. Sept 24, 1907. 11:3072. 10,000
- Kieran, James M to Teachers Co-operative B & L Assoc of N Y. Boston av, s e s, 491 n e Perot st, 49x65. Sept 25, installs, 5%. Sept 26, 1907. 12:3254. 960
- Kiss, Mary with Benj Feigel. Morris av, e s, 302.11 s 179th st, 25x100. Extension mort. Sept 25, 1907. 11:2807, 2808. nom
- Krabo, Marie to James G Wentz. Hughes av, w s, 300 s 183d st, 31.6x120. Building loan. Sept 20, demand, 6%. Sept 23, 1907. 11:3071. 11,500
- Same to same. Hughes av, w s, 331.6 s 183d st, 31.6x85. Building loan. Sept 20, demand, 6%. Sept 23, 1907. 11:3071. 11,000
- Same to same. Hughes av, w s, 363 s 183d st, runs w 25.6 x s 91 to n s Hughes av, x n e 42.7 to a tangent point in w s Hughes av, x n 61.4 to beginning. Building loan. Sept 19, demand, 6%. Sept 23, 1907. 11:3071. 15,000
- Same to same. 182d st, n e s, 57 w Hughes av, if extended, runs n 83.11 x e 31.6 x s 91 to n s Hughes av, x w 14.2 to st, x n w 18.5 to beginning. Building loan. Sept 19, demand, 6%. Sept 23, 1907. 11:3071. 12,000
- Lowenstein, Moses to Bronx Security and Brokerage Co. Tremont av, n s, 44.1 e Washington av, 23x89.11x23.3x93.5. Installs, 6%. Sept 23, 1907. 11:3043. 700
- *Lamponi, Francesco to Agnes H Deane et al trustees under deed of trust. Plot begins 990 e White Plains road at point 1020 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Sept 23, 3 years, 5½%. Sept 24, 1907. 4,000
- Litter, Jacob to Tremont Building Loan Assoc. Anthony av, No 1816, e s, abt 220 s 176th st, 50x174.6x52x170. Installs, 6%. Sept 24, 1907. 11:2892. 5,000
- Louther, Cath wife of and Thomas to Benj J Light. 138th st, s s, 262.6 e Southern Boulevard, 17.7x100. April 30, 1895, due April 30, 1898, 5%. Sept 20, 1907. 10:2566. 2,000
- Logue, Annie M to Victor Gerhards. Prospect av, No 1340, e s, 50 n 169th st, 25x100. 3 years, 6%. Sept 20, 1907. 11:2970. 1,000
- Linetzky, Hannah to Continental Paper Bag Co. Vyse av, No 1161, w s, 400 n 167th st, 20x100. Sept 5, due, &c, as per an agreement dated Mar 25, 1907. Sept 21, 1907. 10:2752. 4,000
- *Ladewich, Geo to Irving Realty Co. Grace av, w s, 351.2 s Boston road, 25x95. P M. Sept 17, due Sept 1, 1910, 3 years, 5%. Sept 21, 1907. 300
- Same to same. Same property. P M. Prior mort \$300. Sept 17, due Sept 1, 1910, 5%. Sept 21, 1907. 75
- Livingston, Juliet M with Maximilian Fleischmann Co. Teller av, w s, 300 s 169th st, 170x100; Teller av, w s, 100 s 169th st, 200x100; Findlay av, e s, 300 s 169th st, 170x100; Findlay av, e s, 100 s 169th st, 200x100. Agreement as to ownership of four morts. July 25. Sept 24, 1907. 9:2431—2436. —
- *Mang, Longin and Mary Hecht heirs Agnes Mang to Gustave F Zeissig. 13th st., s s, 155 e Av D, 50x108, Unionport. Sept 24, 3 years, 6%. Sept 26, 1907. 2,000
- Mackay, David with Wm H Erskine. Clinton av, w s, 349.3 s Jefferson pl, 50x137.11x50x137.9. Extension mort. Sept 17. Sept 24, 1907. 11:2933. nom
- Mezzacappa, Arcangelo to Henry Elias Brewing Co. Hughes av, e s, 146.2 s 188th st, 24.10x87. Prior mort \$8,000. Sept 24, demand, 6%. Sept 25, 1907. 11:3076. 1,000
- Mierswa, Aranka to Jules Weil. Hull av, w s, 39.7 n 207th st, 18x75. P M. Sept 21, installs, 6%. Sept 23, 1907. 12:3347. 1,200
- Manning, John T to TITLE GUARANTEE AND TRUST CO. Marion av, w s, 21.1 s Mosholu Parkway South, 37.6x113.6. P M. Aug 10, due, &c, as per bond. Sept 23, 1907. 12:3281. 6,500
- McClure, Leslie and Ida M Gibson to Eliz P Gatfield. Vyse av, e s, 180.6 s Freeman st, 25x100. P M. Prior mort \$2,500. Sept 25, due July 17, 1909, 6%. Sept 26, 1907. 11:2993. 3,000
- Marks, Magdalena to Belmont Realty and Construction Co. Hughes av, e s, 36 n 181st st, 49.11x85.3. P M. Prior mort \$13,500. Aug 12, 2 years, 6%. Sept 26, 1907. 11:3082. 5,000
- *Mallett, Wm A to Jared S Spencer. Balcom av, e s, 50 n Marrin st, 100x100, Westchester. P M. Sept 25, due, &c, as per bond. Sept 26, 1907. 1,400
- Maher, Hannah to Walter J Reeves. Inwood av, e s, 75 s 171st st, 25x100. Sept 17, due, &c, as per bond. Sept 24, 1907. 11:2859. 1,500
- *Mulligan, Francis X and Ellen S to Wm N O'Donnell and ano. Commonwealth av, w s, 75 n Merrill st, 25x100, Mapes estate. Installs, 5½%. Sept 20, 1907. 600
- Meyer, John to John P Moebus. Courtlandt av, n e cor 155th st, 50x100. Sept 24, 1907, 5 years, 5½%. 9:2402. 13,000
- Matthews, John S to Louise H Bent. 197th st, — s and — e Concourse, and being lot 97 map property of Metropolitan Real Estate Assoc, 25x100, except part for 197th st. Sept 25, 3 yrs, 6%. Sept 26, 1907. 12:3304. 1,000
- *Mayer, Louise to Geo A Devermann. Plot begins 590 e White Plains road at point 620 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. P M. Prior mort \$3,000. Sept 19, 3 years, 6%. Sept 21, 1907. 1,500
- *McDonald, Joseph to Maria Urbansky. Lots 8, 9, 46 and 47 map property J E Bullard & Co. Sept 16, 1 year, 5½%. Sept 21, 1907. 2,500
- Nelson, August to Excelsior Mortgage Co. 168th st, n s, 116.6 w Lind av, 50x71.7x60.10x83.11. Building loan. Sept 24, 1 year, 6%. Sept 25, 1907. 9:2530. 9,000
- N Y LIFE INS CO with Bernard French. 138th st, s s, 206.6 w Willis av, 25x100. Extension mort. July 1. Sept 23, 1907. 9:2300. nom
- Same with same. 138th st, s s, 181.6 w Willis av, 25x100. Extension mort. July 1. Sept 23, 1907. 9:2300. nom
- Neary, Bertha E, of Cortland, N Y, to Thomas Barry. Kingsbridge terrace, s s, — w Kingsbridge road, and being lot 77 block 3237 map 272 lots Bailey estate, 25.10x161x25x154.6. Sept 18, due Oct 1, 1909, 5%. Sept 23, 1907. 11:3237. 1,500
- *Ohmer, Margaretha to Jacob Letsche. Grant av, s s, 128 w Unionport road, 25x100. Sept 25, 3 years, 5½%. Sept 26, 1907. 1,000
- O'Brien, Linda C wife of and Wm J to Melancthon S Ayers. 176th st, s e s, 150 s Prospect av, 50x191. Sept 20, due Sept 1, 1910, 6%. Sept 24, 1907. 11:2949. 2,000
- *O'Hara, Richard to Gustav Damm trustee Kath Hauser. Lots 164 and 165, amended map Adece Park east of Botanical Gardens. Sept 21, 3 years, 5%. Sept 24, 1907. 2,800
- O'Melia, Annie wife of Martin J to H Koehler & Co. 202d st (Summit av), s s, 169.4 e Grand Boulevard and Concourse, 25x100. Sept 10, demand, 6%. Sept 20, 1907. 12:3307. 1,000
- O'Leary, John to Thomas B Hidden trus Wm H Webb. Crotona av, e s, 400 n 183d st, 20x100. 3 years, 5%. Sept 25, 1907. 11:3102. 6,500
- Orently, Abraham to ROYAL BANK of N Y. Union av, Nos 1164 and 1166, e s, 43 n Home st, runs e 61.7 x n 31.6 x s 12 to n s Home st x n e 47.1 x n w 95.2 to av x s 50 to beginning. Assignment of rents to extent of \$3,500. Sept 21. Sept 25, 1907. 10:2681. 3,500
- *Pfeifer, Paul H to Florence Butler. Columbus av, s s, 463.2 w Bronxdale av, 27.6x37.11x27.9x41.10, Westchester. Sept 21, 3 years, 6%. Sept 25, 1907. 1,000
- Philbrick (John A) & Bro a corpn, with Margt W Keck et al, exrs, &c, Thomas Keck. 138th st, No 759, n s, 231.7 e Southern Boulevard, 37.6x100. Subordination agreement. Sept 20. Sept 21, 1907. 10:2590. nom
- *Park, Henry A to Julia H Curtis. 175th st, w s, 205.4 s Westchester av, 25x100. 3 years, 5½%. Sept 21, 1907. 2,500
- Pfaehler, Emil L, of Brooklyn, N Y, to Veronica Valentine. Washington av, No 2053, w s, 285.4 s 180th st, 25x145. 3 years, 6%. Sept 26, 1907. 11:3036. 4,000
- *Peterson, Charles to Geo W Turner. Unionport road, e s, 555.6 w White Plains road, at point along same 375 n from n s Morris Park av, runs e 115.6 x n 25 x w 101 to road, x s 27.6 to beginning, with right of way over strip to Morris Park av. 3 years, 5%. Sept 23, 1907. 4,200
- *Quinlan, James and John J to Edw H Cole. Lot 107 map 163 lots of estate of Mary J Radway. Sept 20, 3 years, 5%. Sept 21, 1907. 4,000
- Robinson, Bell M to John L Thomas. 167th st, s s, 20.9 e Woodcrest av, runs e 180.10 to w s Anderson av (proposed), x s 36.10 x n w 180 to beginning, except part for Anderson av. Sept 16, 2 years, 5½%. Sept 21, 1907. 9:2509. 10,000
- Same to Edw D Devlin. Same property; also Inwood av, w s, 100 s w from an angle in said av, runs n w 230 to Cromwells or Doughtys Brook, x s — x s e 190 to av, x n e 100 to beginning. Prior mort \$15,000. Sept 16, demand, 6%. Sept 21, 1907. 11:2855—2871. 5,000
- Reiss, Louis to Jacob Schmitt. 161st st, No 375, n s, 228.7 e Courtlandt av, 25x71.5x25x71.11. P M. Sept 24, 5 years, 5%. Sept 25, 1907. 9:2408. 6,500

