

REAL ESTATE BUILDERS RECORD AND GUIDE.
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 BUSINESS AND THEMES OF GENERAL INTEREST.

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PRESIDENT JAMES J. HILL, of the Great Northern Railroad, and President Roosevelt disagree about many questions of public policy, but it is by no means an accident that they also have points of agreement. The former gave out an interview early in the week, in which he predicted the eventual breakdown of the railway systems of the country as a means of transportation, and the absolute necessity of developing the inland water-ways. The chief burden of Mr. Roosevelt's speeches in the Mississippi Valley has been the second of these ideas. He has been pointing out the absolute necessity of supplementing the railways by means of the larger use of canals and rivers, and there can be no doubt that in emphasizing the necessity for improved waterways he is performing a public service as important as that which he performed when he advocated a system of national irrigation. In this, as in certain other respects, the industrial practice of the United States is far behind that of Germany. Germany has sedulously developed her internal waterways as a supplement to her railway system, and the comparatively cheap means of transportation thereby afforded have had much to do with the industrial expansion of the German Empire. American industries, on the other hand, have been built up under conditions which, the Great Lakes apart, makes them almost exclusively dependent on the railways, and the railways themselves, in their desire for traffic, have adopted a rate policy which prevented, wherever possible, the transportation of freight by water. If Mr. Hill's statements are well founded, this policy cannot be continued. The railways are unable to carry all the traffic offered to them, because of the lack of sufficient terminals, and they cannot afford to buy the necessary terminals at prevailing prices. In all this there is, we believe, a certain amount of exaggeration. Mr. James J. Hill seems to be in an over-wrought state of mind which prevents him from seeing things in a normal perspective, nevertheless there is much truth in his contentions. The industrial development of the country will suffer severely, unless a greater use is made of the waterways, and no time should be lost in planning a system of internal improvements for this purpose. New York took the lead in this respect several years ago by beginning the enlargement of the Erie Canal, but the National Government should adopt a similar, but a much more elaborate and comprehensive policy.

MAYOR McCLELLAN has permitted the publication of certain of his ideas in respect to charter revision, and it is much to be hoped that they will find favor with the Commission. All the changes he proposes look in the direction of a simplification of the administrative machinery of the city, the reduction in the number of the departmental chiefs, and the concentration of their powers. He proposes, for instance, the organization of a Health Department which shall be responsible for the sanitary regulation and inspection of the city in every respect—including, of course, the

enforcement of the tenement-house law. He proposes also, the reorganization of the Department of Charities and Correction for the purpose of transferring the control of the city prisons to the Police Department. This, again, is an extremely desirable change, for the association of the care of the poor and the sick with that of criminals is not based upon any rule of propriety or efficiency. What is still more important, he proposes the constitution of a Public Works Department, which shall include the existing departments of Building and of Bridges, and which will have control over much of the work now in the hands of borough officials. This should be one of the most useful of all the administrative reorganizations proposed by the Mayor, and with the assistance of a proper system of municipal accounting, it should conduce both to efficiency and economy in the expenditure of the city's money. The usual objection to these proposed changes is made on the score that no genuine contribution to good government can be made by means of tinkering with the Charter; but the whole history of the municipal reform movement both in the city and throughout the country proves the superficiality of this objection. Municipal misgovernment has been due to many causes; but not the least among them has been an administrative organization which denied the executive officials any efficient authority, and so relieved them of any real responsibility. New York is now being better governed than it was ten or fifteen years ago, not only because the people are electing better officials, but because these officials after they are elected have more power than formerly and can be held to stricter accountability. The changes proposed by Mayor McClellan all tend to carry a step farther this important process of simplifying the organization, and concentrating both authority and responsibility, and the Charter Revision Commission should certainly adopt this principle as their dominant constructive idea. The commission should get to work very soon, and should ask for all the time it needs to complete its arduous and difficult task.

THE PUBLIC SERVICE COMMISSION has made a grave mistake in authorizing the construction of the Fourth Avenue subway to South Brooklyn. In the course of time this subway, among others, should be built, but to spend as much money as will be needed for this improvement at the existing juncture is nothing less than a betrayal of the interests of the whole city for the benefit of a very small proportion of its inhabitants. The reasons which counsel the postponement of the construction of this subway are so numerous and so conclusive that we hope the Board of Estimate will at the last moment refuse to assume all the risks which are implied thereby, and propertied interests in other parts of the city should bring the utmost pressure to bear upon the Board for the purpose of preventing the commission of this grave mistake. As we all know, the city has a margin of less than \$40,000,000 which, during the next five years, can possibly be devoted to subway construction, and why should the partially developed territory of South Brooklyn be selected as the cemetery in which the larger part of this sum is to be buried. It must be remembered that the appropriation of \$25,000,000 for a tunnel to South Brooklyn prohibits any other subway construction, unless the debt margin can be increased; and it must be remembered also that there are other parts of the city which are in much greater need of genuine rapid transit than is South Brooklyn. The whole East Side of Manhattan is unprovided with subways, and its population is four-fold the population which will be aided by the Fourth Avenue subway. No doubt the East Side of Manhattan has its elevated railroads, but so has South Brooklyn. The action of the commission is equivalent to spending almost all the money available for rapid transit for the benefit of a few hundred thousand people where it should and could be spent for the benefit of almost two millions. What could be more absurd than the construction of a subway, which will run for miles by vacant lots, instead of constructing a subway through a part of the city which is congested with population and which is equally in need of improved means of transit. New York is certainly paying a high price for the purpose of preventing the collapse of the real estate boom in South Brooklyn.

ONE TROUBLE IS that no one knows how high the price will be. It may be assumed without hesitation that no bids will be received for operating the proposed subway. If the Interborough Company could see no profit in operating under existing conditions subway extensions on the East and West sides of Manhattan, it can be imagined how many

bidders there will be for the operation of a subway through a part of the city which is partly vacant and which will never be as densely populated as Manhattan. The only way in which subways, built into new territory such as South Brooklyn can be made to pay, is by means of integral connections with subways which serve the centres of business and population, but the Fourth Avenue subway will have no such advantage. It will terminate at the Manhattan end of the Manhattan bridge, and passengers will have to change cars and pay two fares in order to reach destinations in Manhattan. For this reason the Fourth Avenue subway is badly planned as an independent line. Its traffic cannot possibly pay operating expenses and the interest on the capital invested. In order to be a paying venture its gross receipts would have to be not far from \$5,000,000 a year, and it is absurd to suppose that they would reach any such sum. The city would be forced to operate the road after it was built, and if it were forced to take such a step, it would be obliged, not only to meet a deficit, but it would thereby hurt the whole movement towards municipal ownership. The Record and Guide has no objection to municipal operation under proper conditions, but the conditions should be absolutely right before the experiment is tried. In order to make the conditions right a system of subways should be laid out, which is capable of being operated independently with profit and with the maximum public benefit. The Fourth Avenue tunnel does not meet this condition. It cannot be operated independently in a profitable manner or in a way which would benefit any but one section of the city. Its construction should be postponed until the whole matter of subway construction can be taken up with a view to its adequate and comprehensive settlement.

What New York Real Estate Pays

By JEFFERSON M. LEVY

WHEN you speak of the income derived from New York real estate, the first consideration that comes to mind is that in addition to the usual income received, as in the way of rent, there is, and I may say, always has been, such a uniform advance in values that it is perfectly proper to say that

the income actually received, calculated over a period of years, is at least double the ordinary or rental income.

In other words, if we say that business property (outside of the financial district and its vicinity) yields four to five per cent. per annum and tenement-house property yields ten per cent., there is also an additional sum received through the increase in value.

To be sure, this is, in one aspect, an increase in principal, but the advance in New York values has been so uniform

and has continued practically throughout the city's history without an interruption worth considering, that I believe it may fairly be treated as income, and this view many far-sighted investors have adopted for many years back.

The newspapers have from time to time called attention to the ever-increasing number of plots that have been bought for improvement and occupation by owners, or which for other reasons have been permanently taken out of the market. This, of course, has resulted in sharp advances in adjoining properties, and here the additional income has been very large and more than sufficient to compensate for the low income received from high-priced properties.

The same way in London. Every sale in the city district there, the details of which become public, shows a considerable advance over the previous prices.

There is, however, a sharp distinction to be noticed in the advance in values between our suburban property and that of London. Districts in the suburbs of the English city advanced in value after the opening of the underground railway, from \$2,500 an acre to as much as \$25,000 an acre. These are outside figures, of course, but our suburban advance has not thus far begun to compare with that made in England.

The forces at work to advance values here are world-wide;

New York has advanced more as a financial and world centre in the past ten years than in the preceding 50 years.

So I say that there is no security sold on any exchange in the world that is so safe and which has the chances for a prospective increase in value as New York real estate. I would estimate the average yearly increase in value at from six to ten per cent., so that we may safely say that the total yearly income from New York real estate is at least ten per cent. and may go as high as 20 per cent.

JEFFERSON M. LEVY.

Why Families Live in Hotels.

THE announcement that a score of families of the first social and financial magnitude, beside many others of less prominence, are to make the Plaza, New York's newest hotel, their permanent home, renews interest in a question that is puzzling the student of economics these later years. We seem here in New York to be approaching a homeless age. The trend of the times in the great cities, and especially in New York, appears to be toward the apartment style of living. Private residences—individual homes—are rapidly disappearing to make way for the erection of mammoth hotels or towering business blocks.

It is a fact that in this city the hotel is to-day the permanent home of thousands of luxury-loving people, many of whom are owners of palatial residences.

It is estimated that in the section bounded by Park avenue and Broadway, Thirty-fourth and Fifty-ninth streets, fully 25,000 people are living permanently in hotels where family suites command an annual rental of from \$3,000 to \$30,000. What are the conditions that have brought about this change? What are the inducements offered that can tempt owners of elegant homes in the most desirable sections of the city to quit them for an apartment in the Plaza or in any one of the great hotels for which New York is noted, and this not for the winter only, but for the entire year? Surely there must be some unusual attractions or advantages in this style of living, else such men as Alfred G. Vanderbilt, John W. Gates and George J. Gould, who are in a position to have the best the world affords, would not forsake their luxurious private residences for a seven or ten room suite in the new Plaza. Mr. Gates is said to pay \$30,000 a year for his suite on the third floor of this great hotel. The others pay large rentals, but just how large is not known.

WHAT DO THEY GET FOR THEIR MONEY?

The Plaza housekeeping suites, which are fitted up and furnished entirely according to the individual tastes of those who are to occupy them, consist of the drawing-room, library, large dining-room and from two to seven sleeping-rooms, each with bath in connection, and two or more rooms for servants. Each room opens on a private hall running parallel to the public corridor.

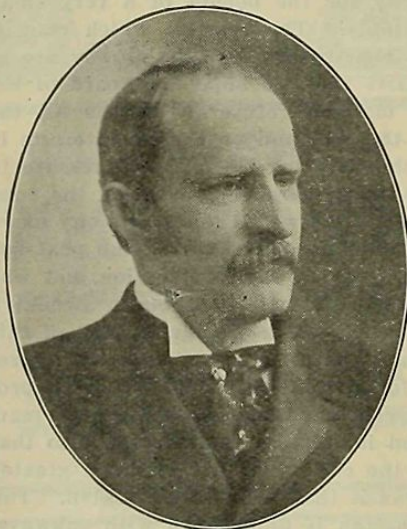
Off the dining-room is a special service-room and butler's pantry, connected by an elaborate system of electrical dumb-waiters and pneumatic tubes with the main kitchen, which, by the way, is a marvel of its kind, where a hundred cooks, under two famous chefs, prepare the food. This service-room is supplied with an abundant outfit of crockery, silverware and linen, and has large plate and food warmers, and refrigerators fed with chilled air from the main plant in the basement. A floor butler and numerous assistants are in constant attendance, and act alone or in conjunction with the family servants when orders are given and food is served.

In the matter of heating and ventilation, quite often the weakest points in private-house construction, hotel apartments like those in the Plaza are perfectly equipped. They are supplied with filtered air, tempered to suit the season, which enters the room through concealed gratings. At the same time, the vitiated air is drawn from the room by powerful exhaust pumps, the whole system working very much the same as the lungs of an animal. The temperature is regulated by the occupant according to his pleasure by means of a little instrument known as the thermostat, which indicates exactly what the temperature in the room is. More than this, every modern convenience in the way of communication, local or distant, is here installed, together with every device which can in any way contribute to comfort as well as to the safety of person or property. Thus it will be seen that the hotel offers a service less troublesome and obtrusive and far more effective than can be secured under private house management, and gives entire exemption from the annoyances of a large force of servants and incompetent cooks, as well as the care and expense of heating and ventilation. But this is only a small part of what the dwellers in the Plaza Hotel get for their money.

MORE REAL PRIVACY.

Paradoxical as it may seem, there is more actual privacy and freedom from intrusion here than can possibly be had in a private residence. This is a most important consideration with people who are much in the public eye. While the dweller in such a hotel is assured the highest degree of privacy, he is also in a position to see, when he so desires, more of life than in the private residence. Here is an opportunity to meet men of prominence in the various walks of life, from far and

(Continued on page 517.)



THE REALM OF BUILDING.

ABOUT FORTY-SEVEN MILLION DOLLARS less has been appropriated this year for new buildings and alterations in Manhattan and the Bronx than was set apart for the same purpose last year during the corresponding period up to the first week in October. We have planned for only ninety-three million dollars' worth of work, and ought to have planned for one hundred and forty million dollars' worth, to square the record with last year's. When compared with what was going on in 1905, the deficiency is larger still, as one hundred and forty-five million dollars' worth of work for the building trades of these two boroughs had been laid out up to this time of the year. But the record of 1907 is ten million ahead of 1904, which was the year following the great lockout and was the first year of the boom.

NINETEEN HUNDRED AND FIVE WAS THE BEST year, take it all through, that old New York City ever produced for her building trades; there was more work in hand and more real money for everybody than in any previous year in history. Some may ask if the building movement which attended and followed the opening of the elevated roads was not as busy a time—in proportion to population, if not in the grand aggregate? The answer is that in 1883 the whole city, as it then was, had planned up to this corresponding time of the year work amounting in estimated cost to only thirty-six million dollars; in the year 1884 for thirty-five million, and in the year 1884 only thirty-six million dollars' worth in new buildings, to compare with the sixty-three million dollars' worth of new buildings which our table of last week showed had been figured and passed before the Building Department in the Borough of Manhattan alone.

WAGES AND MATERIALS, DIVIDENDS AND PRICES, all corresponded, so that neither in the amount of work, as measured by the cost, nor in the net reward of labor to the individual, did the building movement of twenty-five years ago equal the present one. What the records say about the amount of building in 1905 stands for everything else in the same degree. It was a year of peace and good will between employers and journeymen; building costs were distributed widely over many trades; collections were as good as dealers had a right to expect, and money was never before so loose for speculative builders. Last year, 1906, was, by the record, about ten per cent. behind its predecessor up to this month, but was better than its published record, for it inherited an extraordinary amount of unfinished work. Of course, it would have been better if controlling circumstances had struck an average and maintained a mean level through the last five years—it would have been better for everybody if New York City had not started the whole world into a fast business gallop, for then production would not have been stretched into an over-supply, money rates would have kept pace, and we should not have had the gates lowered.

Conflagrations do not dine on vegetable patches, seize upon fruit and shade trees, or extend themselves along garden hedges, any more than they can leap from cottage to cottage when these are widely separated, and guarded by an efficient fire department.

IN CINEMATOGRAPHIC FASHION ONE COULD RUN through the middle aisle of events in the building trades since that week in July of last year when the Hudson River brick market like the Darlington Hotel caved in on itself with—let us say a shriek, to change the metaphor. Prices sank till there seemed to be no bottom to touch, and nobody knew just what the reason was. The brick market is to the whole series of building trades what the iron market is to general business. Farmers used to say they could tell how much they were going to get for apples by scanning the iron quotations. As the Mortgage Tax Law was in force up to July 1, 1906, the difficulty which operators and speculative builders encountered in borrowing loans was attributed to its pernicious influences, and in some degree this law did operate to postpone a large amount of business; but when the law had been superseded by the more benign Recording Tax it was found that loanable funds were no more easily obtainable than before. These conditions continuing, business in all departments of construction and real estate has settled into its pres-

ent state of mind and circumstances, which consists in waiting for money to become more accommodating, not only to the real estate and building interests, but to all lines of industry depending upon borrowed capital.

ONLY WHEN THE RECORDS OF PROJECTED WORK are compared does this year's business seem small, as the new and old work taken together have kept the times fairly good for both mechanics and dealers, and within a fortnight past there has been an actual revival of new construction. All materials are selling at about the same level as for months, and brick alone has shown wide variations. Good brick has averaged considerably above six dollars by the cargo afloat. Cement, lime, plaster, structural steel, hardwoods, plumbing and electrical supplies, and all the fundamental materials, have maintained practically the selling schedules with which they opened the season. **BUT THERE ARE TENDENCIES** setting toward lower prices, which are likely to become more pronounced as the works catch up and begin to overrun orders, as some have already. Weak spots are certain to appear. Vacancies in high-grade apartment houses have been multiplied by this week's moving, which foreshadow a shading of rentals and consequently of values. The outlines of the situation retain the form and shape they have had for a long period, and many authorities believe that they will continue to hold this general aspect until there is a return to normal monetary conditions.

Architecture is the Art which so disposes and adorns the edifices raised by man, that the sight of them may contribute to his mental health, power and pleasure.

—*Ruskin.*

EXTENSIONS OF THE FIRE LIMITS PROPOSED are less momentous as subjects of consideration with builders than with laymen who fear that changes will be made as proposed. Public sentiment in the Bronx is firmly against a change that would prohibit detached cottage construction, and should an arbitrary law be introduced this sentiment would probably be strong enough to prevent its enactment into the Building Code. A more likely proposition is to exclude further frame construction from the main avenues only and restrict it to those lateral streets which through personal choice and natural adaptation have been pitched upon as streets for private dwellings. If the people of this town want a part of it left where they can have homes with trees and grass around them, a stable for the pony or choo-choo wagon, a kennel for the bull-terrier and a corner for tomato vines such as we used to have at Father's, **WHO IS GOING TO STAND UP AND BE COUNTED** with the insurance corporations?

COTTAGE TOWNS ARE TEN TIMES LESS BURNABLE than tight-built brick cities. Flames cannot feed on grass lawns, hedges, flower-beds, peach and pear trees. They won't spread far among detached one-family houses in a city having an automatic fire alarm and a paid fire department. If our fire department cannot cope with the proposition, then it is inferior to any volunteer department in the State. We guarantee that the companies at Poughkeepsie, or Goshen, or Tuxedo, Waldwick, Nyack, or any one of a thousand cottage-built towns, would undertake the protection of the Bronx were it built of detached frame cottages. For years the real estate interests of the North Side have been striving to save that part of town from tenement-house construction, and here spring up the Underwriters, acting through their special representatives in the Building Code Revision Commission, declaring on this authority that the traditions of what American home life ought to be must be reversed.

ADVISE PEOPLE TO BUILD WITH STONE, BRICK OR concreté, but let them have the old Colonial styles in wood if they wish. One trouble is that speculative builders do not seem to well understand how to build a detached brick dwelling house inexpensively. Some can build frame things and others can turn out solid brick rows that look like rabbit-houses, by the mile; but **NOT MANY ARE ACQUAINTED WITH THE LANGUAGE OF BRICK BUILDING** well enough to express themselves fluently in separate dwellings. They can build

from plans, oh yes, but houses done in brick cost them twenty-eight to fifty per cent. more than when done in wood. The difference is not so much in other cities, but on general principles brick construction is preferable; it provides a permanent home for generations to come; it costs less to repair and keep painted, and architecturally it can be made quite as handsome as a frame house and will stay so. What is handsomer than red pressed brick set in non-staining white mortar in a

wide house having a hall and entrance in the center, tall white pillars for the porch in front, and a wide verandah at the side or in the rear? Or one like the picture of that house in Newark which was printed here last week. Save the West Bronx from tenements, save Flatbush and Bensonhurst and Sheepshead Bay, or building construction in those suburbs will be deadened for many years, and the tunnels won't be big enough to carry the people going to the Jerseys.

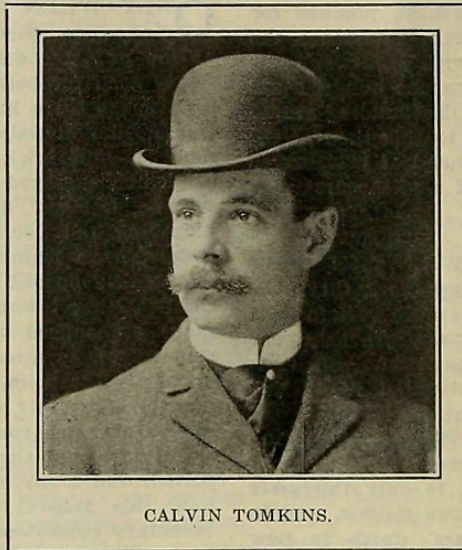
The Tall Buildings of New York.

LOWER MANHATTAN ISLAND is the geographical and commercial centre of the territory about New York Harbor, situated in the states of New York and New Jersey which in the aggregate constitutes the Port of New York. The lateral limitations imposed upon Manhattan by the East and Hudson rivers make necessary the most intensive use possible of the lower part of the island for business purposes, so that the convenience of the entire district constituting the port may be properly served. If only low buildings shall hereafter be permitted, the most effective use of this central district by the outlying districts will be seriously interfered with and the economic development of the entire community will be held back. For these reasons the greatest freedom from burdensome building restrictions should be permitted in lower Manhattan, since the conditions there differ so materially from those which obtain in other large cities of the world. The prospective tunnel connections to New Jersey, Long Island and the Bronx will in the near future still further stimulate the construction of tall office buildings. It will be useless to attempt to pass city ordinances or State laws to counteract the inevitable action of economic laws which necessitate tall building construction. The problem should be not to attempt to prohibit but to regulate the conditions under which this class of buildings shall be erected, so that the most efficient service may be secured from them, and so that they shall not interfere with the public uses of the streets or with each other. It is apparent that unless these dangers are guarded against the streets will become narrow canyons difficult of passage, and the lower stories of the buildings themselves will be insufficiently provided with light and air. Thus it also becomes apparent that for the individual owner's interest, practices should be prevented which will have the tendency of diminishing the efficiency and value of the properties in which he is particularly interested.