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*Robillard, Norbert to Frank Chlumsky. Lyon av, s w cor Green av, 100x50. Sept 17, 2 years, 5½%. Sept 25, 1907. 1,500
*Svenson, Nils, Peter Nordhohn, Joseph Marcus and Severin Anderson to Henry H Peabody et al. 1st av, w s, 300 s 1st st, runs w 348 to Bronx River x s and e 608.6 to av x n 318 to beginning. Prior mort \$18,000. Sept 24, 1 year, 6%. Sept 25, 1907. 11,996.17
*Shatzkin (A) & Sons, Inc, to Frank C Mayhew and ano trus Levi H Mace. 230th st, late 16th av, s s, 380 e White Plains road, 25x114, Wakefield. P M. Aug 13, 3 years, 6%. Sept 25, 1907. 750
*Same to same. Arthur av, s s, 175 w Paulding av, 25x93 to Briggs av x26.1x85, Laconia Park. P M. Aug 13, 3 years, 6%. Sept 25, 1907. 500
Schonfeld, Ernestina to Netti Migden. 181st st, n s, 99.2 w Clinton av, 23x66.1. P M. 5 years, 5%. Sept 24, 1907. 11:3098. 4,000
Sheppard, Agnes M and Frank A to TITLE GUARANTEE AND TRUST CO. Washington av, e s, 287.6 s 182d st, or Fletcher st, also 126.11 s 182d st, runs e 136.2 x n 19.1 x w 139.6 to av, x s 18.10 to beginning. 2-3 part. Sept 25, due, &c, as per bond. Sept 26, 1907. 11:3049. 1,500
Shretski, Wm with Marie Krabo. Hughes av, w s, 331.6 s 183d st, 31.6x85. Agreement modifying description of property in mort dated Sept 16, 1907. Sept 20. Sept 23, 1907. 11:3071. nom
Saunders, Arthur W to James R Hay. Kingsbridge road, n s, 150.9 w Heath av, runs n 102.11 x e — x n 175 x w 127 to e s Bailey av, x s — x e — to beginning. P M. Sept 19, 2 years, 6%. Sept 23, 1907. 12:3259. 45,000
Same to same. Bailey av, e s, at n w cor of plot described in above mort, runs e 127 x n 305 x w 114.7 to av, x s — to beginning. P M. Sept 19, 2 years, 6%. Sept 23, 1907. 12:3259. 25,000
Same to same. Kingsbridge road, n s, 150.9 w Heath av, runs n 102.11 x e 7.9 x n 175 x e 138.6 to w s Heath av, x s 295.11 to road, x w 150.9 to beginning. P M. Sept 19, 2 years, 6%. Sept 23, 1907. 11:3259. 35,000
Same to same. Heath av, w s, 295.11 n Kingsbridge road, runs w 138.6 x n 305 x e 110 to av, x s 314.2 to beginning. P M. Sept 19, 2 years, 6%. Sept 23, 1907. 12:3259. 15,000
Secular, Belle to Maurice Frankel. 159th st, No 365, n s, 92 e Courtland av, 50x100. P M. Prior mort \$50,000. Sept 12, due May 15, 1911, 6%. Sept 20, 1907. 9:2406. 6,500
*Steinmetz, Amelia to WAPPINGER SAVINGS BANK of Wappinger Falls, N Y. Lyon av, s e s, 80 n e Grace av, 25x100. Sept 18, 3 years, 5%. Sept 21, 1907. 3,500
Schwarzler, Joseph A, Jr, to IRVING SAVINGS INST. Park av, e s, 315 s 171st st, 2 lots, each 37.6x150. 2 mortg, each \$26,000. 5 years, 5%. Sept 20, 1907. 11:2902. 52,000