A very general opinion in favor of additional municipal supervision has already arisen, but there seems to be uncertainty as to what can be done, and the only definite suggestion is that of arbitrarily limiting height. At the same time the impracticability of enacting or enforcing such an economic blue law is admitted even by many of those who advise it, and there exists a very general tendency on the part of architects, builders and owners to evade the responsibility for making any other precise suggestions.

The most important requisites for the future are air, light and room for passage in the streets. An adequate supply of air and light cannot be obtained if buildings shall continue to be run up along the street lines an indefinite number of stories. If, however, after a certain height shall be attained, which may vary in different parts of the city and for different street widths, tall buildings should be set back as they rise, presenting pyramidal instead of perpendicular elevations along the street fronts, these disadvantages would be overcome. For example, after a building shall have attained ten stories in height on the building line let the front and sides for the next five stories be set back ten feet and for the next five stories ten feet more and so on. If empowered to do so by the Legislature, the city could enforce this limitation as relates to the street facades, and it should also, if possible, both for public and private interest, enforce similar restrictions sideways. If it were practical to rebuild the city block by block instead of lot by lot, as is now the custom, the maximum efficiency of every plot of land could be obtained by this means, and in any event it is desirable that the laws of the State and the ordinances of the city should be evolved with a view to facilitating the block unit of development instead of the lot unit of development. The maximum height at the centre, together with the minimum public and private interference with light and air would thus be attained, a subsequent expensive rebuilding of the city would be obviated, and in the meantime the land and buildings would be utilized to the best possible advantage as regards floor space, light and air.

The importance of such reasonable legal restraint will not be arbitrary in its effect but will operate to effectuate the utiliza-



CALVIN TOMKINS.

tion of the larger plot (ultimately the block) on which the higher and more economical type of building can be erected. In short, extreme height in the middle of a block does not constitute a nuisance, but it does have this effect at the street line.

The greatest menace for the future is not obstruction of light and air, damaging as this will be, but actual lack of sufficient street room to accommodate the vast population which will be housed in these tall buildings. Even at the present time Nassau st and Exchange pl could not begin to accommodate the people who would come out of the adjacent structures in the event of an earthquake or some similar sudden calamity, and this danger of a panic crush will become more obvious as the congestion becomes more pronounced. The subway opportunities under the streets should be preserved with the greatest care so

that they can be availed of to their fullest extent, and in the meantime as an immediate practical suggestion, all obstructions, such as hydrants, lamp-posts, letter-posts, show-cases, advertising signs, etc., should be removed from the street surfaces, leaving the passageway unimpeded from house line to house line. Cornices should be prohibited on tall buildings, as they tend needlessly to obstruct light and air. The architectural profession is presumably more at fault in this matter than are owners. Should existing cornices be sawed off along both sides of Exchange pl, the increase of light would at once be apparent. Stringent regulations regarding cornices and street obstructions should be promptly enacted and enforced by the city.

The fire risk incident due to tall buildings can be minimized by constructing such buildings of absolutely fireproof materials. Floors, trim, partitions and interior doors, as well as the window casings, should be constructed of metal, masonry or glass. Such buildings would not only be incombustible in themselves but would act as fire dams to prevent the spread of a general conflagration. As a matter of fact, both at San Francisco and at Baltimore the essentially fireproof tall buildings did have the effect of not only withstanding but of withholding the conflagrations in those cities. In addition to such a type of construction, every tall building should be compelled to maintain an adequate fire department of its own, and in localities where such buildings are numerous these separate units should be organized into block departments, under municipal supervision, to be availed of for the suppression of fires generally. In other words, since the city has outgrown the efficiency of a surface fire department it becomes imperative that an elevated fire service should be developed. It will be absurd to limit the vertical expansion of the city by the inadequacy of the present fire surface service.

The value of buildings is already taxed separately from the value of the land on which they stand. This in a general way is equivalent to a tax upon cubic capacity, but such a system of taxation does not prevent the erection of objectionable tall buildings, and would not have this effect unless cumulative in its action. It is also to be borne in mind that the tower building is frequently erected as an advertisement, cost being a secondary consideration, and as such its construction would not be deterred by a tax.

The city at the present time has not sufficient power to put into effect and enforce regulations such as those above indicated. Now that a revision of the building code and of the city charter is imminent, it is most important that careful attention should be given to the details of this important matter so that the growth of the city shall not be impeded, and for this purpose enabling legislation must be secured at Albany. The city will continue to grow skyward whether the ideas of its citizens do so or not, but its efficiency and beauty will be greatly marred if the significance of the present situation is not grasped and promptly acted upon. With the advent of every new skyscraper the situation is becoming more difficult of remedial treatment, and there will never be a more opportune time than the present to adapt the building regulations of the city to its unique and urgent requirements.

CALVIN TOMKINS.

Novel Triple Houses on Washington Heights.

The three houses herewith illustrated are at the corner of Haven av and 169th st, on Washington Heights, on a plot 85x103. These houses were built by Mr. A. Wurzburger, of 142 5th av, as a gift to three of his children.

The architect, Herbert M. Baer, 542 5th av, has shown considerable ingenuity in making use of the peculiarities of the site. Because of the difference in level between Haven av



and the building plot, the houses are but three stories on the Haven av side, whereas they are five stories in height on the west side overlooking Boulevard Lafayette and the Hudson River, with broad porches in the rear and stone steps leading down to a terrace.

Through the use of exterior courts, the staircases and bath-rooms are well lighted. The entrance floor contains the living-hall, a coat closet, and a large library. The dining-room is on the floor below, under the library, with the pantry opposite the staircase, and the kitchen under the living-hall, lighted from both sides by the open courts forming the service entrances. The cellar, which is entirely above ground, contains a laundry, servants' bath, heating plant, coal bins, and store-room.

The top floor is arranged as a small apartment to be rented; the two lower stories are constructed of rubble masonry built of native stone; the upper stories of brick covered with stucco; the roofs are red French tile, and the heating is by steam.

Foreign Trade Opportunities.

(Inquiries in which addresses are omitted are on file at U. S. Bureau of Manufactures at Washington. In applying for addresses, refer to file number.)

No. 1476. School furniture.—An American consul in a Balkan country states that American exporters should be able to induce the Minister of Education there to purchase a considerable amount of modern furniture for the schools of the city in question. At present wooden benches, made by local carpenters, are used, and the blackboards, which are of primitive design, are also of domestic construction. One firm there, dealing in school supplies and furniture, would like to correspond in German with American manufacturers in regard to terms and prices.

No. 1477. Gas mantles.—One of the American consuls in the Levant writes that at present all the gas mantles used by the company supplying gas to the city in question are imported from England, France and Germany, and vary in price from 5 to 25 cents each, according to quality, inclusive of freight and duty. The officials of the gas company have expressed their willingness to also use mantles of American make, if the makers of them can compete in price.

No. 1478. Hardware.—An American consulate in the Ottoman Empire states in one of his communications that if American dealers in hardware will send their catalogues in triplicate to the consulate for filing it will see that they are brought to the attention of interested parties.

No. 1479. Oils.—A merchant in Bremen, Germany, writes to

the Bureau of Manufactures that he would like to communicate with American producers or exporters of cotton-seed oil, cotton oil stearine, tallow, lard oil, maize (corn) oil, Newfoundland train oil, whale oil, and American menhaden (pogy) train oil.

No. 1480. Fire extinguishers.—An inquiry has been received at one of the American consulates in Asia Minor in regard to chemical fire extinguishers, such as hand grenades, etc. The consulate requests manufacturers of these appliances to send their catalogues in triplicate that they may be shown to interested inquirers.

No. 1483. Office devices.—The Bureau of Manufactures is in receipt of a request for the names of manufacturers of office devices, such as letter folding machines, pamphlet wrapping machines, machines for affixing postage stamps, etc. The inquirer desires to interest manufacturers in the exporting of these devices.

No. 1484. Builders' supplies.—Two firms of merchants in the West Indies request a special agent of the Department of Commerce and Labor to put them in communication with American manufacturers and exporters of builders' supplies, such as roofing materials, Portland cement, and builders' hardware.

No. 1487. Telephone equipment.—(1) Bids will be received until October 23 by the Postmaster-General's Department, Sydney, New South Wales, Australia, to supply 11 tons galvanized iron wire (400 pounds per mile); 1,600 best white porcelain insulators, 500 wall telephones. (2) Bids will be received until October 30 to supply 55½ tons hard-drawn copper wire (300 pounds per mile); 400 pounds 3-16-inch wide copper binding tape (200 pounds per mile); 3,500 large, best white porcelain insulators; 1,000 tallow-wood cross-arms, 3 feet 10 inches, with end bolts and straps, complete; 2,500 of the same, 5 feet 2 inches. (3) Bids will be received until December 11 to supply 1,000 common battery wall telephones, 100 table telephones. Address for particulars, Commonwealth Offices, 72 Victoria st, Westminster, S. W., London, England.

Why Families Live in Hotels.

(Continued from page 514.)

near. This is a great advantage, nay, even a necessity to men of large affairs. Thus the hotel serves the double purpose of home and club. Many other advantages are to be had in such a hotel, but those mentioned are sufficient to show why, long before the doors of the Plaza opened to the public, the bookings of families for permanent occupancy showed a total rental of over \$500,000 for a year.

It is not to be supposed that with all the wealth of attractions to persons of abundant means offered in this great hotel, that provisions for transient guests have been overlooked. Several floors have been fitted up to meet the requirements of this class and to satisfy them completely.

Without saying a word in disparagement of the many magnificent hotels built in this city in recent years, it may be safely asserted that this latest creation for public entertainment eclipses all others at home or abroad in many respects, as it exceeds them all in costliness. The sum of \$12,500,000 is a good deal of money to put into a single structure of this kind, and such a vast outlay of money ought to produce unusual results—in construction, equipment and furnishings. The Plaza certainly has the most desirable location, and this feature is one not to be overlooked in enumerating the attractions of this 19-story palace of steel, marble and terra-cotta, to which the artists, workshops, mills and quarries of two continents have contributed. All these things and many others must be reckoned with when one attempts to find out the reason why so many people of wealth and refinement, with so wide a range from which to choose, are selecting this great hotel as an abiding-place.

The question naturally arises, what effect will the movement of families from private residence to the hotel suite have upon real estate values on Manhattan Island? Judging by the past there is little danger of a lowering of values. It has often been remarked that nothing short of a national calamity can cause a recession of land values in this favored territory, to the wealth of which the whole world is contributing. The steady and irresistible march of business up-town, which has already transformed what was only a few years ago the most select portion of the most fashionable residential thoroughfare in the city into a high-class retail shopping district, is certain to continue, and this will insure a steady appreciation in the price of real estate which, in many cases, is too costly now for residential purposes.

F. L. BRACE.

—On October 23 and 24, the U. S. Civil Service Commission will hold an examination to secure eligibles from which to make certification to fill a vacancy in the position of draftsman (male), qualified as inspector of construction, at \$6 a day when actually employed, in the Immigration Service, Ellis Island, N. Y., and vacancies as they may occur in any branch of the service requiring similar qualifications. Applicants for this position must have had experience in the supervision of buildings under construction. Persons who have not had such experience will not be admitted to the examination.

Westchester County's Appeal to New Yorkers.

(With Illustrations.)

OF late years New Yorkers have come to realize that they have neglected one of the most wholesome and beautiful country neighborhoods in the vicinity of that city. Long Island, the Hudson River Valley and the hill country of New Jersey have all been occupied by several generations of well-to-do families from New York; but until recently the higher and equally beautiful country along the line of the Harlem Railroad beyond White Plains has not received the attention it deserved. Only within a few years have many estates in that vicinity of from fifty to several hundred acres been bought by New Yorkers, and used as sites for new and handsome houses; but this recent development has been very rapid, as there is every reason why it should be. The Architectural Record in the course of a description of the residence of Mr. Marshall Slade at Mount Kisco, agrees that the neighborhood is peculiarly adapted to the needs of a New York family, preferring a country residence near the city, and who want the advantages of a considerable elevation and beautiful landscape.

The character of this landscape may be inferred from one of the illustration in this paper of the house of Mr. Marshall

relation to the house and to the view. The landscape looks best to the west and to the east. The trees consequently have been cleared so as to obtain for some distance a clear sweep in that direction. A brick terrace runs the whole length of the house, with the flower-beds immediately in front at a lower level, while beyond there is a large open space of green grass, enclosed by a parapet, and broken only by the remaining trees and a pool.

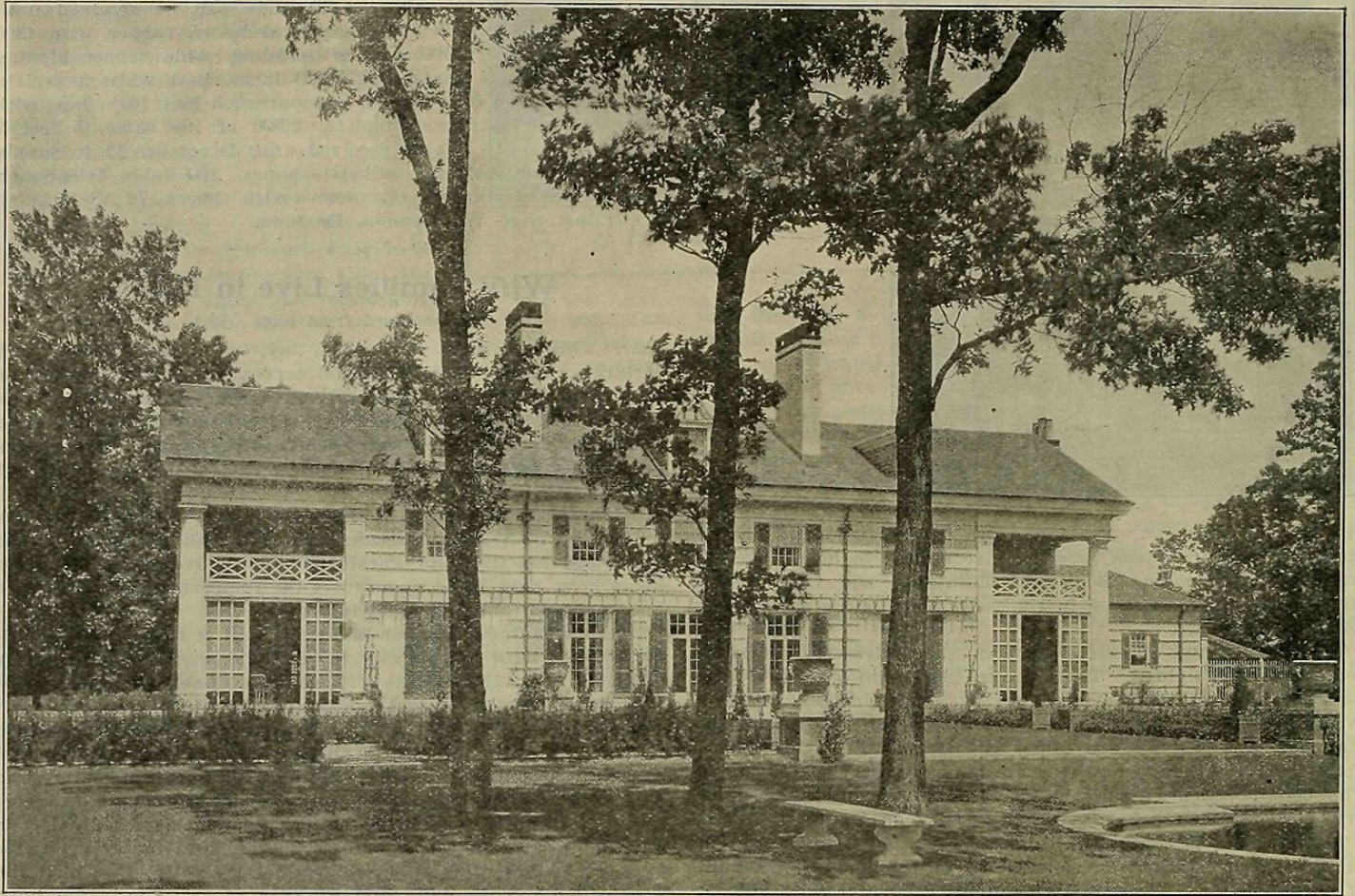
Kingston's New Building Law.

JAMAICAN CITY TO HAVE EARTHQUAKE AND FIRE-PROOF BUILDINGS.

Profiting by the experience in the earthquake and fire at Kingston, Jamaica, in January last, the new building law provides that in future, so far as possible, earthquake-proof and fire-resisting buildings only shall be erected. Some of the requirements are as follows:

The framework of buildings may be of steel, iron or wood, every member securely, rigidly, and durably connected with every contiguous member, and must be covered externally with hard, durable and fire-resisting material, securely attached to the framing at all points.

No timber-framed building shall contain more than two stories having an aggregate height of 25 ft., or have a cubical content ex-



Mt. Kisco, N. Y.

HOUSE OF MR. MARSHALL SLADE—THE SOUTH FACADE.

Chas. A. Platt, Architect.

Slade. The view looking over the parapet discloses an undulating country-side, neither soft nor rugged in its effect, finely and firmly moulded in its contours, and with pleasant alternations of woodland and field. The numerous small hills into which the countryside is distributed afford many attractive sites for houses; and on one of these hills the Slade residence is situated.

This particular hill is a fairly prominent one, and any house situated on its summit is conspicuous from many different points of view in the neighborhood. Before the house was built, the crown of the hill was covered with a thick growth of tall oaks, which had to be thinned out for the purpose of making it habitable, and which afterwards constituted an important condition of an effective design.

The architectural problem was to place on the hill a house which would look well at the considerable distances from which it was seen, which would hold its own in relation to the trees, and which at the same time would make the landscape appear at its best to the inhabitants of the house.

The house is entered by means of a hallway, panelled up to the ceiling in whitewood. To the right is the library, to the left the dining-room, while straight ahead and leading to the south terrace is the living-room. The living-room gives also upon an enclosed eastern porch which can be used as an outdoor dining-room; but its place in the plan is determined chiefly by its relation to the terrace on the south side. The treatment of this side of the building is very individual, and much of the success of the garden is due to its situation in

ceeding 100,000 cu. ft., nor shall any timber-framed building be erected or used for any other than residential purposes. All members of a steel or iron framework of any building shall be of the same material, and no cast iron shall be used in any part thereof.

The walls of buildings may be constructed of brick, concrete, stone or other hard and incombustible material, and they must be built on a foundation of cement concrete. Walls built of brick, dressed stone or other similar material must be solidly put together with Portland cement mortar, and be reinforced by hoop or band iron not less than 1 inch wide and 1-20 of an inch thick. Walls of cement concrete shall be composed of Portland cement, clean sand, and clean broken brick or stone, and shall be reinforced by steel or iron bands, bars or wires. Roofs must be covered externally with hard, durable and incombustible material.

Iron and steel framing specially manufactured for the construction of buildings and Portland cement are exempted from duty until April 1, 1909.

Aqueduct Work.

The attention of intending bidders is now directed to work described below in order that they may look over the ground before topographical features are obscured by snow:

Main Dam, Kensico Reservoir.—A large masonry dam to be located near Valhalla, Westchester County, N. Y.

Headworks of the Catskill Aqueduct.—To include aeration fountain, substructures of several large chambers and about one mile of aqueduct from the Beaverkill dikes, near Brown's Station, N. Y., to the Esopus Creek valley.

Portions of the Esopus Division of the Catskill Aqueduct.—About 6.6 miles of cut-and-cover aqueduct and 0.7 mile of

grade tunnel, extending from a point near the Olive Bridge dam to the north end of the Rondout siphon, near Kripplebush, N. Y.

Portion of the Wallkill Division of the Catskill Aqueduct.—About 3.8 miles of cut-and-cover aqueduct and 0.8 mile of grade tunnel, extending from about the middle of the Bonticou tunnel, south of High Falls, to the north end of the Walkill siphon, near Libertyville, N. Y.

Rondout Siphon.—About 4.5 miles of pressure tunnel near High Falls, N. Y., and about 0.75 mile of grade tunnel.

Wallkill Siphon.—About 4.4 miles of pressure tunnel under the Wallkill Valley, about 3.5 miles west of New Paltz, N. Y.

Further information can be obtained from A. D. Flinn, Department Engineer in charge of headquarters, room 1515, No. 299 Broadway, New York City.

Points on the Material Market.

Master painters as a rule do not use ready-mixed paints in their business. Such mixtures were originally intended to meet a demand from farmers or property owners who expected to do their own painting and were not well adapted to the requirements of the practical master painter. Conferences between a committee of the Paint Manufacturers' Association of the United States and several unofficial master painters have resulted in putting forth the following statement: "They unanimsly reached the conclusion that it will be to the advantage of the master painter to have his products come to him, as nearly as practical necessities will permit, in the ready-for-use form; that is, in a condition to admit of easy manipulation and incorporation. On the other hand, it was agreed that for practical painters' use prepared paints as now known are not the ideal product. The paints finally offered will, therefore, probably be in a semi-paste form and will in all cases bear the formula on the label. It was also agreed that it is practicable and desirable to establish at regular periods leading combinations of colors for houses of varying character, and the combinations to be offered for the coming year were practically agreed upon."