Smith, Luke to Bernheimer & Schwartz Pilsener Brewing Co. Morris av, Nos 857 and 859, on map No 859, s w cor 161st st, 30x94. P M. Prior mort \$23,500. Sept 19, demand, 6%. Sept 20, 1907. 9:2443. 5,500
Silbermann, Joseph to Saml Gans. Willis av, No 224, e s, 25 n 137th st, 25x75. Prior mort \$15,000. Due Jan 2, 1911, 6%. Sept 21, 1907. 9:2282. 6,500
Tiernan, Michael, of Harrison, N Y, to Century Mortgage Co. Shakespeare av, e s, 987.6 s Featherbed lane, 75.2x97.6x75x99.6. 5 years, 5½%. Sept 25, 1907. 11:2872. 10,500
Thorne, Stevenson J to Joseph Bicak. Vyse av, w s, 43.1 n Freeman st, 25x75. Aug 21, 4 years, 5%. Sept 25, 1907. 11:2987. 3,400
Thayer, Jane J, Arnold and Geo A, and Henry H Hogins trus Geo A Thayer with Andrew Davey. 3d av, n w cor 140th st, 27.6x100. Extension mort. Aug 2. Sept 24, 1907. 9:2321. nom
Taylor, Fannie with Geo Zurheide. 168th st, No 428, s s, 60 e Brook av, runs s 96 x e 35 x n 67 x w 3 x n 29 to st, x w 31.5 to beginning. Subordination mort. Sept 17. Sept 24, 1907. 9:2393. nom
*Warranty Realty Co and Bertha Kaufmann both of N Y and Milton Newman of Sheepshead Bay, L I, to Sophie Newman of Sheepshead Bay, L I. Sands av, n s, 241 e Pelham road, 50x100.10x50x102.2, Westchester. Sept 16, 3 years, 6%. Sept 24, 1907. 11:2987. 1,140
Wahlig (Frank A) Co to Theo Wentz. Union av, e s, 75 n 149th st, 75x90. Building loan. Sept 23, due May 1, 1908, 6%. Sept 24, 1907. 10:2674. 37,500
Walther Real Estate and Manufacturing Co to Margt W Keck et al exrs Thomas Keck. 138th st, No 759, n s, 231.7 e Southern Boulevard, 37.6x100. Sept 20, 3 years, 5½%. Sept 21, 1907. 10:2590. 25,000
Same to same. Same property. Certificate as to above mort. Sept 20. Sept 21, 1907. 10:2590.
Williams, Saml to Jean P Worth. Washington av, e s, 200 n 171st st, 50x150. Sept 9, due, &c, as per bond. Sept 20, 1907. 11:2912. 44,000
Wattenberg, Philip to Louise A Jackson. Franklin av, No 1203, n w s, abt 160 s 168th st, 17.2x80x16.8x76.6 s w s. P M. Prior mort \$3,000. Sept 24, 1907, 3 years, 5½%. 10:2611. 2,200
Weeks, Francis M to Mary R Baldwin. Grand Boulevard and Concourse, e s, 135 s 164th st, 100x185x—x irreg, also described as Walton av, e s, at s w cor lot 330, and runs s e 292.2 to point 10 chains e from Doughty or Cromwell farm x n e 200 x n w 291 to av x s w 201 to beginning, being plot 330 map West Morrisania, being part farm Wm H Morris and contains 23 40-100 city lots, each 25x100, excepts part for Grand Boulevard and Concourse. Aug 23, due Sept 25, 1909, 5%. Sept 26, 1907. 9:2461. 7,500

JUDGMENTS IN FORECLOSURE SUITS.

Sept. 19.

141st st, s s, 100 e Robbins av, 75x122.11x75.1x118.2 (Action No 1). Century Investment Co agt Broadway Reliance Realty Co et al; Richard G Baggage, att'y; Isaac B Brennan, ref. (Amt due, \$7,244.01.)
Southern Boulevard, n w s, 144.5 n 140th st, runs w 115.9 x n 148.5 to 141st st, x e 161.9 x s 88.5 x s w 94.5 to beginning (Action No 2). Same agt same; same att'y; same ref. (Amt due, \$26,802.90.)
140th st, n s, 327.7 e Robbins av, runs e 103.3 to Southern Boulevard x n 144.5 x w 166.2 x n 8.1 x w 25.1 x s 132.5 to beginning (Action No 3). Same agt same; same att'y; same ref. (Amt due \$14,177.60.)
139th st, n s, 95 e Robbins av, 75x100.10 (Action No 5). Same agt same; same att'y; John J Hynes, ref. (Amt due \$5,948.86.)
Southern Boulevard, s e cor 141st st, 177.3x76.3 (Action No 6). Same agt same; same att'y; same ref. (Amt due, \$10,283.75.)
140th st, n s, 286.5 e Southern Boulevard, 50x125 (Action No 7). Same agt same; same att'y; same ref. (Amt due, \$2,845.09.)
Southern Boulevard, s e cor 140th st, 115.6x86.3 (Action No 8). Same agt same; same att'y; Wm W Baldwin, ref. (Amt due, \$16,560.00.)
140th st, s s, 161.3 e Southern Boulevard, 25x100 (Action No 9). Same agt same; same att'y; same ref. (Amt due, \$4,916.25.)
139th st, n s, 144.4 e Southern Boulevard, 75x100 (Action No 10). Same agt same; same att'y; same ref. (Amt due, \$4,916.25.)
139th st, n s, 294.4 e Southern Boulevard, 75x100 (Action No 11). Same agt same; same att'y; James C Brady, ref. (Amt due \$4,657.00.)
139th st, n s, 369.4 e Southern Boulevard, 75x100 (Action No 12). Same agt same; same att'y; same ref. (Amt due, \$4,657.00.)

Sept. 20.

146th st, n s, 100 w 7th av, 125x99.11. Milton Greenebaum agt James J Kennedy; Alexander S Bacon, att'y; Adelina H Burd, ref. (Amt due, \$8,032.88.)

Hall pl, e s, 193.2 s 167th st, 45x—x43.11x52.7. Frederick Cordes agt Josephine Strackerjan; Peter Klein, att'y; Peter L Mullaly, ref. (Amt due, \$1,067.62.)

Sept. 21.

7th av, e s, 89.5 n 26th st, 40x100. Mayer S Auerbach agt Hessel Building Co; Max Stern, att'y; Nathan Vidaver, ref. (Amt due, \$17,578.00.)
70th st, s s, 161 W Av A, 38x100.5. Sadie Hoffberg agt Harry M Stoff et al; Manheim & Manheim, att'y; Sylvester Malone, ref. (Amt due, \$5,085.38.)