The E. J. Johnson Company, manufacturer and dealer in roofing slate and slate blackboards, with offices at 38 Park row, this city, is furnishing all the roofing slate for the Singer Building, this city, noted for its 41-sty tower. Mr. Johnson's company is also furnishing the roofing slate for the John D. Rockefeller residence at Pocantico Hills, now in course of construction, of which Delano & Aldrich are the architects and the Thompson-Starrett Company builders. The slate used in the latter building is a specially thick unfading green, one-quarter inch in thickness and specially quarried for it at the E. J. Johnson Company's unfading green quarries at Poultney, Vt. These are but two of many important buildings recently covered with the E. J. Johnson Company's "Out of the Ordinary" roofing slate.

For the first time in the history of the white cedar shingle business, represented by the mills in Maine and the Eastern Provinces, the New York market has for 30 or 60 days been taking on a supply of this class of product, the current wholesale price being about \$4.25 for extras, which is

from 15 to 25 cents over the present price delivered in Boston. These shingles are of white cedar sawed almost invariably to random widths and 16 inches in length, some being cut with as thin butts as 6 to 2 inches, while the thickest butts measure 5 to 2 1/4 inches. They are cut in Northern Maine, Quebec and New Brunswick, and are graded as extras, clears, second clears, saps and extra "ones." They are the standard shingle throughout the New England territory east of the Connecticut River, but have never made an opening this side of that river.

The cost of concrete piles as compared to that of wood piles was brought out in a striking manner during the erection of the new buildings of the United States Naval Academy, at Annapolis, Md. The original plans called for wood piles, but as the allotment made for the various buildings had been exceeded, it was found necessary to reduce the costs wherever possible. Calculations showed that by using concrete piles a saving of over \$27,000, or more than 50 per cent. of the cost of wood piles, could be effected. As a result the concrete piles were selected. The various factors which tended toward the economy resulting from the substitution of concrete piles are thus stated by Walter R. Harper, inspector in charge of the work: "2,193 wood piles were replaced by 885 Raymond concrete piles; 4,543 yards of excavation were reduced to 1,038 yards, saving 3,504 yards; and 3,250 yards of concrete footing were reduced to 986 yards, thus saving 2,264 yards. Shoring and pumping, which would have cost \$4,000 had wood piles been used, was entirely eliminated." This indicates in a measure the means by which foundation costs were reduced as stated.

The advance in prices in many items entering into the production of wall paper has necessarily resulted in a higher range of values for the finished article. But all agree that this is an advantage to the trade rather than otherwise, because low prices for wall paper invariably lead the customer to demand lower prices from the decorator for his work, while if the latter is compelled to pay more for the materials entering into the scheme of decoration he is justified in adding considerably more than the advanced cost of the material to his bill. Taken all in all, the large business done by the manufacturers and the advance in prices is an indication of a successful season ahead for the retail wall paper dealers and decorators.

The diminished number of building operations still continues the main feature in the hardware market, and demand for builders' hardware is of very small proportions. The stringency in the money market hinders jobbers from replenishing their stocks as completely as they desire, and while some lines are still in heavy demand, the bulk of the business is of a routine jobbing character, and confined to small lots for immediate delivery.

New business in cut nails continues of small proportions. The expected advance in price, which should have followed than in wire nails, has failed to materialize, which has been a source of surprise to the trade.

The wall paper show of this year demonstrated beyond question that the products of our American factories are not a bit inferior to the papers from foreign wall paper factories of the same grade, either in design or coloring, while the larger runs of the American factories make it possible for them to produce

Statistics of Buildings.

Manhattan.

Plans and Specifications for New Buildings Filed and Acted Upon During the Quarter Ending Sept. 30, 1907, Compared to the Corresponding Quarter of 1906.

Classification.	Quarter ending Sept. 30, 1907.			Sept. 30, 1906.		
	No. of Plans.	No. of Bldgs.	Estimated cost.	No. of Plans.	No. of Bldgs.	Estimated cost.
Dwelling houses, estimated cost over \$50,000.....	3	3	\$505,000	6	7	\$645,000
Dwelling houses, estimated cost between \$20,000 and \$50,000.....	6	8	310,000	4	4	185,000
Dwelling houses, estimated cost under \$20,000.....	4	7	53,000	2	3	21,000
Tenement houses.....	55	68	7,163,000	122	224	12,457,500
Hotels and boarding houses.....	1	1	100,000	..	..	..
Stores, estimated cost over \$30,000.....	13	13	1,835,000	17	17	3,178,000
Stores, estimated cost between \$15,000 and \$30,000.....	8	8	163,000	2	2	55,000
Stores, estimated cost under \$15,000.....	5	5	43,000	4	4	36,000
Office buildings.....	11	11	3,056,500	8	8	5,675,400
Manufactories and workshops.....	4	4	254,000	4	4	426,000
School houses.....	5	5	935,000	6	7	1,095,000
Churches.....	..	..	..	2	2	95,000
Public buildings, Municipal.....	..	..	..	3	3	296,000
Public buildings, places of amusement, etc.....	2	2	1,850,000	4	4	480,000
Stables.....	17	17	370,800	15	15	965,500
Other structures.....	44	56	55,500	54	58	58,410
Total.....	178	208	\$16,693,800	253	362	\$25,668,810

Plans and Specifications for Alterations to Buildings Filed and Acted Upon During the Quarter Ending Sept. 30, 1907, Compared to the Corresponding Quarter of 1906.

Classification.	Quarter ending Sept. 30, 1907.			Sept. 30, 1906.		
	No. of Plans.	No. of Bldgs.	Estimated cost.	No. of Plans.	No. of Bldgs.	Estimated cost.
Dwelling houses.....	135	153	\$531,375	116	127	\$486,260
Tenements.....	418	521	950,825	493	628	1,521,381
Hotels and boarding houses.....	18	18	77,125	20	22	138,300
Stores.....	84	96	282,185	60	75	318,460
Office buildings.....	28	31	78,150	23	25	272,320
Manufactories and workshops.....	27	29	127,315	21	21	129,590
Schoolhouses.....	6	6	52,150	3	3	61,000
Churches.....	10	11	86,000	4	6	19,500
Public buildings.....	35	42	1,641,050	18	21	540,400
Stables.....	8	8	22,700	23	23	234,450
Other structures.....	..	..	..	..	..	..
Total.....	769	915	\$3,848,875	781	949	\$3,721,661

even more beautiful and attractive goods than their foreign competitors at lower prices than the latter can make them for their home markets.

Statistics of Buildings.

BUILDING STATEMENT, BOROUGH OF THE BRONX, QUARTER JULY 1 TO OCTOBER 1.
No. of Bldgs., 1907. No. of Bldgs., 1906.

Brick dwellings:				
over \$50,000.....	..	..	..	..
\$20,000 to \$50,000....	..	..	..	..
less than \$20,000.....	74	\$561,500	88	\$694,200
Brick tenements:				
over \$15,000.....	19	680,000	64	3,161,000
less than \$15,000.....	32	321,200	16	179,000
Hotels.....	2	25,000	1	15,000
Stores, over \$30,000.....	2	160,000	1	50,000
Stores, \$15,000 to \$30,000..	2	45,000	2	45,000
Stores less than \$15,000..	19	63,000	3	12,500
Office buildings.....	..	..	4	55,800
Factories and workshops..	17	362,450	24	441,150
Schools.....	4	465,000	1	230,000
Churches.....	5	155,000	4	128,000
Public bldgs., Municipal..	2	88,444	..	..
Public bldgs., amusement..	4	288,500	6	273,400
Stables.....	28	89,850	22	134,450
Frame dwellings.....	227	1,133,600	235	1,181,750
Frame tenements.....	12	93,500	10	69,000
Other structures.....	23	19,775	37	16,000
Totals.....	472	\$4,551,819	518	\$6,686,250

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.....	48	63
Estimated cost of new buildings..	\$3,169,800	\$1,412,250
Total estimated cost of alterations for Manhattan and the Bronx..	\$180,375	\$152,500

Particulars of Hotel Astor Improvements.

TIMES SQUARE.—Actual work is soon to be started for enlarging the accommodations of the Hotel Astor, in Times Square, built less than three years ago. The hotel now covers a plot in the westerly block in Times Square, between 44th and 45th sts, of 200x160 ft. To this it is proposed to add 100 ft. in both streets, increasing the plot to 200x260 ft. William Waldorf Astor is the owner. The present structure cost to erect, exclusive of the value of the ground, nearly \$5,000,000, so that the new addition will represent an investment of approximately another \$3,000,000, or \$8,000,000. Messrs. Clinton & Russell, 32 Nassau st, are the architects. About a year ago it was also reported that William Waldorf Astor would at a future date erect in Times square another hotel, to cover the westerly block front from 43d to 44th sts, immediately south, but no plans for this improvement have yet been drawn. (See also issue Aug. 25, 1906.)

Possibly Another Department Store for Sixth Avenue.

6TH AV.—It is reported in building and real estate circles that another large dry goods store building is contemplated, to be erected on a plot at the southwest corner of 6th av and 32d st, immediately south of the new proposed uptown terminal building of the Hudson and Manhattan Railroad Company, which is to cover the Sixth Avenue block front between 32d and 33d sts, in Greeley Square. The corner is now covered with 3 and 4-sty brick stores and tenements, and a 3-sty brick mission building in the street. The Record and Guide was also informed that the Hoffman estate would make the improvement, but at their office on Thursday it was learned that if such a building is erected, it will not be by the Hoffman estate, but by the lessees and tenants themselves.

Thompson-Starrett Co. Get Another Chicago Contract.

The Thompson-Starrett Co., 49 Wall st, Manhattan, and 277 Dearborn st, Chicago, has obtained the general contract to erect another fireproof mercantile building at Ohio and Franklin sts, Chicago, Ill., for the Adams Westlake Company, of Chicago, to cost about \$150,000. The structure is to be ready for occupancy early in 1908. It will cover a plot 100x100 ft., with seven stories in height. Its facing will be of brick, with stone and steel frame construction. Messrs. Jenney, Mundie & Jensen, 171 La Salle st, Chicago, are the architects.

Contract for American Express Co.'s New Stable.

43D ST.—The A. J. Robinson Co., No. 123 East 23d st, has obtained the general contract to erect the large 7-sty fireproof stable building, 100x200 ft., which the American Express Company, 65 Broadway, is to erect at Nos. 217 to 223 East 43d st, and Nos. 224 to 226 East 44th st, at a cost of \$360,000. The exterior will be of brick, with sheet-metal cornices, vitrified tile

coping, and tile in cement roof. The frame will be of steel. Charles W. Romeyn, 55 Broadway, is the architect. Officers of the company are: James C. Fargo, president; F. F. Flagg, vice-president; W. C. Fargo, secretary; and J. F. Fargo, treasurer.

Twelve-Story Loft Building for West 21st Street.

21ST ST.—Architect Robert D. Kohn, 170 5th av, is completing plans and will soon receive figures for a 12-sty fireproof loft building to be erected on a plot 98x105 ft., at 19-21-23 West 21st st, to cost in the neighborhood of \$750,000. David Spiro, of 656 Broadway, will be the owner. No building contracts have yet been awarded.

Improvements at South Brooklyn.

A. L. Hernstein & Company, of No. 1161 Broadway, Manhattan, are contemplating the construction of four square blocks of 5-sty tenement buildings on property near the Bush Terminal in South Brooklyn. It is said that a large syndicate of foreign capitalists are interested in the development of this section.

Alterations.

GOERCK ST.—Moore & Landsiedel, 3d av and 148th st, will prepare plans for alterations to 71-73 Goerck st, for Isaac Brown, 1381 Clay av.

BROOME ST.—Henry J. Feiser, 150 Nassau st, is making plans for \$7,500 worth of alterations to 260-262 Broome st, for Mrs. Mary O'Neill, 29 Essex st.

54TH ST.—Improvements will be made to 323 East 54th st, owned by Marcus Weil, 321 East Houston st. O. Reissmann, 30 1st st, is preparing the plans.

EAST HOUSTON ST.—Johanna Abels, 619 Bergen av, will improve 137 East Houston st, for which Messrs Bernstein & Bernstein, 24 East 23d st, are planning.

SUFFOLK ST.—Samuel Sass, 23 Park row, is planning for \$20,000 worth of changes to 75 Suffolk st, for the Delancey-Suffolk Co., 3 West 117th st. No contracts let.

Miscellaneous.

Henry J. Hardenbergh, 1 West 34th st, Manhattan, will have plans ready in about six weeks for the new 10-sty hotel to be erected at Oakland, Cal., for the Oakland Hotel Co.

Wm. H. McElpatrick, 1402 Broadway, Manhattan, is preparing plans for a theatre, for Messrs. Nicolai & Mackadou, of this city, to be constructed at Wilmington, Delaware, at a cost of about \$150,000.

Arthur C. Nash, architect, 27 East 22d st, Manhattan, has been commissioned to prepare plans for a city hall, to be erected at Geneva, New York, to cost between \$100,000 and \$125,000. A. P. Rose is Mayor. No contracts have yet been placed.

Charles C. Haight, 452 5th av, Manhattan, has been commissioned to prepare plans for a new building for the Sheffield Scientific School of Yale College, to be erected at New Haven, Conn. The building will be 4-stys, fireproof, of Indiana limestone.

Progress for the 20-sty office building at 15-17-19 Maiden lane, for Edward Holbrook, president of the Gorham Manufacturing Co., is now making headway. The foundations are in and much of the steel work is in place. Andrew J. Robinson Co. is the builder.

WILLIAM ST.—Work on the foundations are now well under way for the 10-sty mercantile structure which R. Austin Reed, care of the architects, Messrs. Bannister & Scheel, 69 Wall st, is erecting at 165-167 William st, to cost about \$125,000. Chas. H. Peckworth, 415 Hudson st, is general contractor.

Estimates Receivable.

AMSTERDAM AV.—No contracts have yet been awarded for adding a new roof pavilion to the 5-sty hospital on the block bounded by Amsterdam and Morningside avs, 113th and 114th sts, for St. Luke's Hospital, same to cost about \$20,000. Ernest Flagg, 35 Wall st, has plans ready for estimates.

7TH AV.—Four buildings will be demolished at the southeast corner of 7th av and 58th st, on which the Alwyn Court, Inc., 437 5th av, will erect a 12-sty apartment house, to cost \$900,000. Messrs. Harde & Short, 3-5 West 29th st, are the architects. No building contracts have yet been awarded. (See also issue Sept. 7, 1907.)

Contracts Awarded.

5TH AV.—J. C. Hoes Sons, 52 Gansevoort st, has the contract for improvements to the 4-sty residence of Mrs. Geo. Bliss, 387 5th av, from plans by Julius J. Diemer, 45 Leonard st.

5TH AV.—Post & McCord, 24 East 23d st, have the contract for improvements to the china and glass warehouse, southwest corner of 5th av and 37th st, for Davis Collamore & Co., 402-404 5th av.

General contract has been awarded to H. H. Vought & Co., 112 West 42d st, Manhattan, to erect the new 4-sty residence for Evans R. Dick, at Garrison, New York, to cost about \$500,000. Messrs. Wilson & Butler, of Pittsfield, Mass., are the architects.

64TH ST.—Richardson & Boynton, 232 Water st, have obtained the hot-air heating and plumbing contract for the new 4-sty residence which E. W. Turnbull is erecting at 127 East

64th st, to cost \$30,000. John K. Turton, 1133 Broadway, is general contractor.

William M. Sheehan, 136 Liberty st, Manhattan, has obtained the contract to construct a steam electric light plant with 60 arc and 550 incandescent lamps for the Morris & Somerset Electric Co., at Morristown, N. J. Cost, \$150,000. P. V. Stykes is treasurer and general manager.

LEXINGTON AV.—G. A. Suter & Co., 112 Wooster st, has obtained the heating contract on the new building for Friendless Boys, at the southwest corner of Lexington av and 127th st, being erected by the Children's Aid Society, 105 East 22d st; Parish & Schroeder, 5 West 31st st, architects.

BROADWAY.—W. R. H. Martin, 56 West 33d st, of Rogers, Peet & Co., has awarded to Chas. T. Wills, 156 Fifth av, the general contract to erect the new 16-sty addition to the "Hotel Martinique," Nos. 1266-1268 Broadway, and Nos. 54-56 West 33d st, for which H. J. Hardenbergh, 1 West 34th st, has completed plans. The new structure is to cost \$800,000, and will cover a plot 53.9x98.9 ft. (For full particulars, see issue March 2, 1907.)

Bids Opened.

The Commissioner of Bridges opened bids on Thursday, Oct. 3, for the construction of the new Madison Avenue Bridge, over the Harlem River, for which J. C. Rodgers, No. 1929 Amsterdam av, at \$1,155,987.20, was lowest bidder.

James W. Stevenson, Commissioner of Bridges, opened bids, Sept. 26, for construction and electrical equipment of the subway station tracks and the electrical equipment of the elevated railway tracks of the Williamsburg (new East River) bridge, over the East River, between the boroughs of Manhattan and Brooklyn. F. E. Gore & D. Meehan, 206 Broadway, \$243,200 (low bid). Other bidders were: Snare & Triest Co., 147 Liberty st; Carlin Construction Co., Kent av, Brooklyn.

The following bids were received, Sept. 30, by Robert W. Heberd, Commissioner of Public Charities, for erection and completion of Coney Island Hospital, Brooklyn: Richard E. Henningham, 1 Madison av, \$328,475 (low bid). Other bidders were: Clarke & Stowe, 221 Greenpoint av, Brooklyn; Luke A. Burke Sons & Co., 25 West 42d st; P. J. Carlin Construction Co., Kent av, Brooklyn; R. B. Ferguson, Claremont av and 119th st; Peter Cleary, 235 Bainbridge st, Brooklyn; Daniel J. Ryan, 723 3d av, Brooklyn; F. T. Nesbit Construction Co., 116 Nassau st.

Bids were received by J. A. Bense, Commissioner of Docks and Ferries, Sept. 27, for building an extension to pier between 51st and 52d sts, Borough of Brooklyn: New York State Construction Co., 80 Broad st, \$17,303 (low bid). Other bidders were: Butler Bros. & Hoff Co., 1170 Broadway; John D. Walsh, 190th st; General Contracting & Engineering Co., 17 State st; William H. Jenks, 61 Pearl st; Bart. S. Cronin, 573 Clinton st, Brooklyn; Phoenix Construction Co., 13-21 Park Row; Bernard Rolf, 39 Cortlandt st; George B. Spearin, 4 Navy Yard, Brooklyn.

Louis F. Haffen, President Borough of the Bronx, opened bids, 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 av sewer near Wendover av, in the Mill Brook water shed (Sewerage District No. 33), to the Harlem River, about 231 ft. north of High Bridge, 24th Ward, the Bronx. John J. Hart Co., Pugsley av, Bronx, \$468,852 (low bid). Other bidders were: Wakefield Construction Co.; Phoenix Construction Co., 41 Park Row; Williams Engineering & Contracting Co., 13 Park Row.

Plans Wanted in Competition.

L. H. Grahame, Commissioner of the Interior, San Juan, Porto Rico, will receive competitive plans until Feb. 1, for a new capitol building at Porto Rico. Applications from architects are to be received by the Commissioner before Nov. 1. The cost of the building is not to exceed \$300,000.

The Commissioners of Upson County, Thomastown, Ga., propose within the next 60 days awarding the contract to erect a courthouse, and would like to receive plans at once for a building to cost about \$50,000.

Plans and specifications are wanted for a fireproof 3-sty courthouse, with basement, containing 23 rooms; cost not to exceed \$70,000. For further information, address D. R. Pearson, Richmond, Tex.

At Dayton, Ohio, plans will be invited in competition for a 4 or 5 sty press brick and stone building, to be erected at Third and Sears sts, to be used for a station house, police court room, gymnasium for fire and policemen, engine house and repair shop. The estimated cost will be in the neighborhood or \$225,000. Nine thousand dollars has been appropriated for plans.

The Rev. C. W. Sundmark, pastor of the Swedish Baptist Church, Rockford, Ill., wants plans for a new church edifice to be built in the spring.

—The latest word in building fashions is one fraught with the saddest woe. The foyer hall, it appears, must go, and for the very good and practical reason that it is not suited to courting uses! The old-fashioned parlor has its advantages when there are daughters in the family.

BUILDING NOTES

Let us save a part of the city for real homes.

We know of a firm in need of the services of a traveling salesman. See Wants and Offers.

When the Building Code Revision Commission gets all through property owners will have something to say.

Mr. Frederick L. Smith has opened an office at No. 5 Beekman st, as an engineer and specialist in structural steel and reinforced concrete.

The Board of Estimate has appropriated \$25,000 for the preparation of plans for a municipal building at the Manhattan end of the Brooklyn Bridge.

Kinnear pressed radiators have been adopted exclusively for the immense 41-sty Singer Building. Mr. Ernest Flagg, the architect, selected this product after an exhaustive test. Kinnear pressed radiators met every requirement for efficiency and durability, yet possessed the essential factors for relieving a weight in the tower alone of over one hundred tons and affording a saving in space of 40%.

Suit was brought recently by the United Engineering and Contracting Company in the Supreme Court, through Kellogg & Rose, of No. 115 Broadway, against the New York Central & Hudson River Railroad Company to recover \$277,596.97, with interest from June 12, 1906. One cause of action is alleged failure to remove obstructions, interference by increasing train service, taking possession of the site of the work and preventing its performance, all in the sum of \$225,095.64.

Mr. Calvin Tomkins has offered at the Board of Trade & Transportation, the following resolution: "That the continued construction of tall buildings in this city without adequate provision for access of air and light to the public streets and adjacent private properties, and without provision for a more intensive use of the streets, which should naturally follow the more intensive use of the lands abutting upon them, and without provision for such additional fire protection as is made necessary by radically changed conditions—constitutes a menace to the continuous successful development of the city, and should no longer be permitted." The resolution was referred to a committee, by the Chair, with instructions to report specific recommendations for betterment at a subsequent meeting of the Board.

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.

Hudson st, No 259, 1-sty brk outhouse, 26x6; cost, \$500; Amelia Berrian, 125th st and 7th av, Hotel Winthrop; ar't, Geo M McCabe, 96 5th av.—695.
3d st, No 116 E, 1-sty brk and stone outhouse, 10x13.4; cost, \$1,000; G W May, 648 East 5th st; ar't, O Reissmann, 30 1st st.—696.
10th st, Nos 240-242 W, two 1-sty brk outhouses, 16.4x11.6; cost, \$1,400; Estate of Joseph Haight, 58 W 31st st; ar't, M C Merritt, 58 W 31st st.—697.

BETWEEN 14TH AND 59TH STREETS.

22d st, s s, 92.4 w 3d av, 6-sty brk and stone tenement, 57.8x85.9; cost, \$50,000; Samuel D Davis, 24 E 23d st; ar'ts, Bernstein & Bernstein, 24 E 23d st.—700.
Broadway, Nos 1266-1268 | 16-sty brk and stone hotel, 53.9x98.9, 33d st, Nos 54-56 W | tile roof; cost, \$800,000; W R H Martin, 56 W 33d st; ar't, H J Hardenbergh, 1 W 34th st.—702.
43d st, Nos 217-223 E | 7-sty brk and stone stable, 100x200, tile in 44th st, Nos 224-226 E | cement roof; cost, \$360,000; American Express Co, 65 Broadway; ar't, Chas W Romeyn, 55 Broadway.—701.
7th av, s e cor 58th st, 12-sty brk and stone apartment house, felt and gravel roof; cost, \$900,000; Alwyn Court, Inc, 437 5th av; ar'ts, Harde & Short, 3-5 W 29th st.—699.

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

64th st, Nos 221 and 223 W, 2-sty brk, stone and concrete automobile and wagon storage building, 50x95.5, gravel roof; cost, \$7,500; Herman Boyman, 217 W 64th st; ar't, L A Goldstone, 110 W 34th st.—698.
Morningside av W, n w cor 118th st, two 6-sty brk and stone tenements, 80x90 and 87, and 60x87; total cost, \$250,000; West Side Construction Co, 321 W 92d st; ar'ts, Neville & Bagge, 217 W 125th st.—693.

NORTH OF 125TH STREET.

Riverside Drive, n e cor 138th st, 6-sty brk and stone apartment house, 39.6x90.6 and 80x86.11, slag roof; cost, \$225,000; Hensle Construction Co, 302 W 120th st; ar't, L A Goldstone, 110 W 34th st.—694.

BOROUGH OF THE BRONX.

Tiffany st, n s, 90 e Fox st, 3-sty and attic brk rectory, 25x51, slate roof; cost, \$10,000; Rev W F Dougherty, 1131 Crotona Park North; ar't, M J Garvin, 3307 3d av.—942.
Tiffany st, n e cor Fox st, 1-sty brk church, 79x125.9, composition roof; cost, \$30,000; Rev W F Dougherty, 1131 Crotona Park North; ar't, M J Garvin, 3307 3d av.—941.

- Theriot st, w s, 246.4 n Davis st, 2-sty brk dwelling, 22x57; cost, \$6,000; Domenico Mozzoni, 309 E 109th st, ow'r and ar't.—938.
- 171st st, e s, 60.7 s Westchester av, two 2-sty frame dwellings, 32x23 and 21x35; total cost, \$7,000; Samuel Geller, 177th st and Morris Park av; ar't, B Ebeling, West Farms road.—946.
- 180th st, n s, 31 e Clinton av, 1-sty and attic frame stable, peak shingle roof, 38x50; cost, \$2,000; John J Brown, on premises; ar't, Carl P Johnson, 8 E 42d st.—937.
- 188th st, n e cor Hughes av, 4-sty brk tenement, 20x78.8; cost, \$15,000; Tommazo Giordano, 180th st and Mohegan av; ar't, Chas S Clark, 709 Tremont av.—953.
- 189th st, n s, from Lorillard pl to Hoffman st, 4-sty brk school, 166x154; cost, \$320,000; City of New York; ar't, C B J Snyder, 500 Park av.—936.
- 198th st, n s, 25 w Briggs av, two 3-sty frame tenements, 21x58; total cost, \$18,000; Geo D Kington, 3884 Southern Boulevard; ar't, Chas S Clark, 709 Tremont av.—954.
- 213th st, n w cor 4th st, 4-sty brk stores and tenements, 25x90.10% x82.6%; cost, \$18,000; Gaetano Di Pinna, 206 E 108th st; ar'ts, Moore & Landsiedel, 148th st and 3d av.—939.
- 217th st, s s, 556.7 e Olinville av, 2-sty brk dwelling, 20x55; cost, \$6,000; Matthew Buccoli, Station st, Williamsbridge; ar't, Chas Schaefer, Jr, 1 Madison av.—934.
- Av D, w s, 58 n 7th st, 2-sty frame dwelling, 21x46; cost, \$4,200; Wm Hinrich, 10th st and Av D; ar't, E Leo McCracken, 20 12th st, College Point.—933.
- Aqueduct av, e s, 229.9 s Fordham road, 2-sty brk store and dwelling, 20x55; cost, \$6,500; John McGowan, 2427 Jerome av; ar't, J J Vreeland, 2019 Jerome av.—958.
- Bronx Park Botanical Garden, 1-sty brk comfort station, 26x19.8; cost, \$6,000; City of New York; ar't, Robt W Gibson, 76 William st.—959.
- Bainbridge av, No 2656, 2-sty frame dwellings, 21.6x24.6; cost, \$5,500; Alina Boeckell, 381 E 140th st; ar't, Julius Boeckell, 147 E 125th st.—960.
- Bryant av, e s, 25 s Jennings st, two 3-sty brk tenements, 20x55; total cost, \$18,000; Isaac Schwartz, 155 E 4th st; ar't, J J Vreeland, 2019 Jerome av.—956.
- Bryant av, e s, 65 s Jennings st, two 3-sty brk tenements, 20x55; total cost, \$18,000; Isaac Schwartz, 155 E 4th st; ar't, J J Vreeland, 2019 Jerome av.—957.
- Hughes av, e s, 112.10 s Pelham av, two 3-sty brk stores and dwellings, 20x55; total cost, \$15,000; Giovana Damiano, 2465 Belmont av; ar't, Robt Glenn, 364 E 150th st.—950.
- Hughes av, e s, 36 s 181st st, three 2-sty brk dwellings, 16.8x55 each; total cost, \$18,000; John Marx, 224th st; ar't, B Ebeling, West Farms road.—951.
- Jackson av, e s, 530 n Railroad av, 2-sty frame stable and barn, 19x15; cost, \$300; Frank Regno, 953 Forest av, ow'r and ar't.—949.
- Mulford av, w s, 25 s Alice st, 2-sty frame dwelling, 22x45; cost, \$5,000; Wm J Lahr, Benson estate; ar't, Louis Falk, 2785 3d av.—945.
- Morris Park av, s w cor Jefferson st, two 3-sty frame stores and dwellings, 25x47 and 48; total cost, \$12,000; Mrs Bertha Knauf, College av; ar't, B Ebeling, West Farms road.—952.
- Sedgwick av, junction 167th st, 2-sty frame cafe and hotel, size irreg; cost, \$7,000; Mrs Julia O'Connor, 1050 Trinity av; ar't, M J Garvin, 3307 3d av.—943.
- Virginia av, w s, 50 s 11th st, 2-sty frame dwelling, 21x50; cost, \$5,000; John Gallagher, 214 E 35th st; ar't, Henry Nordhelm, Boston road and Tremont av.—948.
- Webster av, e s, 148 s 176th st, 1-sty brk warehouse, 40x141.6; cost, \$10,000; Koster & Rueppel, Washington and Tremont avs; ar't, Chas Schaefer, Jr, 1 Madison av.—935.
- Westchester av, s s, 75 e Bergen av, 1-sty frame shed and office, 12x100; cost, \$500; Wm H Osborn, 2048 Valentine av; ar't, Chris F Lohse, 627 Eagle av.—944.
- Westchester av, s e cor 171st st, 3-sty frame store and dwelling, 23x50 and 54; cost, \$8,500; Samuel Geller, 177th st and Morris Park av; ar't, B Ebeling, West Farms road.—947.
- Eastchester Creek, s s, 475 e Boston road, 1-sty brk tank house, 17x39; cost, \$2,500; Standard Oil Co, 26 Broadway; ar't, C A Ellis, 26 Broadway.—940.
- Eastchester creek, s s, 475 e Boston road, 1-sty brk pump house, 15x20; cost, \$400; Standard Oil Co, 26 Broadway; ar't, C A Ellis, 26 Broadway.—955.
- Water st, No 610, strengthen floor to 6-sty brk and stone loft building; cost, \$500; I Goldberg, 171 E Broadway; ar't, H Horenburger, 122 Bowery.—2617.
- 7th st, No 162 E, toilets, partitions, windows to 5-sty brk and stone tenement; cost, \$1,800; Victor Heimberger, 117 E 111th st; ar't, C H Dietrich, 42 Union sq.—2600.
- 8th st, No 371 E, partitions, show windows, toilets to 5-sty brk and stone tenement; cost, \$1,500; Samuel Mann, 268 East Broadway; ar't, Henry J Feiser, 150 Nassau st.—2599.
- 10th st, No 286 E, toilets, partitions, windows, to 5-sty brk and stone tenement; cost, \$1,500; Chas Boll, 286 E 10th st; ar't, L De Lorenzo, 432 E 15th st.—2630.
- 14th st, No 423 E, partitions, windows, to 5-sty brk and stone tenement; cost, \$3,000; Philippino Klesius, 423 E 14th st; ar't, L De Lorenzo, 432 E 15th st.—2631.
- 23d st, No 366 W, partitions, new fronts, stairs to 4-sty brk and stone store and tenement; cost, \$2,500; H W Gordon, 294 Central Park West; ar't, Nathan Langer, 81 E 125th st.—2606.
- 25th st, No 58 W, 2-sty brk and stone rear extension, 20.2x40.6, partitions, stairs, to 4-sty brk and stone dwelling and store; cost, \$10,000; J B Guttin, 58 W 25th st; ar't, Peter M Coco, 114 E 23d st.—2598.
- 25th st, No 165 West, skylights, partitions, vent shaft, windows, to 5-sty brk and stone store and tenement; cost, \$250; James E Mitchell, 322 W 24th st; ar't, Charles Schaefer, 1 Madison av.—2646.
- 25th st, Nos 315-317 W, toilets, skylights, plumbing, to four 4-sty brk and stone tenements; cost, \$250; Patrick Dunn, 315 W 25th st; ar't, C B Brun, 1 Madison av.—2611.
- 28th st, No 324 E, alter beams to 4-sty brk and stone dwelling; cost, \$100; G Palma, 324 E 28th st; ar't, O Reissmann, 30 1st st.—2639.
- 35th st, No 228 E, partitions, plumbing, windows, to 4-sty brk and stone tenement; cost, \$3,000; John L Keating, 236 E 35th st; ar't, Geo F Spelman, 54 Lenox av.—2615.
- 39th st, No 24 West, 6-sty brk and stone front and rear extension, 22x26, partitions, to 4-sty brk and stone store and loft building; cost, \$20,000; A F Jammes, Hotel Albany, Broadway and 41st St; ar't, H C Severance, 32 Liberty st.—2645.
- 40th st, No 522 W, partitions, windows, skylights to 2, 3 and 4-sty brk and stone tenements; cost, \$900; Thomas F White Co, North River, foot 39th st; ar't, John J Lawlor, 360 W 23d st.—2594.
- 45th st, No 131 W, windows to 3-sty brk and stone dwelling; cost, \$100; M Feldman, 133 W 45th st; ar't, O Reissmann, 30 1st st.—2632.
- 47th st, Nos 412-414 W, toilets, plumbing, skylights, fire escapes, to two 3-sty brk and stone tenements; cost, \$5,000; Hartley House, 315 W 46th st; ar't, Ed A Meyers, 1 Union sq.—2627.
- 48th st, No 508 W, partitions, stairs, to 5-sty brk and stone loft building; cost, \$4,000; Edward C Striffler, 315 W 107th st; ar'ts, Mulliken & Moeller, 7 W 38th st.—2597.
- 48th st, No 367 W, partitions to 5-sty brk and stone tenement; cost, \$100; Geo Nicholas, 537 5th av; ar't, M Zipkes, 147 4th av.—2614.
- 52d st, No 108 E, vent shaft, plumbing fixtures, to 4-sty brk and stone apartment; cost, \$5,000; Onderdonk Estate, 108 E 52d st; ar'ts, Schwartz & Gross, 347 5th av.—2620.
- 58th st, No 302 E, partitions, store fronts to 3-sty brk and stone store and dwelling; cost, \$650; Wilhelmina Staats, 302 E 58th st; ar'ts, J Kastner & Dell, 1133 Broadway.—2603.
- 60th st, No 345 E, partitions, windows, to 5-sty brk and stone tenement; cost, \$250; Irving Bachrach, 203 Broadway; ar'ts, Sommerfeld & Speckler, 19 Union sq.—2628.
- 66th st, No 334 E, partitions, windows, plumbing, to 4-sty brk and stone tenement; cost, \$1,400; Mrs Sarah D Reed, Upper Nyack, N Y; ar't, Geo B Ruddell, 1252 2d av.—2626.
- 66th st, No 342 E, toilets, partitions, plumbing, to 4-sty brk and stone tenement; cost, \$1,400; Mrs Sarah D Reed, Upper Nyack, N Y; ar't, Geo B Ruddell, 1252 2d av.—2625.
- 66th st, No 340 E, plumbing, windows, partitions, to 4-sty brk and stone tenement; cost, \$1,400; Frank R Crumbie, Upper Nyack, N Y; ar't, Geo B Ruddell, 1252 2d av.—2624.
- 66th st, No 336 E, partitions, plumbing, windows, to 4-sty brk and stone tenement; cost, \$1,400; Mrs Sarah D Reed, Upper Nyack, N Y; ar't, Geo B Ruddell, 1252 2d av.—2623.
- 79th st, No 229 E, toilets, windows, skylights, to 4-sty brk and stone tenement; cost, \$5,000; Russek & Klinger Realty Co, 192 Bowery; ar't, M Zipkes, 147 4th av.—2638.
- 83d st, No 8 W, 2-sty brk and stone rear extension, 8x25.6, plumbing, windows, to 3-sty brk and stone dwelling; cost, \$4,500; A A Tausky, 203 Broadway; ar'ts, Schwartz & Gross, 347 5th av.—2621.
- 84th st, No 146 E, plumbing, new stalls, windows, to two 2 and 3-sty brk and stone dwellings and stable; cost, \$5,000; Max Wieser, on premises; ar'ts, Goidner & Goldberg, Westchester and Jackson avs.—2619.
- 95th st, No 34 W, 2-sty brk and stone rear extension, 10.4x13.6, windows, to 4-sty brk and stone dwelling; cost, \$—; Beatrice H Phillips, 246 W 139th st; ar't and b'r, J C Lyons Building & Operating Co, 4 E 42d st.—2637.
- 97th st, Nos 16 to 20 E, cut doorways to two 6-sty brk and stone tenements; cost, \$50; M B Parke, 205 W 57th st; ar't, James W Cole, 403 W 51st st.—2635.
- 107th st, No 213 E, partitions, show windows, to 5-sty brk and stone tenement; cost, \$500; Mrs Rebecca Isaac, 194 East Broadway; ar't, Henry J Feiser, 150 Nassau st.—2601.
- 119th st, No 200 W, partitions to 5-sty brk and stone tenement; cost, \$500; Abraham Kaufman, on premises; ar't, Max Muller, 115 Nassau st.—2596.
- Av A, Nos 1578-1580, partitions, to two 5-sty brk and stone stores and tenements; cost, \$5,000; Mrs Amelia Frank, 72 E 93d st; ar't, B W Levitan, 20 W 31st st.—2644.
- Av A, No 35, partitions, windows, to 4-sty brk and stone store and tenement; cost, \$500; Caroline Brull, 35 Av A; ar't, Henry Klein, 505 E 15th st.—2609.
- Amsterdam av, No 2109, dumb waiter shaft, to 5-sty brk and stone tenement; cost, \$150; Louis Ritterbusch, 428 W 125th st; ar't, Adam E Fischer, 23 Park row.—2647.
- Amsterdam av, No 1412, partitions, toilets, windows, stairs to 5-sty brk and stone tenement; cost, \$2,000; Frank Wokann, 1412 Amsterdam av; ar't, Henry Regelman, 133 7th st.—2641.
- Broadway, Nos 1459-1461, alter store to 7-sty brk and stone hotel and store; cost, \$500; New Amsterdam National Bank, Broadway and 39th st; ar't, Clement B Brun, 1 Madison av.—2610.
- Morningside av, the block, raise present roof 1-sty to 5-sty brk and Amsterdam av, stone hospital; cost, \$20,000; St Lukes Hospital, 113th st | 113th st and Morningside av; ar't, Ernest Flagg, 35 114th st | Wall st.—2602.
- 1st av, No 91, toilets, windows, piers, partitions, skylights to 5-sty brk and stone tenement; cost, \$2,500; Samuel J Silberman, 83 Canal st; ar't, Max Muller, 115 Nassau st.—2595.

ALTERATIONS.

BOROUGH OF MANHATTAN.

- Broome st, Nos 303 and 305, basement brk and stone rear extension, 14.8x10.6, partitions, to 6-sty brk and stone tenement; cost, \$1,000; Aaron Sarnoff, 107 Canal st; ar't, Max Muller, 115 Nassau st.—2616.
- Beekman st, No 23, erect tank to 5-sty brk and stone factory; cost, \$125; Samuel Vernon Estate, 65 Duane st; ar'ts and b'rs, The Rusling Co, 26 Cortlandt st.—2629.
- Baxter st, Nos 142 and 144, toilets, windows, partitions, to two 5-sty brk and stone tenements and stores; cost, \$5,000; M Bauman, 228 E 52d st; ar't, Otto L Spannhaake, 233 E 78th st.—2640.
- Catherine st, No 67, toilets, partitions, windows, to 5-sty brk and stone tenement; cost, \$2,000; Annie Mahoney, 126 W 87th st; ar't, Jas F Slevin, 280 Broadway.—2648.
- Clinton st, No 21, new toilets to 5-sty brk and stone store and tenement; cost, \$50; Martin Foery & Joseph Bauer, 21 Clinton st; ar't, Ed A Meyers, 1 Union sq.—2613.
- Grand st, No 384, toilets, partitions, windows, to 4-sty brk and stone tenement; cost, \$1,800; J Smolensky, 2 W 120th st; ar't, O Reissmann, 30 1st st.—2622.
- Houston st, s e cor Suffolk st, toilets, 1-sty brk and stone rear extension, 5x22 to 6-sty brk and stone tenement; cost, \$5,000; Joseph Kashowitz, 200 W 112th st; ar'ts, Bernstein & Bernstein, 24 E 23d st.—2607.
- Mott st, No 79, toilets, windows to 5-sty brk and stone store and tenement; cost, \$750; Harry Blumenthal, 124 E 122d st; ar't, Wm Kurtzer, Spring st and Bowery.—2604.
- Ridge st, No 75, toilets, partitions, stairways, vent shaft, to 5-sty brk and stone tenement; cost, \$6,000; Meyer Vessel, 43 Division st; ar'ts, Bernstein & Bernstein, 24 E 23d st.—2608.
- Water st, No 646, alter floors, piers to 2-sty brk and stone stable; cost, \$500; Patrick McInerney, on premises; ar't, Thomas W Lamb, 224 5th av.—2605.
- Water st, No 101, alter beams to 5-sty brk and stone loft building; cost, \$300; Marietta Mabbett, 49 Chambers st; ar't, F M Small, 265 Broadway; b'r, S D Kelley, 4 Gold st.—2642.
- Washington st, No 155, show windows to 5-sty brk and stone tenement; cost, \$300; A C Zabriskie, Red Hook, Dutchess Co, N Y; ar't, O Reissmann, 30 1st st.—2633.

Madison av, No 536, 3-sty brk and stone rear extension, 10.2x5.4, to 4-sty brk and stone residence; cost, \$6,000; Mrs C H Boshier, 536 Madison av; ar't, Chas E Birge, 29 W 34th st.—2634.

West Broadway, No 496, 1-sty brk and stone rear extension, 25x38, staircase, partitions, to 4-sty brk and stone dwelling and store; cost, \$3,000; Joseph Personeni, 496 West Broadway; ar't, John Ph Voelker, 979 3d av.—2643.

4th av, s e cor 10th st, stairs, windows, plumbing, store fronts, to 3-sty brk and stone store and loft building; cost, \$5,000; Maurice Weinstein, 86 W 119th st; ar'ts, Sommerfeld & Steckler, 19 Union sq.—2612.

5th av, s w cor 37th st, alter roof, to 2-sty brk and stone china and glass warehouse; cost, \$2,500; Davis Collamore & Co, 402-404 5th av; ar't, W Ralph Squire, Lexington st, Queens.—2649.

5th av, No 387, partitions, shaft, to 4-sty brk and stone dwelling; cost, \$3,000; Mrs Geo Bliss, 387 5th av; ar't, Julius J Diemer, 45 Leonard st.—2636.

11th av, No 844, partitions, skylight, windows, to 5-sty brk and stone tenement; cost, \$5,000; Elizabeth W Bolmforth, 15 Mansion pl, Saratoga Springs, N Y; ar't, M Zipkes, 147 4th av.—2618.

BOROUGH OF THE BRONX.