Sept. 23.

Fox st, n w cor 167th st, 88.7x78.8x irreg. Wm D Paris agt Anthony Burger et al; Everett L Barnard, att'y; Thomas W McKnight, ref. (Amt due, \$8,328.10.)

Sept. 24.

20th st, s s, 100 w 2d av, 44x92. Sarah Watson agt Mary H Heckman et al; Wm C Roe, att'y; Ralph D Paoli, ref. (Amt due, \$4,222.00.)
140th st, n s, 200 e St Anns av, 100x95. Mary E Clark agt Robert M Silverman et al; Bowers & Sands att'y; Jacob W Block, ref. Amt due, \$13,598.00.)
14th st, n s, 150 w 5th av, 25x103.3. Ada G Gray agt Mary F Lawrie; Elek J Ludvigh, att'y; Abraham G Meyer, ref. (Amt due, \$9,583.68.)
9th st, No 733 East. Joseph Rosenzweig agt Chas M Siegel et al; Frederick D W Searing, att'y; Chas D O'Connell, ref. (Amt due \$9,488.95.)
Lots 263, 269, 340, 355, 432, 433, 436, 437 and 457, mortgage map Arden property, Bronx. Annie V Taylor agt James T Ackerman et al; de la Mare & Morrison, att'y; Cromwell G Macy, Jr, ref. (Amt due, \$2,051.60.)

Sept. 25.

68th st, n s, 275 w Av A, 37.6x100.5.
68th st, n s, 312.6 w Av A, 37.6x100.5
Pincus Lowenfeld agt Isaac Klapper; Arnstein & Levy, att'y; Edw W Fox, ref. (Amt due, \$23,071.70.)
8th st, s s, 75 e Av D, 22x97.6. Dry Dock Savings Institution agt Annie Grosser et al; F M Tichenor, att'y; James M Tully, ref. (Amt due, \$4,129.42.)

Aqueduct av, e s, 815 n St James st, 50x232x72.6x232.7. Irving Savings Institution agt Martha E Neill; Deyo, Duer & Bauerdorf, att'y's; James Kearney, ref. (Amt due, \$4,639.50.)
3d av, n e cor 87th st, 50x90. Aaron Goodman agt Meyer Frank; Jehial M Roeder, att'y; Henry Smith, ref. (Amt due, \$22,152.88.)
Lenox av, n e cor 143d st, 74.11x96.2x irreg. Jefferson Bank agt Morris Feldberg; Strasbourger, Weil, Eschwege & Schallek, att'y's; Henry B Davis, ref. (Amt due, \$45,997.62.)
Franklin av, e s, 58.11 n 170th st, 51.1x281.1 to Clinton av x46.9x281.1, except parts released. Ferdinand Hecht agt Esther Isenberg (Action No 1). Rose & Putzel, att'y's; Sylvester L H Ward, ref. (Amt due \$2,598.75.)

Sept. 27.

Franklin av, n e cor 170th st, 57.5x100 (Action No 2). Same agt same; same att'y's; Michael J Sullivan, ref. (Amt due, \$6,756.66.)
Clinton av, n w cor 170th st, 23x100x36x101 (Action No 3). Same agt same; same att'y's; Wm H Grogan, ref. (Amt due, \$3,637.58.)

LIS PENDENS.

Sept. 21.

39th st, s s, 347 w 5th av, 22x98.9. Henry S Story et al agt Albert F Jammes; specific performance; att'y's, Katz & Sommerich.
McGraw av, n s, 50 e White Plains road, 25x100. Samuel Wormser agt Chas C Watkins Jr et al; specific performance; att'y, L Schafraan.
Arthur av, n e cor 181st st, 46x92. Mary McCarthy agt Samuel Wormser et al; specific performance; att'y, D W Steele Jr.

Sept. 23.

Av A, n w cor 17th st, 20x69. Henry M Popham agt Katherine T Popham et al; action to obtain title; att'y's, Speir & Partlett.
Central Park West, w s, whole front between 73d and 74th sts, 204.4x100. E Rietzler Co agt Abraham Boehm et al; action to foreclose mechanics lien; att'y's, Phillips & Avery.
18th st, Nos 135, 137, 141 and 143 East, and 19th st, Nos 130 and 134 East.
Wm J Kingdon agt Mary E McCartin et al; notice of attachment; att'y's, J A & R T Lynch.

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153d st, s s, 275 e Amsterdam av, 100x200 to 152d st, and owner property in Suffolk County. Jennie de G Monahan agt Louis de L Ward et al; partition; att'y, T J Keogharn.
Mercer st, w s, 151.2 s Prince st, 50x100. Eugene F Kachel agt Chas H Peckworth et al; action to declare lien; att'ys, Meisel & Bolles.
Union av, s e cor 167th st, 100x100. Michele D'Amore et al agt Chas W Raubicheck et al; action to declare deed void; att'y, C D W Rogers.
20th st, n e s, 175 n w 10th av, 25x99.11. John A Jarvis agt The General Theological Seminary of the Protestant Episcopal Church in the United States; reformation of lease; att'y, E G Sammis.
72d st, No 161 East. Frank Dobson agt Edw P S Mulvany et al; action to foreclose mechanics lien; att'y, J Hardy.
13th st, n s, lot 414, 105x114, Bronx. John J O'Brien agt Catherine Tiller et al; partition; att'y, A H Wadick.
10th st, No 261 East. Harry Goldman agt Jacob T Hildebrandt; action to restrain, &c; att'y, S Edelman.

Sept. 24.

Ridge st, No 132. Isaac Cohen agt Lippe Lunitz et al; action to cancel assignment of lease, &c; att'y, J Wilkenfeld.
4th st, s s, 100 e Av A, 45x96.2. Louis Antokolsky agt John Bairlein; action to impose lien; att'y, E J Kleinfeld.
5th av, No 252. Daniel E Brogan agt Geo H Robinson et al; action to declare lien; att'y, I L Bamberger.
Washington av, Nos 1649 to 1653. The Syracuse Co of N Y agt Fleischman Realty & Construction Co et al; action to foreclose mechanics lien; att'y, A A Silberberg.
35th st, No 41 West. Mordecai F Tepper agt Irving J Messinger et al; action to determine possession, &c; att'y, T F MacMahon.
Willett st, No 58. Jeremiah S Hendrickson agt Jarvis B Hendrickson et al; partition; att'ys, Ackerly & Miles.

Sept. 25.

Christopher st, No 84. Mary M Ludden agt Marie E Timm et al; partition; att'y, F W Judge.
8th av, s s, between Bleeker and Troy sts, —, —, Mary Kelly agt John Daley et al; partition; att'y, T Von Dorn.
72d st, No 302 West. Lillie J Earle agt Cornelius E Byrne; counterclaim; att'y, G S O'Loughlin.

Sept. 26.