133d st, n s, 488 e Willis av, new oak bins to 2-sty brk stable; cost, \$500; Wm L Byrnes, 702 E 134th st; ar't, Walter H C Hornum, 360 W 125th st.—502.

149th st, No 226, new partitions, new skylight to 1-sty brk slaughter house; cost, \$500; Shapiro & Denerman, on premises; ar'ts, Bernstein & Bernstein, 24 E 23d st.—504.

176th st, s s, 43 w Belmont av, move 3-sty frame dwelling; cost, \$500; Margaret Maltohi, 1911 Arthur av; ar't, Chas S Clark, 709 Tremont av.—514.

178th st, No 241, 2-sty frame extension, 12x14.6 to 2-sty frame dwelling; cost, \$400; Henry J Foley, on premises; ar't, L Howard, 1861 Carter av.—513.

181st st, s s, 66 w Prospect av, raise to grade, 2-sty frame dwelling; cost, \$350; Margaret A Welch, 2090 Arthur av; ar't, Wm H Buckhout, 321 Tremont av.—512.

Construction News Reports

From the Surrounding Country

Kings County.

ST. PAUL'S PL.—On St. Paul's pl, e s, 30 n Crooke av, will be erected ten 3-sty dwellings, 20x47, gravel roof, 2 families each; total cost, \$75,000; C H Tabor Land & Improvement Co., 33 Linden av, owner; F. Blumenstein and M. Glashan, 28 East 23d st, New York, architects.

HALSEY ST.—John E. Nitchie, 150 Nassau st, has completed plans for a 1-sty and basement church, 42x95, gravel roof; cost, \$12,000; to be erected on Halsey st, northwest corner of Saratoga av, for the Church of the Open Door, 1081 Bushwick av.

GRAND AV.—Ginsberg & Moss, 188 Richmond st, will build on Grand av, e s, 80 s Union av, nine 2-sty dwellings, 20x52, two families each; total cost, \$36,000. Chas. Infanger, 2634 Atlantic av, is preparing plans.

EAST 26TH ST.—Ten 2-sty and basement brick dwellings, 20x53.6, two families each; total cost, \$80,000, will be erected at once on East 26th st, w s, 90 ft. north of Av D, by The Clark Const. Co., 41 Cortlandt st, N. Y.; E. B. Chestermuth, 55 East 56th st, is architect.

SOUTH 1ST ST.—On South 1st, n w cor Marcy av, a 6-sty store and dwelling, 50.8x69.3, for thirty families, will be erected, to cost \$50,000; Ike Cohen, 77 East 113th st, N. Y., is the owner; H. Horenburger, 122 Bowery, architect.

WOODRUFF AV.—F. S. Lowe, 186 Remsen st, has prepared plans for three 4-sty flat buildings for the Clarke Construction Co., 41 Cortlandt st, Manhattan, to be erected on Woodruff av, s s, 144.6 ft. west of Flatbush av, to cost about \$110,000.

WALWORTH ST.—T. Englehardt, 905 Broadway, is receiving estimates for a brick smokestack and steam fitting for a brick boiler house, 25x45 ft., on the s s of Walworth st, near Myrtle av, for Jacob Dangler, 722 Myrtle av, to cost about \$9,000.

FENIMORE ST.—C. Infanger, 2634 Atlantic av, has completed plans for five 2-sty dwellings, 20x48 ft., at n e cor Fenimore st and Bedford av, for William Reineking, 242 Mole st, to cost \$40,000.

GLENMORE AV.—C. Infanger is also preparing plans for a 3-sty flat and store building, 20x56 ft., on the south side of Glenmore av, near Bradford st, for Reiss & Freidman, 331 Sutter av.

HOWARD AV.—Louis Danacher, 377 Rockaway av, is preparing plans for six 4-sty flats, two 25x70 ft. and four 20x86 ft., on the east side of Howard av, for Harris Goldberg, 1766 Sterling pl.; cost about \$60,000.

Queens County.

SEA CLIFF.—The Village Improvement Association is considering the question of constructing sewage disposal system.

FIFTH AV.—E s, 375 and 400 s Pierce av, L. I. City; owner, A. W. Raabk, Corona; architect, Frank Spresser; two 2-sty frame dwellings, 22x47; \$8,000.

SIXTH AV.—W s, 325 s Broadway, L. I. City; John Nowinski, 201 8th av, L. I. City; John Ohnemus, architect; one 2-sty frame dwelling, 22x44; \$3,000.

GRAHAM AV.—S e cor Academy st, L. I. City; Chas. Gallagher, 144 Wilbur av, L. I. City; architect, Chas. Fauerbach; two 2-sty brick dwellings, 22x46; \$9,000.

NINTH AV.—N s, 400 s of Flushing av, L. I. City; owners, J. Clemens and T. Grant, 215 Ninth av, L. I. City; architect, Chas. W. Hewitt; one 2-sty frame dwelling, 22x52; \$4,500.

YALE AV.—N w cor Placid st; owners, Clarke Concrete Co., 417 Fresh Pond road, Ridgewood; architect, J. H. Vondervegt; one 3-sty brick tenement, 20x57; \$6,000.

FOREST AV.—E s, 175 n Grove st, Metropolitan; owner, Andrew J. Thompson, 75 Forest av, Metropolitan; architect, J. H. Vondervegt; one 2-sty frame dwelling, 22x55; \$3,200.

WASHINGTON AV.—S s, 171 e Rapelyea av, Corona; Jos. Gallo, Corona; architect, C. L. Varrone; four 2-sty frame dwellings, 20x40; \$11,000.

222d st, n s, 431 e White Plains road, 2-sty frame extension, 17x14, and move 2½-sty frame dwelling; cost, \$2,000; Mrs Frances Wawroskie, on premises; ar't, J. Melville Lawrence, 239th st and White Plains road.—516.

Richardson av, e s, 330.2 s 240th st, new partitions, stairs, windows, &c, to 2½-sty frame dwelling; cost, \$250; Thos DeCarlo, on premises; ar't, Wm Thos Mapes, Wakefield.—511.

Union av, No 619, 1-sty frame extension, 25x40 and 55 to 3-sty frame hotel and dwelling; cost, \$1,800; M E Bernheimer, 2566 Broadway; ar't, Chris F Lohse, 627 Eagle av.—503.

Unionport road, n s, 1,000 e West Farms road, 1-sty brk extension, 35x27.6 to 5-sty brk home; cost, \$5,000; New York Catholic Protectory, Geo B Robinson, 415 Broome st, Pres; ar't, John O'Toole, 415 Broome st.—509.

Unionport road, n s, 400 e West Farms road, 1-sty brk extension, 32½x46 to 5-sty brk factory; cost, \$6,500; New York Catholic Protectory, Geo B Robinson, 415 Broome st, Pres; ar't, John O'Toole, 415 Broome st.—508.

Vyse av, No 1883, 2-sty frame extension, 2.10x6.6 to 3-sty frame dwelling; cost, \$300; Wm Wray, on premises; ar't, Chas S Clark, 709 Tremont av.—515.

Washington av, No 1277, 1-sty frame extension, 21.4x11 to 3-sty frame dwelling; cost, \$150; Edmond Specht, on premises; ar't, Matthew Turnbull, Jr, Highbridge.—501.

White Plains av, s e cor 222d st, move two 3-sty frame stores and tenements; total cost, \$1,000; Frank L Bacon, Far Rockaway; ar't, J Harold Dobbs, 120 E 220th st.—510.

3d av, No 2910, new partitions, new toilet, &c, to 4-sty brk tenement; cost, \$500; Wm Wickhiller, 2050 Prospect av; ar't, Louis Falk, 2785 3d av.—506.

3d av, No 2954, remove partitions to form club room to 4-sty saloon, club rooms and tenement; cost, \$600; E Warmbold, on premises; ar't, Fred Gerber, 204 E 86th st.—505.

3d av, No 3061, new fire escape, sinks and wash tubs, &c, to 3-sty frame tenement; cost, \$500; Angelo Boggiano, on premises; ar't, Louis Falk, 2785 3d av.—507.

L. I. R. R.—N s, between College Point and Whitestone; owners, Malba Land Co. and L. I. R. Co., 60 Liberty st, N. Y. City; architect, Wm. A. Swasey; one 1-sty frame railroad station, 22x44; \$7,000.

3D ST.—E s, 200 and 300 n Warburton av; owner and architect, George A. Sheffield, Bayside; two 2-sty frame dwellings, 22x36; \$7,000.

EIGHTEENTH ST.—N s, 170 w Eighth av, Whitestone; owner, Antonio Reitz, Whitestone; architect, George Grotz; one 2-sty brick store and dwelling, 29x60; \$7,500.

TWENTIETH ST.—E s, 160 s State st, Broadway-Flushing; Jas. Hutchinson, 26 Broadway, N. Y. City; architect, Wm. E. Young; one 2-sty frame dwelling, 28x100; \$8,500.

BARCLAY ST.—S s, 50 w Wilson av, Flushing; owner, Patrick O'Connor, Central av, Flushing; architect, A. E. Richardson; one 2-sty frame dwelling, 22x32; \$4,000.

ASH ST.—S s, 75 e of Syringia st; owner, Wallace Appleton Co.; architect, G. S. Appleton; one 1½-sty frame dwelling, 35x37; \$5,000.

MANOR AV.—E s, 80, 40, 120, 160, 200, n cor Elm st, Woodhaven; owner R. H. Investment Co., Richmond Hill; architect, Henry Haugaard; six 2½-sty frame dwellings, 22x30; \$20,600.

JOHNSON AV.—N s, 170 s Broadway, Morris Park; owner and architect, Hans Ch. Ries, Broadway and Johnson av; one 2-sty frame dwelling, 19x25; \$3,000.

HUMBOLDT BOULEVARD.—S s, 150 e Dean st, Jamaica; owner, Isaac Wolf, 98 Columbia st, N. Y. City; architect, H. Volweiler, two 2-sty frame dwellings, 25x25; \$4,000.

LEWIS ST.—S s, 188, 208 and 288 w Drew av, Union Course; owner, Wm. Gompert, 561 Grant av, Brooklyn; architect, Geo. U. Forbell; three 3-sty frame dwellings, 18x30; \$7,750.

Westchester County.

MT. VERNON.—The Masons intend erecting a temple here. Sigmond A. Guttenberg, 37 Prospect av, has been engaged to prepare plans for the building, which is to cost about \$20,000.

WHITE PLAINS.—The Rev. Dr. George C. Houghton, rector of the Church of the Transfiguration, Manhattan, has bought a tract of 27 acres near the Knollwood Golf Club in White Plains, Dr. Houghton will erect a residence on the property, together with a stable and other buildings.

New York State.

SYRACUSE.—Archimedes Russell, architect, 321 The Bastable, is preparing plans to remodel the old court house for the city of Syracuse, to cost nearly \$200,000.

DUNKIRK.—The Dunkirk Masonic Association has practically decided to build the foundation for its proposed 4-sty temple this fall.

OGDENSBURGH.—The Board of Education received the report of the committee on selection of a site for the \$100,000 academy building to be donated to the city by George Hall in honor of his deceased wife. The committee recommended what is popularly known as the arsenal triangle.

SYRACUSE.—Charles E. Northrup has plans for a 6-family apartment house which he will build this fall at No. 706 South West st. It will be ready for occupancy early next year.

SENECA FALLS.—Leon H. Lempert, an expert in opera-house construction, is forming a new circuit of Keith theatres. It is understood he favorably considered the site at the rear of the King Block, and that plans will be drawn for a playhouse.

DUNKIRK.—The Board of Education has approved plans prepared by H. P. Beebe, of Fredonia, for a school estimated to cost \$13,000.

CANANDAIGUA.—J. Foster Warner, of Rochester, is changing the original plans for the remodeling of the court house. It is now proposed to erect a third story and to fireproof the building throughout.

ALBANY.—The New York Central R. R. Co. is planning to erect a roundhouse at West Albany.—Alterations are planned to be made to the union station. They will include a rearrangement of the entrances to trains, etc.

TROY.—Barnes & Payton have the contract for electrical work at the new building of the Rensselaer Polytechnic Institute.

SCHENECTADY.—George Van Schaick will erect a new residence at the cor of Union st and Bedford road, to cost \$10,000.—Mat Dworsky will erect three 2-family houses on Wylie st.—C. Hallenbeck will erect a 3-family house on Parkwood Boulevard, at an estimated cost of \$5,500.

ALBANY.—Real estate dealers throughout the city are worried over the situation because of a very noticeable lack of moderate-priced dwelling houses, both in Albany and Rensselaer. A large increase in the number of factory hands in both places has caused a great need for houses and flats to rent from \$20 to \$30 a month. Very little house building has been done this summer because of the high cost of building material and of labor. Architects have in their hands many plans which have been abandoned for this reason, the money being kept for more profitable investment.

COHOES.—Work will be commenced in about two weeks on a large mill by the Fuld & Hatch Co.

JOHNSTOWN.—Bellis & Klein will remodel their building on Cayadutta st.

New Jersey.

WILDWOOD.—Henry L. Reinhold, Jr., Arch., 1004 Chestnut st, Philadelphia, and D. Melvin Van Horn have nearly finished plans and specifications for the new City Hall building at Wildwood, N. J., and will soon ask for bids.

HOBOKEN.—C. H. Ziegler, 76 Montgomery st, Jersey City, has prepared plans for a 3-story warehouse, 50x90 ft., at 9th and Jefferson sts, Hoboken, for the New York Old Hat & Waste Co, 254 Hudson st, N. Y. Owners are ready for bids. Estimated cost, about \$14,000.

LONG BRANCH.—Real estate agent J. C. Flinn has made a number of sales of late. He has sold W. N. Sutphen's two lots, corner Morford and Grove sts, to Lewis M. Woolley, of Branchport av. Mr. Woolley will break ground in a few days for a new house. Also a Washington st site to Joseph L. Woolley, who will erect a \$3,500 cottage to be ready for occupancy by April 1 next.

PATERSON.—Paterson is to have a new apartment house, such a one as can be compared favorably with the most up-to-date. It will cost in the neighborhood of \$200,000 to \$225,000. The new building will be situated on the southeast corner of Ward and Clark sts, will contain five stories, and 400 rooms. The Paterson Realty Co., is owner, and Chas. E. Sleight, architect.

NEWARK.—J. Fred Cook, 22 Clinton st, architect, has completed plans and is ready for estimates under separate contract for the erection of a large apartment house on the corner of Littleton av and Cabinet st. The specifications call for steam heat, slag roof, galvanized iron cornice, pressed buff brick front, limestone trimmings, ranges, slate tubs, tile baths and vestibule and all modern improvements, including gas and electric lighting. The building will be owned by Charles Rohnback, of Jones st and Springfield av, and cost in the neighborhood of \$20,000. The architect will superintend the construction and award the contracts.—A six-story \$100,000 office building, with stores on the ground floor, is to be erected on the southeast corner of Bank and Washington sts. Joseph Okin, a local real estate broker and builder is owner.—Plans have been completed by Frank Grad, of 137 Springfield av, and the owners, Joseph Mann and A. Levy, of 224 Court st, are ready for estimates under separate contracts for the erection of two detached apartment houses at 59, 61 and 63 Boston st. The estimated cost of both buildings is \$35,000.

ORANGE.—About \$10,000 will be expended by Frank P. Condit, of East Orange, on the erection of a 4-family flat on Boyden st, near Dodd st, according to plans as prepared by A. W. Stokem, of 47 Main st, East Orange. Contracts for the mason and carpenter work have been awarded to Bailey Lloyd and Samuel Cyphers, both of East Orange. Work on the building will begin at once under the supervision of the architect, who also awards all contracts.

ELIZABETH.—Plans have been completed by C. Godfrey Poggi, of 2 Julian pl, Elizabeth, for the erection of a private residence for Frederick L. Heidritter, of the F. L. & A. Heidritter Lumber Co., of Elizabeth. The architect is in charge of the construction and will select all material. The estimated cost is about \$15,000.

MAPLEWOOD.—Westervelt & Austin, 7 Wall st, New York, have completed plans for a residence on the cor of Wyoming av and Sagamore road, Maplewood, for Alfred Owens, of 29 North 21st st, East Orange. All modern improvements, including hardwood floors, steam heat, cabinet mantels and gas and electric fixtures, are mentioned in the specifications. Contracts have been awarded to H. Becker & Sons, of South Orange, and A. E. Warren, of East Orange, for the mason and carpenter work, respectively.

ASBURY PARK.—Plans and bids are invited by Oct. 9 for the building of jetties to protect and build up the beach at Asbury Park. Address Public Grounds Commission.

NEW BRUNSWICK.—The trustees of Rutgers College are considering plans for an engineering building, which it is proposed erecting at a cost of about \$50,000.

METUCHEN.—Bids will be received Oct. 17 by the Board of Education (R. Bruce, Clerk) for erecting an 11-room brick school. Walker & Morris, 36 E. 23d st, Manhattan, are the architects.

PATERSON.—The Prospect Park Board of Education is considering the erection of a school, to cost about \$25,000.

EAST ORANGE.—The Library Board of Directors has decided to reject all bids received in June for erecting the 2 branch libraries, as they were too high. The plans are to be altered, so as to reduce the cost.

JERSEY CITY.—John P. Ladrine will erect at 719 and 721 Bergen av a 3-story business building, 45x100, from plans of John T. Rowland, Jr.

NEWARK.—Plans are being drawn by Hyman Rosensohn for a row of six attached 4-story brk store and apartment buildings to go up on the northwest cor of Belmont and Avon avs for Ginsbury & Elin, who are building a row of similar structures on the northeast cor of the same thoroughfare. Estimated cost, \$125,000.

NEWARK.—A large brick and frame residence is to be erected at 541 Clifton av for W. Alexander Williamson at an expenditure of \$12,000. It will be 2½-story in height, to measure 36x34 ft. The exterior will be veneered with Harvard brick and trimmings of Vermont marble, while the roofing will be of blue slate.

NEWARK.—A general contract has been awarded to Winterbottom & Van Houten, of 143 New Jersey Railroad av, for the erection of a proposed church edifice for the congregation of the Grace Methodist Episcopal Church, of which the Rev. Herbert C. Lytle is the pastor. The structure will be located on the cor of New York av and Ann st, and be of brk construction, 1 sty, and measure 48 ft. in width and 60 ft. in depth. The plans were prepared by Floyd Y. Parsons, of 1133 Broadway, New York, who will superintend the construction. Estimated cost, \$16,000.

MONTCLAIR.—Plans are in progress in the office of Van Vleck & Goldsmith, 111 5th av, New York, for a private residence for William T. Evans, of Montclair. The building will be erected in Montclair, and, according to the plans, will be of frame, with a stucco exterior, 2½ stories in height, and measure 40x40 ft. A wing measuring 20x27 ft. will also be built. The building will contain 12 rooms and 2 baths, and be equipped with all modern improvements. The specifications have not been written, but they will include a terra cotta tile roof, steam heat, beam ceiling, plate glass, tiled bath rooms, French range, hardwood floors and trim, special mantels and gas and electric lighting. The architects will be ready for estimates under separate contracts about the first of next month and will award all contracts. The estimated cost of the building is \$20,000.

WEST ORANGE.—John F. Capen, of 45 Clinton st, has completed plans for the erection of a 4-family flat for Frederick J. Roth, of Governor's Island, New York Harbor, which will be built at 9-11 Kling st, West Orange. The building will be of brk construction, 2 stories, measuring 29x65 ft. Estimated cost, \$7,000.

ELIZABETH.—James W. Warren, of 261 West Grand st, Elizabeth, as general contractor, is open for bids on all the materials required for the erection of a private stable from plans prepared by Jasas E. Baker, of 156 5th av, New York. The structure will be located in the rear of the residence of the owner, Frederick K. Gaston, cor of Amidine road and North Broad st, Elizabeth, and be of frame construction, 2 stories in height, measuring 25x47 ft. in ground dimensions. Estimated cost, \$5,000.

JERSEY CITY.—The Babcock & Wilcox Boiler Works Co., at 1st st and Hobart av, have purchased a large plot of ground between Hobart and Lexington avs and 2d and 3d sts. It is said that a large office building will be erected by the company on the plot.

CAMDEN.—Secretary Lute, of the Central Y. M. C. A., announces that the building committee of the association has selected its site for the new building.

JERSEY CITY.—The Board of Education will enlarge No. 15 School by adding two wings, one on Dwight st and another on Stegman st, providing 12 additional classrooms, with 600 additional seats.

Connecticut.

DANBURY.—The contract for constructing the bridge over Still River at White st has been awarded to S. W. Boyles Co., of New York, for \$8,355.

NEW BRITAIN.—The Union Mfg. Co., New Britain, Conn., manufacturer of chucks, planes, etc., will immediately erect a new factory building.

HARTFORD.—Plans for a 32-room addition to Arsenal school will be ready for figures in about two weeks. W. D. Johnson, 26 State st, is architect.

NEW BRITAIN.—The New Britain Trust Co. is ready for figures on its new banking quarters, which are to occupy three stories in the Booth Block. Edwin Tobey, of Boston, is the architect.

Massachusetts.

WALTHAM.—John H. Bickford, Engr., Salem, Mass., has prepared plans for the Boston, Waltham & Western Elec. R. R. Co., which proposes to build a line from Waltham to Marlboro, with a branch to Maynard.

BOSTON.—W. E. Clark has made plans for three 3-family dwellings for L. Burrows, 354 Park st.—W. H. Hunt & Co. have prepared plans for Peter B. Sigal for a brk 3-family house.—Jacob Luippold has drawn plans for John E. Dewitt for a dwelling on James st and another on Wiggin st.—S. Rantin & Son are making plans for remodeling the residence of G. G. Benson, Columbia road and Devon st, Dorchester.

FITCHBURG.—The construction of a bridge at Water, Summer and 4th sts is contemplated at a cost of \$100,000.