41st st, n s, 275 e 8th av, 25x98.9. Aaron Coleman agt Morris Manheimer et al; partition; att'y, M Cooper.
3d av, No 334. William Bradley agt Nathan Lesser; specific performance; att'y, F A Tanner.
35th st, No 26 West. Peter De Witt agt Lucy E Lee et al; specific performance; att'y, L Atterbury.
Broome st, No 269. Simon Garber agt Jonas Spivak et al; action to foreclose mechanics lien; att'ys, Schenkman & Brown.
38th st, Nos 310 to 324 West. Diedrich Blenderman agt Emma Mann-Wray; notice of attachment; att'y, C La Rue.

Sept. 27.

Lafontaine av, s w cor 178th st, 25x100. Charles Schneider agt Andrew J Thomas et al; action to declare lien; att'y, P T Safford.

FORECLOSURE SUITS.

Sept. 21.

3d av, s e cor 179th st, 325 9x115.4x irreg.
8th av, s w cor 151st st, 99.11x100.
Tinton av, n s, 75 n 158th st, 50x135x irreg.
Tinton av, n w cor 158th st, 75x95.
Three actions. Samuel J Goldsmith agt Northwestern Realty Co et al; att'ys, Pratt & Koehler.
Spring st, w s, old line, 124.2 s 161st st, runs w 24.9 to Sheridan av x n 24.7 x e 96 x e 23.11 x s — to beginning. Edw H Cole agt Lucy Bunn et al; att'y, P A Hatting.

Sept. 23.

Orchard st, No 58. Peter Doelger agt Sigismund Glauber et al; att'ys, Amend & Amend.
St Nicholas av, n w cor 187th st, 15.10x80. The Germania Life Ins Co agt John G R Lillien-dahl et al; att'ys, Dulon & Roe.
92d st, No 45 East. Eliza V T Markham agt James C Sinclair et al; att'y, E S Peck.
Lincoln av, No 168. State Bank agt Annie Silver; att'y, A W Glatzmayer.

Sept. 24.

149th st, No 542 West. Helen S Du Bois agt John Wild et al; att'y, A C Hadlock.
73d st, n s, 98 e Av A, 150x102.2. Corporate Realty Assn agt Frank Messer et al; att'ys, Strauss & Anderson.
153d st, No 639 East. Geo W Robinson agt Jacob Gruber et al; att'y, A Knox.
137th st, No 519 East. The North New York Co-operative Building & Loan Assn agt Chas J Klein et al; att'y, J H Hildreth.
Grand st, —, lot 31, map of Estate of Abraham Cannon.
Grand st, No 570.
Eliza Dean agt Sundel Hyman et al; att'ys, Salter & Steinkamp.

Sept. 25.

107th st, Nos 336 and 338 East. Ray Goldberg agt Salvatore Pergolizz et al; att'y, J Ehrentreu.

149th st, No 542 West. Helen S Du Bois agt John Wild et al; att'y, A E Hadlock.
148th st, n s, 250 w Morris av, 25x106.6. Letitia McMurty agt John Zemek Assn; att'ys, Arrowsmith & Dunn.
162d st, n s, 323.6 e Prospect av, 98x123.7x irreg. Chas H Zumbuehl agt Charles Zimmerman, Jr, et al; att'y, O E Davis.
76th st, s s, 185.1 w Columbus av, 20x102.2. Walter A Burke agt Julia W Little et al; att'ys, Hill, Lockwood, Redfield & Lydon.
Chrystie st, No 18. Julius H Seymour agt Moses H Weinstein et al; att'y, J H Seymour.
Lenox av, w s, whole front between 143d and 144th sts, 199.10x100. State Bank agt Meyer Frank et al; att'y, W T Kohn.
Amsterdam av, e s, whole front between 121st and 122d sts, 191.8x100. Harris Mandelbaum et al agt John H Callan et al; att'ys, Eisman, Levy, Corn & Lewine.

Sept. 26.

20th st, n s, 191.7 w 7th av, 25x80.1. Henry Maddock agt Geo P Butler et al; att'y, E C Parish.
Amsterdam av, w s, 50.11 n 122d st, 40x100. Moses S Lorsch et al agt Jacob H Horwitz et al; att'y, M Stern.
Rodman pl, n e s, lots 29 and 30, map of Crowther Estate, Bronx. Henry A Hauck agt John Londergan et al; att'y, J H Hildreth.

Sept. 27.

Division st, s s, 107.2 w Gouverneur st, 20.6x 42.7. Jacob Marx agt David Silberstein et al; att'ys, Parker & Ernst.
St Nicholas av, n w cor 114th st, 59.2x139.8x irreg. Moritz Walter et al agt Louis E Kleban et al; att'ys, Kurzman & Frankheimer.
140th st, Nos 24 to 28 West. Morris Levy et al agt Afro-American Realty Co; att'y, G A Rogers.
Fox st, n w cor 167th st, 88.7x78.8x irreg. City Real Estate Co agt Isadore S Becker et al; att'y, H Swain.

JUDGMENTS.

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

Sept.

21 Adler, Philip—Binghamton Felting Co. \$115.15
21 Abramson, Louis—Isidor Messon et al. 92.10
23 Alexander, Max and Esther—Abraham Fisher. 171.90
23 Alexander, Max—Jacob Barron et al. 61.15
23 Alexander, Frank—Julius H Haas. 34.72
24 Adams, Lorenzo B—Leopoldine Obendorfer. 305.61
24 Adler, Philip—Benjamin Kornblum. 44.65
24 Abramson, Louis—Herman Frank et al. 390.44
25 Amoureux, Geo W L—John M Raymond. 94.41
25 Arthur, Sarah F* & Archibald—Arthur C Doombos. 167.89
25 Angelein, Edward—Harry Newbury. 41.71
25 Altheimer, Max—Benjamin Lowenstein. 3,997.48
26 Ascher, Max—VanNorden Trust Co. 118.08
26 Avallone, Joseph—Tenement House Dept. 27.72
26 the same—the same. 274.72
27 Albers, Henry F—John R Gorham. 463.52
21 Bufano, Michael—G B Raymond & Co. 144.09
21 Butler, Joseph B—Amy Mohr. 61.81
21 Bradley, Frank M—Max J Schwenke. 61.65
21 Blumenthal, George—Max Rothbard et al. 112.61
21 Bernard, Louis—Moritz Altman et al. 191.03
21 Bernstein, Joseph—Marianne Rosenzweig. (D) 3,376.41
23 Bennett, Wm H—American Surety Co of N Y. 220.85
23 Berman, Samuel—Harry Harper et al. 194.84
23 Beinfeld, Hyman—Nicholas Grunzfelder. 75.02
23 Bartenbach, Hermann—Market & Fulton Natl Bank of N Y. 7,445.61
23 Ballway, Philip—Met St Ry Co. costs, 68.88
23 Broderson, Isaac—Interurban St Ry Co. costs, 67.88
23 Bradley, Daniel—Third Ave R R Co. costs, 68.88
23 Bryan, Geo V (not summoned)—Eugene W Guindon. 817.45
24 Bach, Leo—Sigmund Hirschber. 220.41
24 Brady, William—Clarence P Smith exr. 17.41
24 Bardwil, Amin E* & Geo E—Coriana Port-alon. 93.08
24 Bradow, Alexander—Max Mittler. 524.10
25 Brodt, Fred—Louis Gilliams et al. 928.10
25 Brown, Samuel—Elias Resnek et al. 90.33
25 Billings, Geo J—Max Kahn et al. 135.76
25 Blumenkrohn, Solomon—Manhattan Leasing Co. 99.91
25 Barashick, Harry A—Wm J James, Jr. 196.32
25 Burton, Frederick R—Benham Indian Trading Co of N Y. 1,041.93
25 Bologh, Yokel—Milton J Meyer et al. 185.46
25 Barberich, Otto—Frank Crawford. 96.41
26 Bernstein, Frank E and Thomas—Van Norden Trust Co. 174.30
26 Berman, Samuel—Frank Muezek, Jr. 201.62
26 Behrens, Sophia J—Timothy L Jacobs. 275.24