LENOX.—Wm. D. Sloane, of New York, has set aside 250 acres of his estate here and will erect a residence for his daughter, to cost \$200,000.

Miscellaneous.

WASHINGTON, D. C.—Horace Trumbauer, Land Title Bldg., Philadelphia, will prepare plans for a 4-story residence at 19th and Q sts, Washington, for Frank Mitchell. The cost is placed at \$50,000.

MILWAUKEE, WIS.—A committee, of which Pres. W. M. Post is a member, has been appointed to arrange for plans for the Y. M. C. A. Bldg. which is to be erected on the site south of the present building. The cost is to be about \$250,000.

NASHVILLE, TENN.—H. H. Ewing and J. B. Fletcher, Nashville, have prepared plans for the stone and brick warehouse to be erected on Harrison st, for the Wholesale Merchants Warehouse Co., at a cost of \$100,000. Jos. Lightman is having plans prepared for three warehouses which he intends erecting at a total cost of \$80,000.

CHICAGO, ILL.—The erection of a 14-story hotel at La Salle and Madison sts is contemplated, to cost about \$300,000. Jas. W. Stevens is interested. It is stated that the Saml. Cupples Woodware Co. and the Saml. Cupples Envelope Co. will erect a 6-story 100x125-ft. building at Illinois and St. Clair sts. S. N. Crowen, archt., 85 Dearborn st. An 8-story fireproof building, 125x140 ft., is to be erected on Michigan Boule and 13th st., to take the place of the present New Southern Hotel. The cost is \$200,000.

WILMINGTON, DEL.—Harry Bothmann has under consideration the erection of a 6-story hotel in Wilmington, to cost about \$250,000.—A company in which Dudley McAdow, of Stair & Haviland, of New York, is interested, have secured a site on which it is proposed erecting a theatre to cost about \$150,000.

SAN FRANCISCO.—John S. Parry, fire commissioner of San Francisco, has been in that city for the past few days, inspecting the high pressure water system which is now being installed.

MINNEAPOLIS, MINN.—Plans have been prepared for an 8-story addition to the 12-story Metropolitan Life Building at 2d av South and 3d st. The cost of the addition will be nearly \$300,000.

THE REAL ESTATE FIELD.

Real Estate and Building Statistics.

The following are the comparative tables of Manhattan, The Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the corresponding weeks 1906 and 1907:

MANHATTAN AND THE BRONX.

CONVEYANCES.		1907.	1906.
		Sept. 27-Oct. 3, inc.	Sept. 28-Oct. 4, inc.
Total No. for Manhattan	185	Total No. for Manhattan	254
No. with consideration	11	No. with consideration	16
Amount involved	\$341,550	Amount involved	\$425,350
Number nominal	174	Number nominal	238
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Total No. Manhattan, Jan. 1 to date	9,977	Total No. Manhattan, Jan. 1 to date	17,251
No. with consideration, Manhattan, Jan. 1 to date	674	No. with consideration, Manhattan, Jan. 1 to date	1,046
Total Amt. Manhattan, Jan. 1 to date	\$38,040,032	Total Amt. Manhattan, Jan. 1 to date	\$56,941,987
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CONVEYANCES.		1907.	1906.
		Sept. 27-Oct. 3, inc.	Sept. 28-Oct. 4, inc.
Total No. for the Bronx	149	Total No. for The Bronx	205
No. with consideration	9	No. with consideration	10
Amount involved	\$75,980	Amount involved	\$179,650
Number nominal	140	Number nominal	195
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Total No., The Bronx, Jan. 1 to date	7,211	Total No., The Bronx, Jan. 1 to date	9,791
Total Amt., The Bronx, Jan. 1 to date	\$6,165,838	Total Amt., The Bronx, Jan. 1 to date	\$6,779,661
Total No. Manhattan and The Bronx, Jan. 1 to date	17,188	Total No. Manhattan and The Bronx, Jan. 1 to date	27,042
Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$44,205,870	Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$63,721,598
Total No. for Manhattan, for Sept.	562	Total No. for Manhattan, for Sept.	885
Total Amt. for Manhattan for Sept.	\$2,558,821	Total Amt. for Manhattan for Sept.	\$5,223,303
Total No. Nominal	525	Total No. Nominal	823
Total No. for The Bronx, for Sept.	523	Total No. for The Bronx, for Sept.	692
Total Amt. for The Bronx, for Sept.	\$215,505	Total Amt. for The Bronx, for Sept.	\$352,907
Total No. Nominal	479	Total No. Nominal	644

Assessed Value, Manhattan.

	1907.	1906.
	Sept. 27-Oct. 3, inc.	Sept. 28-Oct. 4, inc.
Total No., with Consideration	11	16
Amount Involved	\$341,550	\$425,350
Assessed Value	\$249,500	\$346,000
Total No., Nominal	174	238
Assessed Value	\$5,835,500	\$7,147,500
Total No. with Consid., from Jan. 1st to date	674	1,046
Amount involved	\$38,040,032	\$56,941,987
Assessed value	\$25,251,100	\$39,658,775
Total No. Nominal	9,302	18,205
Assessed Value	\$286,082,400	\$534,963,010

MORTGAGES.

	1907.		1906.	
	Sept. 27-Oct. 3, inc.	Sept. 28-Oct. 4, inc.	Sept. 27-Oct. 3, inc.	Sept. 28-Oct. 4, inc.
Total number	202	312	183	183
Amount Involved	\$3,365,658	\$5,805,556	\$1,012,875	\$1,012,875
No. at 6%	101	61	70	70
Amount involved	\$785,308	\$195,731	\$1,999,464	\$352,900
No. at 5 1/2%	8	26	8	27
Amount involved	\$467,000	\$122,990	\$124,500	\$70,315
No. at 5%	55	29	101	67
Amount involved	\$1,423,850	\$139,830	\$2,236,442	\$459,130
No. at 4 1/2%	4	21	1	1
Amount involved	\$120,000	\$408,000	\$17,000	\$17,000
No. at 4%	3	3	3	3
Amount involved	\$135,000	\$135,000	\$135,000	\$135,000
No. at 3%	34	13	53	18
Amount involved	\$569,500	\$54,372	\$902,150	\$118,530
No. above to Bank, Trust and Insurance Companies	32	6	46	13
Amount involved	\$1,075,250	\$33,000	\$1,624,500	\$193,600
Total No., Manhattan, Jan. 1 to date	10,757	Total No., Manhattan, Jan. 1 to date	14,333	
Total Amt., Manhattan, Jan. 1 to date	\$264,922,810	Total Amt., Manhattan, Jan. 1 to date	\$289,523,390	
Total No., The Bronx, Jan. 1 to date	6,552	Total No., The Bronx, Jan. 1 to date	7,171	
Total Amt., The Bronx, Jan. 1 to date	\$61,957,401	Total Amt., The Bronx, Jan. 1 to date	\$52,885,052	
Total No., Manhattan and The Bronx, Jan. 1 to date	17,309	Total No., Manhattan and The Bronx, Jan. 1 to date	21,504	
Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$326,880,211	Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$342,408,352	
Total No. for Manhattan for Sept.	585	Total No. for Manhattan for Sept.	976	
Total Amt. for Manhattan for Sept.	\$12,933,592	Total Amt. for Manhattan for Sept.	\$27,716,801	
Total No. for The Bronx, for Sept.	473	Total No. for The Bronx, for Sept.	587	
Total Amt. for The Bronx, for Sept.	\$2,554,332	Total Amt. for The Bronx, for Sept.	\$3,484,488	

PROJECTED BUILDINGS.

	1907.	1906.
	Sept. 28-Oct. 4, inc.	Sept. 29-Oct. 5, inc.
Total No. New Buildings:		
Manhattan	12	24
The Bronx	36	39
Grand total	48	63
Total Amt. New Buildings:		
Manhattan	\$2,595,400	\$1,087,150
The Bronx	574,400	325,100
Grand Total	\$3,169,800	\$1,412,250

Total Amt. Alterations:		
Manhattan	\$159,525	\$138,100
The Bronx	20,850	14,400
Grand total	\$180,375	\$152,500
Total No. of New Buildings:		
Manhattan, Jan. 1 to date	832	1,461
The Bronx, Jan. 1 to date	1,525	1,690
Manh'tn-Bronx, Jan. 1 to date	2,357	3,151
Total Amt. New Buildings:		
Manhattan, Jan. 1 to date	\$66,373,210	\$104,166,840
The Bronx, Jan. 1 to date	16,732,669	23,046,395
Manh'tn-Bronx, Jan. 1 to date	\$83,105,879	\$124,213,235
Total Amt. Alterations:		
Manh'tn-Bronx, Jan. 1 to date	\$13,930,419	\$17,541,540
Total No. New Bldgs., Manhattan, for Sept.	52	85
Total Amt. New Bldgs., Manhattan, for Sept.	\$3,852,550	\$10,026,160
Total No. New Bldgs., The Bronx, for Sept.	122	155
Total Amt. New Bldgs., The Bronx, for Sept.	\$1,232,719	\$1,664,650

BROOKLYN.

CONVEYANCES.

	1907.	1906.
	Sept. 26-Oct. 2, inc.	Sept. 27-Oct. 3, inc.
Total number	616	825
No. with consideration	22	61
Amount involved	\$487,500	\$887,750
Number nominal	594	764
Total number of Conveyances, Jan. 1 to date	26,219	29,184
Total amount of Conveyances, Jan. 1 to date	\$16,821,699	\$22,816,906
Total No. of Conveyances for Sept.	2,265	3,052
Total Amt. of Conveyances for Sept.	\$1,748,960	\$1,232,751
Total No. of Nominal Conveyances for Sept.	2,126	2,893

MORTGAGES.

	1907.	1906.
	Sept. 26-Oct. 2, inc.	Sept. 27-Oct. 3, inc.
Total number	628	920
Amount involved	\$2,050,458	\$3,092,222
No. at 6%	365	448
Amount involved	\$951,948	\$1,033,611
No. at 5 1/2%	189	192
Amount involved	\$783,500	\$761,903
No. at 5%	61	245
Amount involved	\$252,850	\$1,168,725
No. at 4 1/2%	2	5
Amount involved	\$46,000	\$25,900
No. at 4%	1	1
Amount involved	\$2,000	\$700
No. at 3 1/2%	5	29
Amount involved	\$14,160	\$101,388
Total number of Mortgages, Jan. 1 to date	27,047	29,822
Total amount of Mortgages, Jan. 1 to date	\$117,315,531	\$122,220,248
Total No. of Mortgages for Sept.	2,244	2,961
Total Amt. of Mortgages for Sept.	\$8,405,471	\$11,190,883

PROJECTED BUILDINGS.

No. of New Buildings	131	170
Estimated cost	\$889,095	\$1,174,935
Total Amount of Alterations	\$75,078	
Total No. of New Buildings, Jan. 1 to date	7,173	6,519
Total Amt. of New Buildings, Jan. 1 to date	\$54,642,908	\$49,462,822
Total amount of Alterations, Jan. 1 to date	\$5,348,497	\$4,169,438
Total No. of New Bldgs. for Sept.	540	721
Total Amt. of New Bldgs. for Sept.	\$4,067,365	\$5,583,325

Review of the Week.

LEASING was the feature of the week just past. Several big leases were closed both in the business and residential sections of the city. On upper 5th av a dwelling was rented for one year for \$35,000. The Liberty Building in West st was leased for a term of 42 years for about \$500,000, while in West 14th st an uncompleted building brought a gross rental of \$300,000. Added to these are a number of smaller leases for dwelling purposes for short terms—one to five years.

The sales market has been dull and uninteresting. Private dwellings, of the middle class, have changed hands, but nothing of importance to show the trend of prices has taken place.

There is a war being waged in the realty field, without either side realizing that such a condition exists. On one side, the holder of property, who takes the position that possession is nine-tenths of the conflict, and that if anybody wants his property worse than he does, he has the privilege of taking it away from him, but only on his terms. The other side represents the investor, who is playing a waiting game, in the hope of tiring the present possessor out. He feels that by waiting long enough the owner will capitulate. The odd man in this conflict

is the mortgagee, who is quietly waiting to see which way the cat jumps, and ready at all times to step in and protect his interests.

Similar battles are of daily occurrence in Wall Street, but as applied to the real estate market they only happen when a turn in the tide is near. The holder of property in this city has had nearly all the advantage for a hundred years and more. Prices have steadily advanced, with the exception of a few short periods when a temporary reaction set in, but in nearly every case the lowering of prices was entirely due to some outside influence, and they speedily recovered the ground lost.

While the volume of business transacted last week was small, still brokers feel a little encouraged on account of the number of answers received from their advertisements. It shows a disposition on the part of prospective purchasers at least to make inquiries about realty, which is the first step toward an active market. The money market is still the predominating feature, and there is really no change in its condition, though there is a more cheerful feeling and it is thought by men who make this feature of the realty market a study that before very long there will be a change for the better.

Lenders of money for building purposes are more careful than ever, who they lend to, and the amount granted is well within bounds. A bonus of one sort or another is the rule at present. This is done to discourage more building, for in their opinion there has been an overproduction, and the class of buildings that have been erected during the last nine months is not to their liking. In the Bronx, for instance, where builders were in the habit of constructing 5-story apartment houses, the height has been reduced to four and in a large number of cases to three stories. This class of building does not help the neighborhood permanently, the result being, that adjoining property owners are having considerable difficulty in placing loans, while under ordinary conditions it would be a comparatively simple matter.

The total number of sales reported for the week is 48, of which 11 were below 59th st, 25 above, and 12 in the Bronx.

THE AUCTION MARKET

The increased attendance at the auction offerings during the week was doubtless due to a prevailing opinion that some of the parcels would likely be struck off at sacrifice figures. Those who were attracted to the salesroom with any such idea were doomed to disappointment, for nearly all the parcels that were sold brought fair market prices. This is particularly encouraging just now, as it will aid to a better feeling with respect to the maintenance of the present level of values.

On Monday Joseph P. Day sold in foreclosure 239 East 106th st, a 4-sty brick tenement 25x100.11 feet, for \$16,600, to Alwin Ahnert. He also sold a plot 71x114 and irregular on the north side of 222d st, near 4th av, to F. Pisecki for \$3,400. On Wednesday Mr. Day struck off to George Schuster on a bid of \$24,000 the 5-sty brick tenement at 101 East 100th st, 26x75, which is considered a fair price. He also sold 2170 to 2184 Lexington av, 199.10x80, four 6-sty brick tenements with stores. The plaintiff, A. M. Hirsch, secured the parcel on a bid of \$263,900.

In point of numbers the attendance on Thursday resembled an old-time gathering and the bidding was spirited. At the stand of Joseph P. Day the well known Hotel Severance, at the southeast cor of Broadway and 94th st, was struck off to the plaintiff, M. D. Fink, on a bid of \$270,952. Among other parcels a plot of 6 lots on the east side of Boscobel av, extending through to Cromwell av, 270 ft. north of 169th st, brought the round sum of \$5,300, the purchaser being E. Osborne Smith. A parcel at 109 Lewis st, 20x100, a 5-sty tenement, was struck off to Mary Weiser for \$18,050, and a 4-sty brownstone dwelling, 18x45x irregular, at 158 West 35th st, found a purchaser in A. B. Tobin at \$37,000. At the stand of Samuel Goldsticker Daniel Hamburger paid \$34,500 for a vacant plot, 150x73, on the south side of 176th st, 100 feet west of Audubon av.

Cheap Rents in the Bronx.

NOTWITHSTANDING that many East Side families are moving to the Bronx this fall, many apartments are still vacant in that borough. While the reason for so many vacancies is undoubtedly due to the overproduction of middle class flats during 1905 and 1906, it cannot be denied that it is operating to the advantage of tenants, who are at present able to secure apartments at greatly reduced rates as compared with last year. This does not apply to the higher grade of apartment buildings, especially those provided with passenger elevators. Apartments of this type are a pronounced success in the Bronx. One of the first elevator apartments to be erected in that zone—the Manhasset—is situated at the intersection of Prospect, Longwood and Westchester avs. Practically all of the apartments in that structure were rented by Sept. 1. This is an evidence, contrary to a general opinion, that there are many people in these parts able and willing to pay substantial rents for high-grade apartments, and in spite of the fact that concessions are now being made to secure tenants for the cheaper flats.

New York's Moving Week.

OCTOBER FIRST is designated as a semi-annual moving day in Greater New York, but as a matter of fact the moving period starts some days before and does not close until well on toward the fifteenth of the month, and even after that date one will be able to see the van men moving the delinquents.

What is the reason for this shifting around in homes? Why are people not satisfied to stay for any length of time in one place? The explanation as given by several brokers is that families are forced out by conditions that arise from time to time. Business is continually on the northward march, and where ten years ago one could rent a dwelling for a moderate sum, now the house is either torn down and an apartment or a business building stands in its place, or the rent has reached such figures that it is beyond the means of the former occupant.

Another reason for moving of the tenant family is the additional cost of living. For several years the cost of the necessities of life have gradually increased; meat, bread, eggs, flour and almost everything that you can think of—are more expensive than in former years, and the time has come for many householders to retrench. Naturally the rent that is paid for the home is the first item to be reduced, or if not reduced, at least no more expense in the form of rent must be added, so when the landlord raises the rents of his apartment house a good percentage of his tenants move, either to better themselves financially by having cheaper rent, or at least get an apartment somewhere for the former price. In many instances the tenant must content himself with a smaller flat or one whose rooms are smaller.

Undoubtedly there are more vacancies on the West Side, say from 68th to 116th st, than for several years past. These are mostly confined to apartments renting at over \$1,200 a year, while at this time last year there were comparatively few vacancies. The additional building that has been going on during the past twelve months gives the tenant many places to choose from, and he is not willing to take anything or everything offered, as in former years. There are tenants who are staying out of town later than usual, for they think that by waiting they may be able to get some reduction in rent. Should one of this class desire an expensive apartment he certainly can find one to suit him, but on the other hand, if his means compel him to rent an apartment of moderate cost, he will have hard work to be satisfied, as they are pretty well taken up.

Many families are moving out of apartment hotels into housekeeping apartments, as they are tired of living in two or three rooms, and besides, they usually have some furniture in the storehouse and are tired paying storage rates. But there seems to be plenty of families to take their places, who are willing to give up the care and strain of keeping house if only for a short period.

When the apartment hotel was first built, about five years ago, the proprietors were stiff on their prices, and demanded yearly leases only. Times have changed. Those who live in that class of a house generally stay only for a comparatively short space of time—a few months. It is cheaper than a large hotel, and more comfortable in many respects. They are not so handsomely furnished, neither is the service so good, but the rooms are larger, and while it is possible to get three rooms and bath in an apartment hotel for from \$66 to \$110 a month, they would be more expensive in a hotel for transients.

There is very little moving in the down-town section at this time of year. The lawyers seem to think that the first of May is the proper time, anyway that is the time that their leases usually expire, while the merchants' leases are dated from the first of February.

On the West Side, the number of vans that one sees in the streets is certainly astonishing, and the wonder is, where they all come from. There is hardly a block where one or more of them are not backed up to some house either loading or unloading the furniture of some mover, and the storage warehouses are packed to their capacity. The prices demanded by van men range from \$12 to \$35 a load, according to the distance hauled and the day on which the hauling is done. Of course, in a few days the price will go down, but the excessive demand will have diminished accordingly.

In the middle section of Harlem, north of Central Park, while considerable moving is going on, real estate agents declare that there is no perceptible increase in this direction when compared with the corresponding period in 1906. Of the several grades it is said that the elevator apartments are best tenanted, the lessees in the majority of instances having renewed their contracts rather than submit to the expense and inconvenience consequent upon a change of abode. Several of the newly completed elevator apartments, such as "Temple Hall," at Lenox av and 121st st, are fully occupied and a few have waiting lists.

In canvassing the subject Mr. A. V. Amy, of A. V. Amy & Co., 7th av and 115th st, remarked that he found the situation much the same in his locality. He also affirmed that the middle class of flats are well rented, but that there had been no increase in rentals over last season.

Mr. J. A. Goodwin, of Goodwin & Goodwin, 8th av and 121st

st, said that while many moving vans are rolling through the streets of Harlem just now, large numbers are coming from the suburban districts. In this connection it may be said that some of the van companies report more families moving in from the country this fall than last year. Many of the recent arrivals have rented apartments in the new law houses, although a few are storing their furniture for the winter.

In West 133d st, a new law building which was only partly occupied last month is now almost fully tenanted by families who have been spending the summer months in the suburbs. Apartments in the building in question containing four and five rooms rent on an average for about \$5.50 per room. Seven and eight-room non-elevator apartments are at a premium in Harlem and bring from about \$45 to \$60 per month. The cheaper grade of flats bring about \$18, a large number of which are vacant at the present time.

Real estate agents on the East Side say that there is a tendency on the part of flat dwellers in that quarter to move over in the Bronx owing to the large concessions offered. It can also be said that there are many removals from the lower East Side to points in Williamsburg and Brownsville, although the exodus does not exceed that of last fall.

Single Representation.

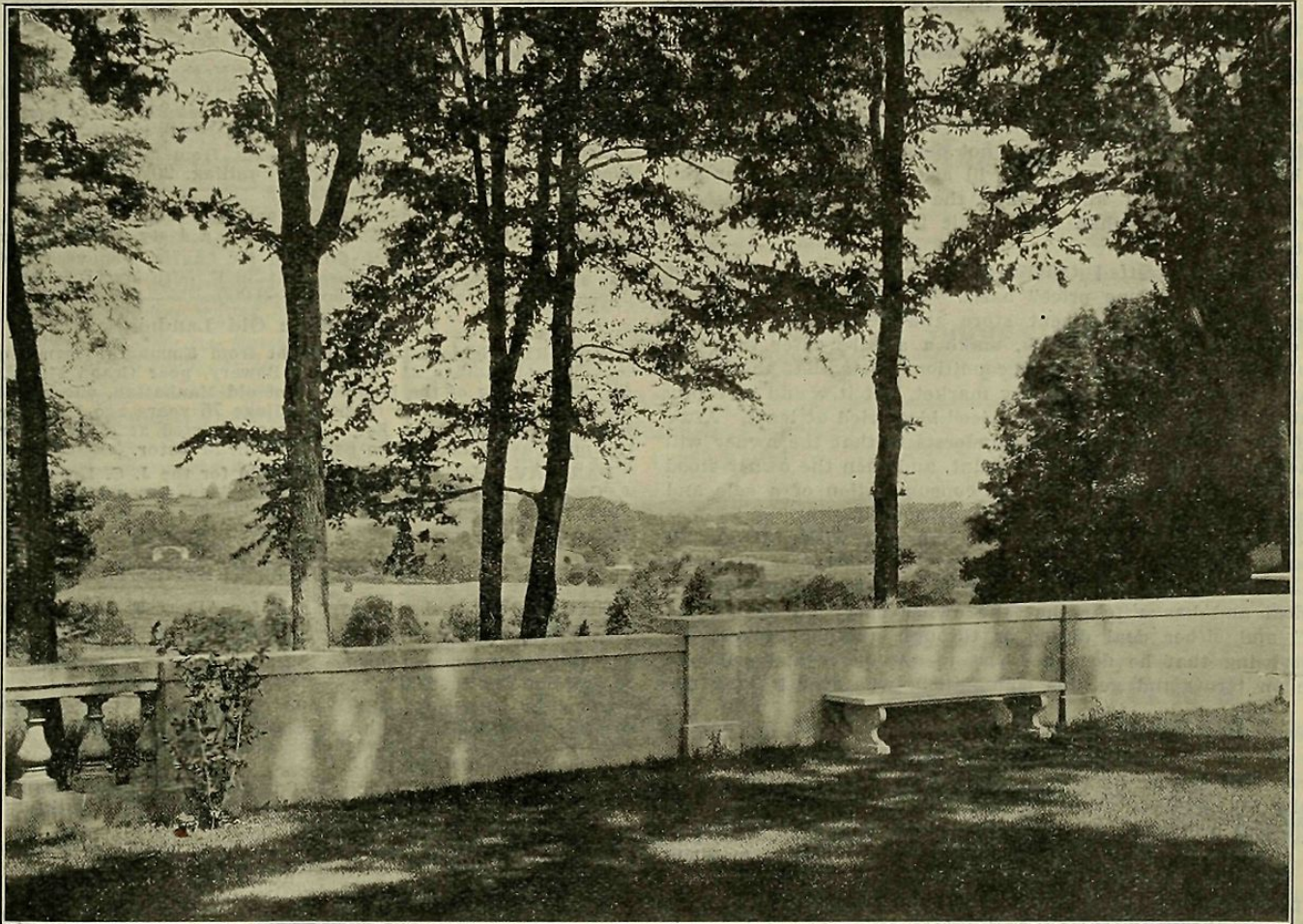
We remember Leonard J. Carpenter twenty-five years ago taking strong ground against the system of multiple representation in selling real estate. He used to say that "the owner's relationship to his representative is of a delicate nature and he is in duty bound not to treat it lightly." A letter which Mr.

ception is liable to bring embarrassment. The huge size of New York is one excuse for our unceremonious manners, and, really, those who are to blame for what is unpleasant in latter-day driving methods are those who have reason to complain the most—the agents and brokers. When it becomes the practice with some to send a boy out with a wagon-load of signs to nail up wherever he finds another agent's, the limits of genuine "enterprise" have been reached. There is such a thing as pursuing business too earnestly, too frantically, so that it flies from you.

The ideal real estate office is one into which business naturally flows from long habit and confidence, and does not have to be too anxiously sought for in the highways and byways. The fathers had this idea, and seemed to know better than we how to make their brains save their legs. A business into which nothing comes naturally and where every day's work is a dead lift, which sinks the minute the props are taken from under, having no sustaining power of its own, is a hard one to carry on.

Work of the Torrens Commission.

At an executive session of the New York State Commission to investigate the Torrens system of registering land titles, held at its permanent headquarters, Room 54, 55 Liberty st, in this city, yesterday, it was decided to hold a public hearing "on facts and arguments for and against registration of titles to real property and State guaranty of the same," on Friday, Oct. 11, 1907, at 1:30 o'clock P. M., in the chamber of the Board of Aldermen, at the City Hall, Manhattan.



Mt. Kisco, N. Y.

GARDEN OF MR. MARSHALL SLADE—THE WEST VIEW.

Chas. A. Platt, Architect.

Carpenter wrote to the Record & Guide in 1885 contained these sentiments:

A representative following carefully his instructions has a right to expect his acts in strict conformity therewith to be ratified and his services compensated, but how often differences arise just here, and why? Can the owner keep in mind all the instructions he has given to a multitude of representatives, who also apply from time to time for further directions to meet their particular negotiations, and these applications often in moments of pressing business. No memory is equal to it, and the result is serious misunderstanding, as can be only too fully verified by reference to the court records.

How frequently will two representatives conducting negotiations unconsciously conflict and both fail, and now and then a party thinking himself unusually shrewd will negotiate in turn with two or more representatives to see if with any he can make better terms. Finally he buys. All the representatives, unconscious of the labors of others, make a claim for the commission, as all have aided in the matter and have acted in good faith. It is then that the owner realizes that there is ever multiplying obligations in the disposal of real estate. I am sorry to say some thoughtless owners immediately denounce the brokers, instead of the system of multiple representation in which they have seen fit to indulge.

Ineffectual as the plea for single representation has been in New York, in other cities where offerings of real estate have been attended with quite as much dignity as here—in the older towns—single representation is still the rule, and the ex-

The Commission cordially invites all persons interested in the question of title registration and State guaranty thereof to be present at this meeting and to present whatever facts and arguments they may have for or against. In order to systematize the work of the Commission, all persons desirous of being heard are requested to send written notice to the secretary, R. Winthrop Weston, at 55 Liberty st, Manhattan, in advance of the hearing.

The Commission also requests each person intending to appear before it to be prepared to submit a written brief or statement, setting forth the points and facts which it is desired to present.

The Commission has been divided into two committees, one headed by Prof. A. G. Reeves, of the New York Law School, chairman, is considering the system as adopted in foreign countries as well as in the various States and in Canada. The other committee, headed by G. W. Thompson, Deputy Registrar of Kings County, is looking into the present methods as adopted in New York State, with a view to finding out the cost not only to the community, but to the individual members thereof.

The Commission seems to be composed of workers, as is shown by the full attendance at the various meetings and the time spent in considering the subjects brought to their attention.

They seem to be particularly anxious at this time to receive suggestions and ideas as to the feasibility of adopting a new method, and would appreciate suggestions addressed to the secretary, Mr. R. Winthrop Weston, 55 Liberty st.

Marketing Real Estate.

"**H**OW can I best get a market for my holdings? I want to sell, but do not know just the best way to get satisfactory results." This is a question often asked by small owners of real estate.

Practically there are two ways only to have your property brought properly to the notice of the buying public; advertise it or place it with one or more good, live real estate brokers.

The latter is certainly the most popular way, but if the owner wants to advertise it also, let the broker do it, for that is part of his business. He is experienced and knows how to do it in the most effective manner. The question arises, should a house be put in the hands of numerous brokers or should one firm have, exclusively, the handling of the sale? Many real estate men think the latter way is the best, because if the broker understands that he has exclusively the right to sell, he will use his best endeavors to do so. He will have the property constantly in mind and not allow it to be forgotten among hundreds of others that he has somewhere on his books.

The owner should secure some good reliable broker who makes a specialty of the kind of property that is for sale, and give him to understand that he is in sole control of the negotiations and map out a campaign, as to advertising, etc. The owner by doing this will save himself a great deal of trouble, for communications from other brokers can be turned over to the man in charge of the property, which saves the principal much annoyance.

An arrangement might be made with the broker to protect others who may help effect the sale, but this depends on the particular case, and no general rule can be laid down as satisfactory and infallible. One of the great troubles that a broker encounters in a sale is that he cannot depend on the price given him by the owner. The latter will ask a certain amount and every one concerned knows that the figures and terms are tentative, and just what will buy it is an entirely unknown quantity.

It is to be regretted that the real estate business is not conducted on the "one price" basis. One would not think of going into a big department store and after being told the cost of a certain piece of silk, make a smaller offer than the amount asked. Of course, the condition exists that there is a bid and asked price in the realty market, but it would certainly be interesting to have the "one price" idea tried at least. After all, if the broker were made to understand that the owner will not accept less than a certain amount, and then the owner stood by his word, it would hasten the consummation of a sale and be more satisfactory to all parties concerned.

It can be understood readily that a broker wishes to get all he can for a certain piece of property, as the larger the sum, the larger his commission. But he is anxious to consummate the deal and has a fear that the owner may "go behind his back" and either deal direct or through another broker, the result being that he does his best to get buyer and seller to agree on terms and get his commission, whatever it may net him.

The Record and Guide in its issue of Sept. 7, published a form of contract between broker and seller, which is used by several well known houses and has worked out satisfactorily. Usually the property owner figures that "if I give my property to different brokers, I shall have far better chance of selling it, as I shall have many men working for me and one of them may make the sale where another may fail."

A prominent real estate man said in reference to this:

"If a purchaser goes to a real estate office and a house is offered to him—he will immediately go to other brokers' offices in the neighborhood and see if the house is for sale by them. If this same property is offered to him several times, he asks himself, 'What is the matter with this house? Is there anything radically wrong with it, or is the owner very hard up for ready money? If I hold off, won't I get it cheaper?' The net result is, the house is cheapened in his estimation by its having been peddled around.

This real estate man believes the way to do is to let one broker have charge of it, and advertise it judiciously in papers that are read by the real estate public. Remember, brokers read real estate advertisements, and if they think that a piece of property offered will interest one of their customers, the owner may be sure that either he or the broker will be communicated with immediately. If it is inserted in the advertisement that this particular broker has sole charge of the sale, the seller will be saved some correspondence.

Professional operators and speculators usually send their holdings to all brokers, but then conditions are somewhat different. Practically all their ownings are for sale under several conditions, viz., cash sale, trade, sale with a generous mortgage or sale with a building loan. Usually there is also the long term leasing feature attached to the speculators' holdings which the average owner cannot afford. He must have cash, with the result that the class of purchasers for his property is lim-

ited. Real estate in all its branches is the sole business of the operator, while the small holder has other matters to occupy his mind and cannot devote the time and care to his realty that it requires.

The most satisfactory results will be had, if the seller lets a good reliable broker manage the sale for him, and owner and broker will get the best results if the latter has exclusively the sale of the property.

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

BOWERY.—Robert R. Perkins, executor of the estate of Hosea B. Perkins, sold to Levin Brothers 121 Bowery, a 3-sty building, 25x102, near Grand st. The Oriental Bank is diagonally opposite.

JOHN ST.—Charles F. Noyes Co. announce that the Underwriters Building Co. (Messrs. J. G. Hilliard and John A. Eckert) purchased from E. M. Barnes estate, the 5-sty and basement building 51 John st, northeast cor of Dutch st. This is a store and loft building, leased at about \$6,000 per annum to separate tenants. The Underwriters Building Co. is lessee of a plot of about 7,200 square feet at this point, which will be improved on May 1, 1910, by a modern building, to be devoted entirely to fire insurance interests.

1ST ST.—Maybelle Realty Company sold 13 East 1st st, a 5-sty tenement, with stores, 20x70. G. N. Bruno and F. De Pasquale were the brokers. The parcel is situated between the Bowery and 2d av, and is diagonally opposite Extra pl.

17TH ST.—Isidor Marcus sold to Simon Epstein 108 West 17th st, a 5-sty tenement, 25x92, taking in part payment 606 West 46th st, a 5-sty tenement, 25x100.5.

20TH ST.—Sol. Cohen sold for James McVicker the property 204 West 20th st, adjoining the southwest cor of 7th av, 20x92.

To Build on 21st Street.

21ST ST.—David Spiro bought from Herbert C. Pell 25 and 27 West 21st st, two 3-sty dwellings, 26x98.9. Mr. Spiro recently acquired the adjoining property, 19 to 23 West 21st st, and will erect a 12-sty building on the entire plot, 105x98.9.

30TH ST.—M. L. & C. Ernst bought from Margaret Sharte 326 West 30th st, a 3-sty brownstone dwelling, 20x99. L. Minzie and Herman W. Shutte were the brokers.

48TH ST.—S. E. Goodale & Son sold for Simon Myers to a purchaser for investment 234 West 48th st, a 4-sty dwelling, 17x100.

50TH ST.—G. Carlucci & Co. sold for Lauria, Genovese & Grassi the new 6-sty apartment house, 234-36 E. 50th st, 41.8x100.5 to B. Casagrande and others for about \$80,000.

Passing of an Old Landmark.

BOWERY.—Golde & Cohen bought from Emma G. Townshend the two 5-sty buildings at 108-108½ Bowery, near Grand st, 37.6x111 ft. This is one of the landmarks of old Manhattan, one of the first theatres having been in these buildings 75 years ago. The brokers were Wm. Kennelly & Son. It was reported at a late hour that the purchasers resold the parcel to an investor.

PARK AV.—Herbert A. Sherman sold for the J. C. Lyons Building & Operating Company the 5-sty American basement dwelling 89 Park av, between 39th and 40th sts, 20x80.

NORTH OF 59TH STREET.

60TH ST.—Leon S. Altmayer sold for Albert F. Mando to Minnie T. Brown the 4-sty dwelling 229 East 60th st, between 2d and 3d avs, 20x100.5. The property is opposite the proposed approach to the Blackwell's Island Bridge. Mr. Altmayer recently negotiated the sale of 239 East 60th st.

64TH ST.—Richard Collins sold for Helen M. Warner, Ethel S. Hazen and Mabel H. Smith, the 3-sty brownstone dwelling 132 East 64th st, 15x100.5, to Edward Zellenka, who owns No. 134, adjoining, making a plot 30x100.5.

66TH ST.—S. Osgood Pell & Co. sold to J. Brant Walker, the Wall st operator, the 3-sty brick stable at 36 West 66th st, opposite Durland's Riding Academy.

77TH ST.—Pease & Elliman sold for G. A. Walker to Miss Eleanor Robson, 302 West 77th st, a 5-sty tenement, 25x92, taking in part payment 606 West the house.

78TH ST.—J. Romaine Brown & Co. and Frederick Zittel sold for Thomas E. Stewart 147 West 78th st, a 3-sty dwelling, 20x102.2. The buyer, Frederick Burr Opper, the cartoonist, will occupy the house.

78TH ST.—Leon S. Altmayer sold for Gouverneur K. Haswell, of New Hampshire, executor of the estate of Charles H. Haswell, to a client, the 5-sty American basement private dwelling, 17x102.2, at 324 West 78th st, between West End av and Riverside Drive.

81ST ST.—Joseph P. Day sold for Josephine Dahn, as executrix of the estate of Barbara Frey, 164 East 81st st, a 3-sty dwelling, 20x104.4. This parcel is situated between 3d and Lexington avs. The convent of the Sisters of Bon Coeur is diagonally opposite.

86TH ST.—Mrs. Emilie O. Turner sold 166 West 86th st, a 4-sty brownstone dwelling, 20x102.2. Richard E. Thebault is the buyer.

87TH ST.—Huberth & Gabel sold for Lillian E. Ely, of Redlands, Cal., 343 West 87th st, a 4-sty and basement dwelling, 20x100.8, to Isidor H. Kempner, vice-president New Amsterdam Realty Company, who will occupy the house after extensive alterations.

89TH ST.—M. L. & C. Ernst bought from a client of L. Minzie 72 West 89th st, between Central Park West and Columbus av, a 5-sty apartment house, 36x100.

89TH ST.—Cruikshank Co. sold for a client to Adolph Platky 330 West 89th st, a 4-sty dwelling, 20x100.8.

97TH ST.—H. C. Senior & Co. sold for Eliza C. Nicoll the 3-sty dwelling, 259 West 97th st, 18x100, to a Mrs. Miller, for occupancy.

112TH ST.—Gibbs & Kirby sold for the Porterfield Construction Company the 6-sty elevator apartment house known as the Porterfield, at 610 and 612 West 112th st, 87.6x100.11, to an investor. The property has been held at \$230,000.

113TH ST.—Joseph P. Day sold for a client to Bertha Schreiber 266 West 113th st, a 3-sty dwelling, 18.6x100.11.

WANTS AND OFFERS

No. 2785 BROADWAY. STORE:

suitable location for **BANK** or other high class business.

Junction Broadway, West End Avenue, 107th St.

SCHUYLER SQUARE

INQUIRE OF

N. L. & L. OTTINGER, Room 602, 31 Nassau St.

CASH CUSTOMER wants building or plot 100x100, suitable for heavy storage. **JACOB A. KING**, 51 W. 125th St., or 596 Broadway.

IF INTERESTED in real estate along the Jersey Coast, get my appraisal before purchasing or loaning money on it. **JACOB A. KING**, 596 Broadway, N. Y., or West End, N. J.

PART of 125th St. store to let; first-class location. **JACOB A. KING**, 51 W 125th St., N. Y.

149 W. 61ST ST., a four-story brown stone dwelling for sale. **JACOB A. KING**, 596 Broadway, or 51 W. 125th St., N. Y.

TO LET - BUSINESS PURPOSES TO LEASE

The large, light and commodious offices on the **FIRST FLOOR OF 56 WALL STREET**, extending through to Pine Street, with vault and basement; also offices on upper floors if desired. Apply to **WM. O. PLATT**, 56 Wall Street, Room 401.

Fine collection of Architectural Drawings and Photographs, giving details of famous buildings, arches, statuary, etc., the world over, to be sold cheap. Call or write L. S. MOORE, 100 Broadway.

AN OLD ESTABLISHED downtown Real Estate firm want first-class man with record to cover business property, 14th to 42d Street. Salary and commission. Give particulars of service and terms, which will be confidential. "BUSINESS PROPERTY," c/o Record and Guide.

WANTED—A first-class renting man, experienced in district south of 23d St.; only those thoroughly understanding the business and who have made good need apply. **H. L. MOXLEY & CO.**, 320 Broadway.

BROKER WANTED.

Must be a hustler, thoroughly posted on section between 23d and 45th Sts., particularly along Broadway. EDWARD McVICKAR, 200 Broadway.

We cover the entire field of Real Estate, Building and Construction. Positions open, office, sales and technical. Salaries \$700 to \$5,000. Information free. Write **HAPGOODS**, 305 Broadway, New York.

BARGAIN—Will sell 43 vols. Record and Guide for 1868 to 1899 (vols. 2 to 63). **G. W. M. CLARK**, 18 Wall St. Tel., 170 Rect.

WANTED.—By Realty Co. having management of property, bright, active young man, 20-25, as general assistant; salary \$10; good opportunity for right man. "C. B.," box 150, c/o Record and Guide.

WANTED.—Position, experienced, successful renting man, 5th av section; understands the business. Salary or drawing account basis. "Makegood," c/o Record and Guide.

115TH ST.—Columbian Board of Brokers sold for Samuel C. Baum, 7 East 115th st, a 5-sty flat, 25x100.11.

116TH ST.—James Boyd & Co. sold for Adler & Seideman to H. B. Grossman 109 and 111 East 116th st, 35.9x100.11. The building is now being converted into lodge and ball rooms.

118TH ST.—A. B. Mosher & Co. sold for Carolina P. Sutton to a client 131 West 118th st, a 3-sty dwelling, 20x100.11. The buyer will occupy the house.

BROADWAY.—Joseph P. Cronan, as broker, sold for Lewis A. Mitchell to Abraham and Frank Miller, the 4-sty apartment house Nos 1845 and 1847 Broadway, 58x93, between 60th and 61st sts. This is one of the first apartments built on upper Broadway.

BROADWAY.—Hillenbrand & Nassoit sold for Thomas Reynolds No. 3157 Broadway, a 6-sty apartment house, 41.8x100, opposite 126th st.

MADISON AV.—Hillenbrand & Nassoit sold for Dr. Samuel Bookman 1439 Madison av, a 5-sty flat, 27x100. Clement Court is immediately opposite.

Buyer for Plot on Riverside Drive.

RIVERSIDE DRIVE.—Gibbs & Kirby sold for the Guide Realty Company the plot, 84x123, on Riverside Drive, 225 ft. north of 116th st. The plot will probably be improved with a high-class apartment house.

WASHINGTON HEIGHTS.

151ST ST.—H. W. Schutte & Co. sold for M. L. & C. Ernst 523 West 151st st, a 6-sty apartment house, 45x100, to Margaret D. Sharpe. The properties 72 West 89th st and 326 West 30th st were given in part payment.

AMSTERDAM AV.—Leo Hess sold for the Standard Operating

Lawyers Title Insurance & Trust Company

CAPITAL AND SURPLUS - \$9,500,000

TRUST AND BANKING DEPARTMENT, 59 LIBERTY ST. } MANHATTAN
TITLE DEPARTMENT, 37 LIBERTY ST. }
Title Department and Trust and Banking Department,
Brooklyn Branch, 188 Montague Street.

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

LENDS ON APPROVED STOCKS and Corporation Bonds as Collateral.

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

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42d St., near Broadway.

229-231 West 42d St.

Elevator and Steam Heat.

Stores

large and well-lighted, suitable for Piano Wareroom, Tailor, Haberdasher, etc.

2d Floor

Opportunity for Hairdresser, Dentist, Real Estate Office, etc.; has large plate glass front.

Stores

OFFICES AND FLOORS

Excellent light and ventilation. Reasonable rents.

Frank J. Cassidy, 229 West 42d St.