27* Bernasconi, Louis—Morando Stefani. 157.90
27 Baker, Peter—Morris Rosenfeld et al. 130.20
27 Becker, Morris—Benjamin Jaffe. 379.85
21 Colby, Arthur H—Ira Barrows. 226.21
23 Cobe, Andrew J—Twelfth Ward Bank of the City of N Y. 274.61
23 Cohen, Louis S—James Talcott. 4,081.09
23 Collyer, Henry M—Lawyers Surety Co of N Y. 78.41
23 Carton, William—Met St Ry Co. costs, 68.88
24 Corrao, Francis L—Appeal Printing Co. 31.68
24 Clark, Hobert F—Daniel Darrow et al. 149.80
24 Chapman, Eva—Otto Gimmer. 319.51
25 Cornell, Francis—Richard M Bell. 62.34
25 Chanler, Robert W—Elbridge T Gerry. 1,710.00
25 Clarke, Margaret—Wm A White. 467.47
25 Clark, John T—Solomon Scholem. 215.46
25 Cominos, Demetrious & Nicholas—John Larkin. 71.14
25 Chinchin, Charles—Harry Newbury. 41.71
26 Colind, Schmid—Samuel B Greenstein. 47.17
26 Coulter, John—Frederick Ohmeis. 69.65
27 Coward, James S—N Y Edison Co. costs, 34.16
27 Cohn, Morris—Benjamin Jaffe. 379.85
27 Crozier, Michael—Ferdinand T Kunkelman et al. 102.06
27 Capozzola, Filippo—Michael Carillo. 239.91
21 Dunn, Rose—Barnet Tan. 84.72
21 Dexter, John M—Lee Shubert. 1,650.26
23 Dudley, Wm L—Gorham Co. 453.39
23 Dinnieu, William—Grace Dinnieu. 329.41
23 Diezner, Louis & Sam—Isaac Lerman. 186.05
24 D'Alessio, Antonio—Herman S Schluchner. 126.28
24 De Blase, Giuseppe—Henry Eggers. 44.96
25 Dennis, Chas J—Robert Henry et al. 434.92
25 Daly, Martin—Saunders P Jones et al. 183.04
25 Dube, Newman—Berman Realty Co. 1,235.63
25 Dengler, John—George Vassar, Jr, et al. costs, 13.08
25 Dunham, Theodore W—Valvoline Oil Co. 27.02
27 Duncan, Henry B—Moses Saalberg. 219.41
27 Durlach, Joseph—Mortimer B Newman. 158.45
23 Emrich, Joseph—Sam Oppenheimer. 22.66
23 Ellingen, August—Ferdinand Toscani et al. 2,354.74
23 Estey, Giuseppe—Interurban St Ry Co. costs, 68.88
25 Eichner, Max—A Arnold Werton et al. 162.01
27 Easton, John S—Chegwidden & Ohlmeier Co. 129.83
27 Ezra, John—Louis J Rosett. 59.31
24 Feinberg, Louis—Leon Hirsch. 779.39
24 Florence, Joseph F and Rose—Wine Growers Assn. 311.41
24 Fitzmaurice, John—Horace Benton et al. 29.83
25 Faust, Sophia—Joseph E Gallagher. 278.74
26 Friedenber, Jacques S—Barnett L Hollander et al. 264.65
26 Ferris, Geo A—Jacob M Shapiro. 40.31
26 Fischer, Clifford C—Minister & Co. 1,063.77
26 Fisher, Morris—Union Stove Works. 512.65
26 Fox, Walter—Lord & Taylor. 28.72
27 Fonara, Peter—Morando Stefani. 157.90
27* Franchini, Peter—the same. 157.90
27 Feldman, Charles—Isaac Lewis et al. 318.71
27 Furcht, Louis—Harrison K Bird. 515.50
27 the same—James G Graham. 115.50
27 Fitzpatrick, John H—Wm N Johnson. 148.90
27 Firestone, Charles—Title Guarantee & Trust Co. 536.66
23 Grissler, Louis—Morris Shidlovsky. 74.65
23 Garmant, Louis—Morris Politziner et al. 121.88
23 Grossman, Max—Max Bacon. 106.94
25 Gleickenhaus, Leopold—John Koerner. 350.18
25 Guggenheimer, Silvan B—Lowenstein. 3,977.48
25 Gross, Louis—Consolidated Buckel & Metal Goods Co. 126.91
25 Griffin, Stephen—J Harris Jones. 103.32
25 Goldstein, Augusta—Wm H Mayer. 2,296.27
25 Grodzinski, Arthur M—Louis J Ladinski. 336.15
25 Grzocinski, Harry—Saunders P Jones et al. 108.15
25 Gold, Henry—Harry Shapiro. 122.15
26 Gminder, Geo F—Geo H Saylor. 1,021.02
26 the same—Frederick J Shalek. 588.56
26 Georges, Christian—the same. 588.56
26 the same—Geo H Saylor. 1,021.02
26 Gerstle, Ralph F—Ostrander Fire Brick Co. 49.58
26 Greenstein, Maurice M—Jacob M Shapiro. 40.31
26 Gertner, Max—Henry Erde et al. 354.65
27 Gale, George—Clover Farms Co. 166.24
27 Gleason, Wm F—Perry S Boynton. 167.66
27 Gallauer, Edmund—Elbert S Kannel. 86.37
27 Ghee, John F—Bernard Campbell et al. 373.99
27 Gill, Harry—Isaac Sulman et al. 47.40
27 Gault, John H—Alexander Spitzer et al. 198.77
21 Herman, Theodore—Hector H Levine. 716.29
23 Hill, Eugene—People, &c. 500.00
23 Hodgson, J M—Louis Dupuy. 305.05
23 the same—John Scott. 64.78
23 Hayman, Julius L—Eugene W Guindon. 817.45
24 Holiday, John F—Carrie De Veaux. 104.02
24 Herkomer, Henry—Chas G Willoughby. 49.31
24 Horowitz, Abraham & Isaac R—John J Cork et al. 540.31
24 Hamilton, Wm M—Sonn Bros Co. 164.59
24 Horowitz, Samuel A—Julian C Lawrence. 322.08
24 Hoffman, Mayer & Isaac—Weber-Bunke-Lange Coal Co. 121.08
25 Hallinan, Mathew—Met St Ry Co. costs, 22.78
25 Hendricks, David R—James D McLaurin. 2,228.87
25 Henry, Fred—Saunders P Jones et al. 75.17
25* Hyman, Louis—Harry Shapiro. 122.15

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- 25 Harris, Henry-John F Farrell... 78.25
25 Harris, Cecil F-John Spiekerman... 140.86
26 Herrington, John & Edward-Dimock & Pink Co... 381.96
... (rest of the list) ...

CORPORATIONS.

- 21 Leen Wallowitz Cap Co-Abraham S Bernstein et al... costs, 22.41
23 New York City Ry Co-Hannah Miranda... 1,095.92
23 Travers Circle Swing Co-Herman Struss... 47.61
23 Golden City Construction Co-Hammond & Sloane, Inc... 623.38

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Table listing various companies and their associated values, including The Kilroy Co, Thomas Matthews Co, Ozobalm Mfg & Importing Co, etc.

Table listing various companies and their associated values, including Giollorenzi, Elfred N-N Y Telephone Co, Grossman, Adolph-Electrical Audit & Rebate Co, etc.

MECHANICS' LIENS.

Table listing mechanics' liens with details such as location (e.g., 179-Clinton pl, n s, 109 e East Aqueduct av) and amounts.

Table listing mechanics' liens with details such as location (e.g., 190-Clinton av, No 1323) and amounts.

SATISFIED JUDGMENTS.

Sept. 21, 23, 24, 25, 26 and 27.

Table listing satisfied judgments with names like Aldhous, Herbert C-W M Deen, Abraham, Louis & Louis Silverman-L Mosson, etc.

CORPORATIONS.

Table listing corporations such as Browne & Fleming Contracting Co, Brown & Fleming Contracting Co, etc.

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

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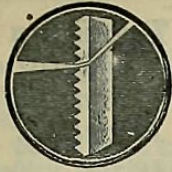


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212—Tiebout av, w s, 200 s 184th st, 50x100. Angelo Lucehini agt John J Brown and L A Soule 210.00
 213—35th st, No 41 West. Aubrey B Grantham agt Irving J Messinger, Earl S Saeger, Roy S Saeger, Emma S Schock & Anna S Graeve and Mordecai F Teppler 40.00
 214—35th st, No 41 West. Edw J Kobert agt same 230.00
 215—Same property. Wyllie & Kobert agt same 225.00

Sept. 25.

216—Barrow st, Nos 130 to 142. Christopher st, Nos 168 to 174. Breen & Binn agt New York City Ry Co and Albert V Porter 5,086.00
 217—Anthony av, e s, 200 s Prospect av, 60x100. Hydraulic Press Brick Co agt Resht Realty Co 170.07
 218—Matthews av, w s, 150 n Brady av, 25x100. Matthews av, w s, 300 s Brady av, 25x100. Mulnier av, e s, 150 s Brady av, 25x100. Tucker Electrical Construction Co agt Fidelity Development Co 529.00
 219—Columbia st, No 85. Antonio Miedzwicki agt Joseph Miltz, Jacob Glaser and Bevil Winnick 42.00
 220—Same property. Ignatz Monschey agt same 24.00
 221—10th av, No 776. Martin Schretter agt John Krumwilde and Geo V Ellis Sewer Lift Co 27.00

Sept. 26.

222—Amsterdam av, s w cor 170th st, 75x250x irreg. Jacob Barron agt 170th Street Co and Isaac Miller 250.00
 223—11th st, No 512 East. Nathan Goldman agt Edward Schoenberg 1,269.00
 224—11th av, No 435. Samuel Rosen agt Adolphus Busch and T J Fanning 50.00
 225—59th st, No 311 West. Ambrose A Gavigan agt Rosalie A Oakley and Eli J Rieser 4,758.91
 226—Stanton st, No 300. Nicholas Fehlinger et al agt Jacob A Boos 871.04
 227—Westchester av, s s, 105 e Brook av, 100x100. Belden J Rogers et al agt A B Russell and John T Finn 21.25
 228—61st st, No 110 West. Same agt Anna T Duross and John T Finn 62.25
 229—Broadway, Nos 1874 to 1880. Same agt Mary E A, Rebecca A D & Ella V Von E Wendell and John T Finn 179.13

Sept. 27.

230—Montgomery pl, s s, 75.2 e West Farms rd, 25x100. Montgomery pl, n s, 144.6 e West Farms rd, 25x100. Maclay av, w s, whole front between St Peters av and Montgomery pl, 200x100 x irreg. Maclay av, w s, whole front between Montgomery pl and Overing av, 149.1x100. Maclay av, n e cor St Peters av, 300x126.6. George Erlacher agt Bronx Mortgage Co 3,773.25
 231—Thompson st, No 182. Hull, Grippen & Co agt John J Harkins and Hanson & Hanson 83.49
 232—214th st, s s, 25 e Maple av, 25x100. Albert Guidano agt Maria Parrotto 100.00
 233—Park av, No 540. Paul Wiehle agt 540 Park Avenue. Rutland Florence Marble Co of Fowler, Vt. 430.00
 234—Central Park West, n w cor 85th st, 100x125. Cambridge Tile Mfg Co agt Gotham Building Co and Alfred Boote Co 112.94
 235—Amsterdam av, s w cor 170th st, 75x250x irreg. Gurney Heater Mfg Co agt Barnett Miller, Harris Mofenson and Builders Heating Co 1,035.00
 236—114th st, No 24 East. Ruben Kissler agt Malvine Russom 13.80
 237—Washington av, e s, 200 n 171st st, 100x150. Gurney Heater Mfg Co agt Haft, Williams & Grodinsky and Builders Heating Co 555.00
 239—1st av, n w cor 30th st, 25x75. Samuel Herman et al agt H Coler Brewing Co and Hansen & Hansen 146.00
 240—93d st, No 177 East. Samuel Silberman agt Adolf Cohen and Samuel Blaustein 21.00

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241—Hamilton pl, whole front between 143d and 144th sts, 217x165.2x irreg. Broadway, e s, whole front between 143d and 144th sts, 199.10x100. Morris Goldstein agt John V Signell Co and Isaac Osserman 844.45
 242—137th st, n s, 100 w Cypress av, 150x100. New York Cornice & Skylight Works agt The Ignatz Florio Cooperative Assn among Corleonesi 625.00
 243—All franchises, &c, of tracks, &c, of New York City Ry on First Avenue extending from 59th st to 125th st. Thomas Crimmins Contracting Co agt New York City Ry Co 180,786.97
 244—Broadway, e s, 99.10 n 231st st, 24.10x59.5. John P Nugent agt Henry Freund 11,100.00
 245—12d st, s s, 125 w Amsterdam av, 145x95. The City Fireproofing Co agt Mayer Hoffman 189.81
 246—Hamilton pl, w s, whole front between 143d and 144th sts, —x100. Broadway, e s, whole front between 143d and 144th sts, —x100. The Cambridge Tile Mfg Co agt John V Signell Co and Alfred Boote Co 788.60

BUILDING LOAN CONTRACTS.

Sept. 23.

182d st, n s, 25.6 w Hughes av, 31.6x78. James G Wentz loans Marie Krabo to erect a 4-sty tenement; 8 payments \$12,000
 Hughes av, n w cor 182d st, 90x25. Same loans same to erect a 5-sty tenement; 8 payments 15,000

Sept. 24.

Arthur av, n w cor 187th st, 27.7x113.8x27.7x113.10. Italian American Trust Co of N Y loans Pasquale Gargino to erect a —sty tenement; 7 payments 25,000
 21st st, ss, 645 w 5th av, 50x92. The Germania Life Ins Co loans Edw B Bloss to erect a —sty building; 7 payments 210,000
 Virginia av, w s, 293.5 s Westchester av, 25x101. Annie C Ruhl and Leonora Wurm loan Elizabeth T Devine to erect a 2-sty dwelling; — payments 4,500

Sept. 26.

168th st, n s, 116.8 w Lind av, 50x46.8x61.6x91.4. Excelsior Mortgage Co loans August Nelson to erect two 2-sty dwellings; 5 payments 9,000

SATISFIED MECHANICS' LIENS.

Sept. 21.

Broome st, Nos 195 to 199. Joseph Rosenzweig agt Joseph Berkowitz et al. (Aug 15, 1907) \$1,408.00
 Essex st, No 137. Wm A Thomas Co agt Bernard Trusch. (Sept 4, 1907) 127.10
 Same property. Abram Hekelman et al agt same. (Sept 7, 1907) 450.00
 Clinton st, No 129. Wm A Thomas Co agt Louis Haims et al. (Sept 4, 1907) 117.15
 Same property. Abraham Hekelman agt same. (Sept 6, 1907) 535.00
 174th st, Nos 522 to 526 West. Jackson MeGlade & Co agt Wallach, Resler & Co. (Aug 8, 1907) 1,530.00
 1 Riverside Drive, s e cor 97th st. Hyman Frank et al agt Robert T Lyons. (Sept 14, 1907) 350.00

Sept. 23.

Eldridge st, Nos 236 to 240. New York Trim Co agt Esther Minsky et al. (June 20, 1907) 146.95
 Chrystie st, No 195. Picket, Passel & Miller agt same. (June 20, 1907) 149.75
 44th st, Nos 111 to 121 West. George Keister agt Stuyvesant Theatre Co. (Aug 21, 1907) 7,500.00
 Ludlow st, No 96. Joseph Rosenzweig agt Kaspar Kargar et al. (Aug 15, 1907) 211.00
 Amsterdam av, Nos 1101 to 1109. Isaac J Brown agt The Polstein Realty & Construction Co. (Sept 14, 1907) 4,681.50
 103th st, No 236 East. Picher, Passel & Miller agt Frederick Binzen et al exrs et al. (June 20, 1907) 208.00

Sept. 24.

2d av, No 2485. Adolph Hopp agt Jacob Kaufman. (May 6, 1907) 19.00
 7th av, Nos 291 and 293. Voigtmann & Co agt Hessel Building Co. (Feb 19, 1907) 602.74
 Eldridge st, Nos 236 to 244. Joe Sak agt Louis Minsky et al. (July 23, 1907) 35.00
 2 Mercer st, No 123. John J Kelly agt Peter W Rouss et al. (Aug 21, 1907) 1,850.37
 Amsterdam av, e s, whole front between 114th and 115th sts. Kertscher & Co agt Polstein Realty & Construction Co et al. (Sept 14, 1907) 9,813.89
 7th av, No 293. New York A-bes'os Mfg Co agt National Bridge Works et al. (Mar 25, 1907) 107.00

Sept. 25.

Cedar av, e s, 250 n Sedgwick av. F Damm agt Charles F Zeitfuss. (Jan 29, 1907) 370.00
 50th st, n s, 200 w 11th av, running through to s s 51st st. Duplex Hanger Co agt Charles Kohler et al. (Aug 26, 1907) 350.00

223d st, n s, 230 e Barnes av. Samuel W Williamson agt James Ceburre et al. (June 20, 1907) 83.63
 116th st, Nos 70 and 72 East. Joseph Wolff et al agt Ferdinand Kurzman et al. (Aug 29, 1907) 505.00
 105th st, No 253 East. Minnie Posnansky agt Isaac Benequit et al. (Jan 3, 1907) 375.00
 138th st, Nos 33 to 37 West. Louis Tager agt Hyman B Goldberg. (June 25, 1907) 250.00

Sept. 26.

3 Bathgate av, e s, 191.2 n 74th st. Chas H Willson et al agt Sugarman & Glick et al. (Aug 20, 1906) 655.53
 75th st, No 240 East. Joseph Owbelo et al agt Salvatore Cannaciato. (Sept 6, 1907) 3,000.00
 48th st, No 13 West. Robert A Keasbey & Co agt W C McAdoo. (May 10, 1907) 183.77
 1st av, No 93. Benjamin Simon agt Worth Realty Co. (July 25, 1907) 1,300.00
 223d st, n s, 230 e Barnes av. Michele Attenasio agt James Ceburre. (June 12, 1907) 39.67
 1st av, No 2258. Dunbar Box & Lumber Co agt John F Wetter et al. (Sept 19, 1907) 206.88

Sept. 27.

South st, No 282. Geo B Raymond agt Muhlenberg Coal Co et al. (Nov 30, 1906) 874.16
 Same property. Michael Larkin & Son agt same. (Nov 22, 1906) 269.25
 Same property. Bouker Contracting Co agt same 460.00
 Same property. Murray & Co agt same. (Nov 23, 1906) 127.50
 Essex st, Nos 85 and 87. Willi Gold agt Abe Kassower. (Sept 5, 1907) 48.00
 2 Villa av, e s, 82.5 n 204th st. Cornell J Mitchell agt Angelo Guazzo et al. (Aug 6, 1907) 435.00

*Discharged by deposit.
 *Discharged by bond.
 *Discharged by order of Court.

ATTACHMENTS.

Sept. 21.

Loaiza, W & Co; G Amsinck & Co; \$25,002.80; Oakes, Van Amringe, Schurz & Davis.

Sept. 23.

McCartin, Mary E & Elizabeth C; Wm J Kindgen; \$5,000; J A & R T Lynch.
 Burke, Chas R; Laura F McArthur; \$174; E J Maroney.

Sept. 25.

The C G V Import Co; Louis Siegbert; \$3,000; James, S & E.

CHATTEL MORTGAGES.

Sept. 20, 21, 23, 24, 25 and 26.

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 Hookey, W T. Jennings, between Wilkins and Stebbins av. Century G & E F Co. Gas Fixtures. 330
 Ignatz Florio Assn. Beach av bet 151st and 152d sts. Western M Co. Mantels. 96 at 11.00
 Kahn, H. 124 to 136 E 117th. Raisler H Co. Heating Fixtures. (R) 2,733
 Kotzen Realty Co. Av D, 42 ft s of 4th st. Abendroth Bros. Ranges. 346
 Perlman & Bernikow. 176th st, 100 ft w of Amsterdam av. Western M Co. Mantels. (R) 1,250

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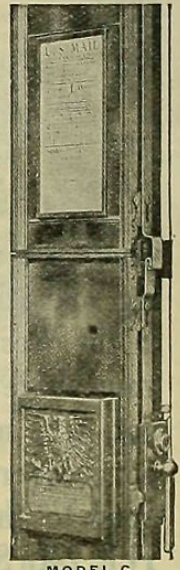
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