WANT

Particulars of Business Property
FOR SALE OR LEASE

8th to 42d Streets

HEIL & STERN

UPTOWN OFFICE DOWNTOWN OFFICE

1165-1167 Broadway 604-606 Broadway

N. W. Cor. 27th Street S. E. Cor. Houston St.

Hudson Mortgage Co.

(Organized Under the Banking Law)

170 BROADWAY

CAPITAL \$500,000

**GOOD SECOND MORTGAGES
PURCHASED AND SOLD**

Pine Street Corner, West of Pearl St.

19.2x88.6

\$72,500

CAMMANN, VOORHEES & FLOYD
84 WILLIAM STREET

WANTED—Bromley Atlases, vols. 1, 2, 3, 4. State lowest price. **REMBRANDT REALTY CO.**, 128 Broadway, N. Y.

ENAMELED IRON SIGNS

LAST A BUSINESS LIFE-TIME.

BEST POSSIBLE SIGN

FOR USE IN ERECTION OF BUILDINGS

INGRAM-RICHARDSON MFG. CO.

Tel. 2394 John

100 William St., N. Y.

WILLIAM DAVIES, Mgr.

Company the plot, 80x95, at the northwest cor. of Amsterdam av and 175th st.

AUDUBON AV.—A. L. Mordecai & Son sold for the Realty Mortgage Company and Heilner & Wolf the lot, 25x95, at the southeast corner of Audubon av and 170th st. The buyer will erect a 5-sty apartment house on the property.

In the Dyckman Tract.

BROADWAY.—Hall J. How & Co. sold for Daniel Chauncey two lots on the west side of Broadway, and two lots on the east side of Cooper st, 100 ft. south of Hawthorne st.

WADSWORTH AV.—Maurice W. Halpin and Duff & Brown sold for Mrs. Elizabeth A. Toal two lots on the east side of Wadsworth av, 100 ft. south of 187th st.

BRONX.

150TH ST.—William F. Fuhrmeister sold to a purchaser for investment 551 and 553 East 150th st, two 4-sty flats, 50x100.

170TH ST.—Woodstock Exchange sold for Bertha Von Gilder to Emma Buhler the 3-family house 815 East 170th st.

BRONX BOULEVARD.—R. Elkan & Co. sold for Joseph Weil and Archer Morris the plot, 68x145, on the west side of Bronx Boulevard, 100 ft. south of 239th st. In exchange Weil and Archer take 240 South 3d av, Mount Vernon, a 4-sty flat.

BROOK AV.—Max Rosenfeld sold for Haas & Lippman to Rachel Lyon one of the three 5-sty flats with stores on Brook av, between 139th and 140th sts, 50x126.

VYSE AV.—Kurz & Uren sold for Jacob Blaesser 1220 Vyse av, a 2-family frame dwelling, 20x100; also for Louis Judelovitz 731 Elton av, a 3-sty brk dwelling, with store, and a 2-sty frame dwelling in the rear, 25x100.

LEASES.

William Henry Folsom leased the 3-sty dwelling 33 East 27th st for the Kips Bay Realty Company to Mrs. A. M. Driver.
 Cuzzo & Gagliano Co. leased for Jaffe & Zatulove to a client the 7-sty tenement at Nos 4-6 Monroe st, for a term of years, at an aggregate rental of \$30,000.

Heil & Stern leased for Andrew J. Kerwin 40,000 sq. ft. in the new loft building 29 to 35 West 24th st, to A. E. Leferoft & Co. and L. Prager & Co., at rents aggregating \$150,000.

Matthew J. Ward Co. sold the 18-year lease of the Hotel Westminster, 16th st and Irving pl, for the Westminster Hotel Co. to O. H. Foster, proprietor of the Carvel Hall, Annapolis, Md.

S. B. Goodale & Son leased for Edmund Coffin to Samuel Levy the Liberty Building, 47x55 and irregular, at the northeast cor of Cedar and West sts, for a term of 42 years, at a gross rental of about \$500,000.

Gibbs & Kirby leased to Charles E. Ellis the 6-sty elevator apartment house 146 West 104th st, 40x100, for 10 years, at an aggregate rental of \$60,000; also for Louis A. Lehmaier the 4-sty dwelling 916 West End av.

Davis & Robinson leased for Francis Burton Harrison his residence at 876 5th av, furnished. The house, which is 6 stories in height, adjoins the southeast cor of 69th st, and stands on a lot 27.6x100. The lease is for a term of years.

M. & L. Hess leased for Samuel Weil to Henry A. Dix & Sons Company the entire 12-sty and basement loft building now nearing completion at 116-118 West 14th st, containing 65,000 sq. ft., for a long term of years, at a rental aggregating \$250,000.

The residence of the late Simon Borg at 855 Fifth av, adjoining the southeast corner of 67th st, has been leased, furnished, for one year, at a rental of \$35,000. The house has 4 stories, and occupies a plot 40x120. Whitehouse & Porter negotiated the lease. The name of the lessee is withheld for the present.

Heil & Stern leased for Voss & Stern in the building at 71 5th av, southeast cor 15th st, two lofts containing 25,000 sq. ft., which completes the renting of the property. The lease extends over a long term of years at a total rental of \$100,000. The lessees are Messrs. H. & H. W. Lewis and Drourr, Dretzin & Co.

G. Carlucci & Co. leased for Elisa Carusi to Tony Mey the 5-sty tenement, 515 E. 15th st, for a term of years at an aggregate rental of \$13,500; also for Faust D. Malzone to Michele Saviano, 115-117 Prince st, the southwest corner of Thompson st, a 6-sty tenement with stores for a term of 5 years at an aggregate rental of \$46,000.

STATEN ISLAND.

Prince's Bay Realty Co. sold a tract on the north side of the Boulevard at Great Kills for R. W. Nelson, President of the American Type Founders' Co., to a purchaser for development.

Wood, Harmon & Co. sold to Frank Heren 5 lots in Addition No. 3, South New York; also, in Addition No. 4, 4 lots to Adam H. Ritter; 2 lots to Alexander W. Dempster, and 2 lots to Katherine Krug.

Cuzzo & Gagliano Co. sold for the St. George Realty & Construction Co. 12 lots at Fingerboard Terrace, Grassmere, to various buyers.

REAL ESTATE NOTES

Sydney Wyeth is the buyer of 64 Riverside drive, sold recently by Talbot Olyphant.

Village Realty Co. is the buyer of 319 West 13th st, recently sold by operators Lowenfeld & Prager.

The New York Mortgage and Security Co., 135 Broadway, has declared a quarterly dividend of 2 1/2%.

A realty company having the management of property can use a young man's services. See Wants and Offers.

There will be a public meeting of the Torrens Commission, in the Aldermanic Chamber, on Friday, Oct. 11, at 1:30 o'clock.

In 42d st there are to rent several stores, desirable for piano warehouses, tailoring and haberdashery. See Wants and Offers.

A broker, posted on the section between 23d to 45th sts, particularly along Broadway, can find an opportunity in Wants and Offers.

The Board of Estimate and Apportionment is going to try to keep the appropriation for 1908 within \$140,000,000, though \$165,000,000 has been asked for.

Particulars are wanted of business property for sale or lease between 8th to 42d sts. A Pine st, corner, west of Pearl st, is noted for sale. See Wants and Offers.

Louis Biel has resigned the presidency of the United Merchants' Realty and Improvement Company, and George J. Whelan has been elected to fill the vacancy.

The Members of the West End Association will hold their first meeting of the fall at Hotel St. Andrew, Broadway and 72d st, on Monday evening, Oct. 7, at 8:30 o'clock.

Ludlow Freeland has been appointed receiver of rents of 59 and 61 West 137th st by Judge Seabury, pending an action brought by Frank B. French against Philip L. Cohen to foreclose a third mortgage of \$14,000.

Wm. C. and A. Edw. Lester announce the removal of their real estate office from the Van Dyke Studio Building, Eighth av and Fifty-sixth st, to the Lester Studio Building, at the southeast cor. of Madison av and Fifty-seventh st.

Charles F. Noyes, whose firm is sole agent for the 12-sty Jewelers' and Insurance Building now being erected at the northwest cor of John and Dutch sts, reports that the building is nearly one-half rented and will probably be entirely leased prior to construction.

An old-established down-town real estate firm wants a first-class man with record to cover property, 14th to 42d sts. Another firm wants a renting man, experienced in district south

of 23d st. A renting man, experienced in the Fifth av section is open for a new engagement. (See Wants and Offers.)

There is a little more hopeful feeling among brokers on the upper west side in regard to the sale of real estate. The reason is that there is better response to the advertising. Where there were practically no answers last month to advertisements, at the present time the replies are gratifying.

The costs of the necessities of life are mounting. Mayor McClellan speaks of mandatory increases in appropriations. The amount is about \$6,000,000, and an additional \$2,000,000, which about covers the additional cost of food products for the city departments, such as Departments of Correction, Charities, Bellevue and Allied Hospitals.

The Board of Estimate and Apportionment has designated Friday, Oct. 11, 1907, at 10:30 a. m., in room 16, City Hall, Borough of Manhattan, as the time and place for a public hearing in relation to the budget for 1908. Taxpayers are invited to appear and be heard on that date in regard to appropriations to be made and included in the budget.

How to Get Tax Bills Promptly.

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, a 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.

Change of Grade Damage Commission in Twenty-third and Twenty-fourth Wards.

Pursuant to the provisions of chapter 537 of the Laws of 1893 and the Acts amendatory thereof and supplemental thereto, notice is being given that meetings of the Commissioners appointed under said Acts will be held at the office of the Commission, room 138, No. 280 Broadway (Stewart Building), Borough of Manhattan, New York City, on Mondays, Wednesdays and Fridays of each week, at 2 o'clock p. m., until further notice. The commissioners are William E. Stillings, George C. Norton, Oscar S. Bailey. Lamont McLoughlin, Clerk.

More Three-story Houses Needed.

The inquiry for private dwellings to rent in Harlem continues unabated. In fact, it has never been greater than at present. When it is considered that nearly all the building within a few years has been confined to apartments, one can readily understand why there should be a dearth of dwellings at this time. In commenting on the situation, a prominent broker in 125th st said that the scarcity is chiefly among the small 3-sty houses which command rentals of from \$1,000 to \$1,200 per annum.

A Break in Prices Unlikely.

Mr. Albert B. Ashforth, of 4 West 33d st, Manhattan, takes an optimistic view of the realty outlook. He said in part that although trading is admittedly dull the fact that owners in the majority of instances are unwilling to grant concessions, mainly, of course, because few are obliged to sell, plainly indicates that a break in prices is unlikely. When mortgage money becomes easier to procure, and at lower rates, activity in realty negotiations will quickly follow, he affirmed.

Quotations: Real Estate, Building and Allied Financial Corporations.

	Int. rate.	Int. period.	Bid.	Asked.
Alliance Realty Co.....	8	Q-J	105	112
Bond Mortgage Guarantee Co.....	12	Q-F	315	330
Century Realty Co.....	10	A & O	175	187
City Investing Co.....	6	M & N	85	92
Hudson Realty.....	8	Q-J	100	110
Lawyers Title Ins. & Trust Co.....	12	Q-F	210	225
Lawyers Mortgage Co.....	10	Q-J	175	187Ex
Mortgage Bond Co.....	4	Q-J	80	90
N. Y. Mortgage & Security Co.....	10	Q-J	...	190
Realty Associates.....	8	A & O	125	132Ex
Title Guarantee & Trust Co.....	16	Q-J	430	440
Title Ins. Co. of N. Y.....	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	430
U. S. Title Guaranty & Indemnity Co..	6	Q-J	...	90
Westchester & Bronx Title & Mortgage Guarantee Co.....	5	J & J	...	160

PROPERTY OWNERS' SECTION.

The Budget of 1908.

A letter from Comptroller Metz in reply to Mr. Allan Robinson's asking for certain information, of interest to property owners, is printed herewith in full. As Mr. Metz replies to the questions in the order in which they were set forth in Mr. Robinson's letter, the Record and Guide reprints that portion:

(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 Estimate 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?

Allan Robinson, Esq.,
President, Allied Real Estate Interests.

Dear Sir: I beg to acknowledge receipt of your favor of Sept. 23, in which you ask for certain information bearing upon the budget of the city of New York for the year 1908. Before replying in detail I beg to say that it is very gratifying to me that your association and taxpayers in general should ask for information and show a desire to get an intelligent understanding of the methods employed in preparing and voting the municipal budget.

Such support on the part of taxpayers in carrying out the very difficult task of producing a properly segregated budget for every city department will do much to increase the at present very limited facilities of the new Bureau of Municipal Investigation and Statistics, recently organized in this department, and upon which the burden of the work necessarily precedent to preparing departmental budgets segregated along lines of function has fallen.

Some of your queries cannot be answered in detail at this time. I have, however, requested Mr. Hervey, the head of the Bureau of Municipal Investigation and Statistics, to report to me such information as he now possesses which bears upon your inquiries, and I shall be glad to report further in the near future.

In replying to your questions I shall take them up in the order in which they are set forth in your letter.

1. No date has been fixed for final discussion on the budget by the Board of Estimate and Apportionment. After the budget has passed the Board of Estimate and Apportionment it goes to the Board of Aldermen to be acted upon by that body. The budget of 1907 was finally adopted Oct. 30, 1906. Under Section 226 of the Charter the Board of Estimate is required to make a budget for the city for the ensuing year between the first day of October and the first day of November, which, within five days, must be transmitted to the Board of Aldermen for its action, the Board of Aldermen not being permitted to deliberate on the same for a longer period than twenty days. The Board of Aldermen may reduce certain items in the budget as prepared by the Board of Estimate and Apportionment, subject, however, to the veto of the Mayor, unless overridden by a three-fourths vote of the Board of Aldermen. The law further provides that the budget for the ensuing year must be filed in the office of the Comptroller and published in the City Record on or before Dec. 31.

2. The best answer to this inquiry is to send you herewith a schedule of the hearings arranged for by the Board of Estimate and Apportionment on the various departmental budgets. At these hearings the heads of departments appear and present their arguments in advocacy of requests made in their departmental estimates. These hearings are open to the public, but not to discussion on the part of the public; a separate day, Friday, Oct. 11, being fixed for a public hearing of the taxpayers, as noted in the circular.

3. The great volume of detailed work required to properly segregate the various lines of expenditure of the several departments in order to set up their budgets on the basis contemplated in the resolutions adopted last year, and the limited force available for the work at my disposal, has made it impossible to segregate fully the budgets of every department. A committee consisting of Assistant Deputy Comptroller Smith,

Chief Bookkeeper Frank Smith, Messrs. Hervey and McIntyre of the Bureau of Municipal Investigation and Statistics, and Messrs. MacInnes, Chapman and McCarthy, expert accountants, representing the Department of Finance, have been co-operating with Messrs. Bruere, Cleveland and Patterson, representing the Bureau of Municipal Research, on this work and have prepared segregated budgets for the Departments of Health, Street Cleaning, Water, Gas and Electricity, Parks, Bellevue and Allied Hospitals, Board of City Record, Commissioners of Accounts and the Mayor's office.

If we succeed in securing adequate support for the work of the new bureau of Municipal Investigation and Statistics in the coming year, we hope to have prepared segregated budgets for all departments before the budget for 1909 is acted on. We are also working on a plan to reorganize the accounts of those departments whose budgets will be segregated to facilitate the production of necessary information in the future.

4. In reply to your inquiry as to what you call "the horizontal cut" and as to whether "one department's request would be considered on the merits of the case without regard to the percentage of increase granted to some other department," etc., I beg to say that the use of the term "horizontal cut" does not fairly describe the procedure in the recent past in fixing the departmental allowance.

A year ago I caused examinations to be made of all the departmental estimates with a view of determining the allowances which should justly be made to the departments. These examinations were made by Mr. Hervey and his staff. Most of the recommendations of this department regarding last year's budget received consideration, and in many instances determined the figures allowed. It is not possible to grant an allowance for one department absolutely without regard to the increased allowance which is to be accorded to the city at large. There must be a maximum amount of increase approximately decided upon before additional budget allowances are granted. It has then been the custom in the past to grant those added allowances to the departments most needing them.

5. The recommendations as to increase in allowances from this department are made to the Board of Estimate and Apportionment, and it would be improper to make them public before they are submitted to the Board for its consideration. A condition might very easily arise where 100 organizations might have different views on the subject. It would not be improbable to have 100 organizations in the various parts of the city ask for copies, each of them having different views on the subject, and desiring to make suggestions in regard to it. What this would lead to can readily be imagined. After the reports are made to the Board of Estimate and Apportionment, it has hitherto been the practice to hold public hearings before definite action has been taken upon even tentative recommendations, as per the circular transmitted herewith.

6. Requests for increases not allowed by the Board of Estimate and Apportionment and not recommended by the Department of Finance have so far not been listed. I appreciate that the publication of such a list might be of great interest to the taxpayers, and will take up the question of the practicability of making such a list for the purposes of comparison. It would have no practical value outside of that.

7. Many budget estimates distinguish clearly between salary increases for present officials and salary increases "due to requirements growing out of additional employees." For the budget as a whole the two classes of increase have never been summarized, and it is doubtful if it can be done in time for the present budget. There is, of course, under the head of increases a very large item of mandatory increases in the several departments, such as Police, Fire and Board of Education, and in this year especially in the increased salaries and staff of the courts, due to State legislation.

8. The remark attributed to me to the effect that a business-like administration of the city would in twenty-five years make it unnecessary to levy taxes is correct. I said it in an address one evening, and while it can hardly be construed in its literal sense, I meant to imply that if the restrictions which hamper officials in general were removed, and the city were allowed to carry on its business as a private individual would, it would be possible, in the first instance, to avoid duplication of work and to abolish from a quarter to a third of the present departmental expenses of the city; and even then, by increasing the hours to those of the most liberal private business, another ten per cent. cut could be made. On purchasing contracts large amounts could also be saved if an adequate system could be installed for taking advantage of commercial discounts and guaranteeing prompt payments to contractors and merchants.

A central purchasing bureau would aid materially. Under the present methods of checking and rechecking, inspecting and re-inspecting, examining and reexamining, passing and repassing

of vouchers and warrants, doubtless in many cases entirely due to technicalities, delays and hardships are entailed, which disgust the average contractor or merchant who is not used to the city's methods of doing business, and therefore refrains from bidding.

The laws and requirements which the city is forced to comply with in acquiring real estate also entail a tremendous unnecessary expense upon the city, which could be saved if it were assumed that an official or officials entrusted with the purchase of property were honest and could acquire it in the same way as corporations and private individuals do, by going into the open market and purchasing it before the whole world knew it was to be acquired for city purposes.

The interest account could be cut to the extent of millions of dollars annually if the city, like any sane individual, collected its money before it spent it. The expense at this time appears to be greater in proportion to the city's assets, owing to the tremendous improvements now going on and which must continue for some time in anticipation of the tremendous increase of population which the city will have and which in the course of twenty-five years will largely have been completed; there will then be very little except repair and maintenance to be provided for.

To offset the budget expenses we will have the incomes derived from the franchises, when question of taxes, etc., now pending are definitely settled, on existing and future transportation lines; the increased revenues which the city might obtain from its docks, water rents, parks, and other privileges, and which I am making every effort to increase as quickly as we can find discrepancies, will yield sufficient surplus to the General and Sinking Funds, which can be applied to the reduction of taxation, as to further reduce the amount of taxes to be raised for budget purposes very materially, and possibly wipe them out entirely.

To accomplish this, however, the first requisite is to modify the Charter by giving the local bodies the greatest possible latitude in its departmental affairs, and appreciation on the part of the taxpayers that constant shifting of officials does not increase efficiency and that what the city needs above all other things is a definite plan of improvement on large lines to cover the city as a whole, instead of the present patchwork system of bolstering up one section as against another and doing things one year only to be undone or redone the next. The nearer we can come to treating the city as one proposition and wipe out borough lines, the sooner this will be accomplished. Yours truly,

H. A. METZ, Comptroller.

Sept. 30, 1907.

Assessment Matters.

The assessment list for the sewer in 7th av, West Side, between 145th and 146th sts, has been referred back to the Board of Assessors, from the Board of Revision of Assessments, with instructions to reduce the gross amount pro rata by 10 per cent.

The assessment list for sewer in West 171st st, between Fort Washington av and Haven av, has been confirmed.

For the sewer in Lexington av, west side, between 123d and 124th sts, the assessment has been reduced by 15 per cent.

The assessment lists for sewers in the following streets have been referred back to the Board of Assessors with instructions to reduce the gross amount pro rata by 12½ per cent: West Farms rd, from Bronx st to Morris Park av, etc.; in Garfield st, between Jackson av and the Harlem River branch of the New York, New Haven and Hartford Railroad; in Van Buren st, between Morris Park av and Jackson av, etc.; in Taylor st, from the existing sewer east of Columbus av to the Harlem River branch of the New York, New Haven and Hartford Railroad; in Bronx Park av, between a point about 640 ft. south of West Farms rd and 180th st, etc.; in Lebanon st, between a point about 410 ft. west of Bronx Park av and Morris Park av; in Jefferson st, between Morris Park av and the property of the New York, New Haven and Hartford Railroad Company; in Adams pl, between Columbus av and the property of the New York, New Haven and Hartford Railroad Company.

The following named proposed assessments have been completed and the list is with the Board of Assessors for examination: List 8,821, No. 7. Regulating, grading, curbing, flagging, laying cross-walks 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. The limits within which it is proposed to lay the said assessments include all the several houses and lots of ground, vacant lots, pieces and parcels of land situated on both sides of 150th st, from the Hudson River to the east side of River av, and to the extent of half the block at the intersecting and terminating streets and avenues.

Notice is being given by the Comptroller that assessments for the following improvements have been confirmed and entered in the Record of Titles of Assessments, and unless the amount assessed for benefit on any person or property shall be paid within sixty days after the date of said entry of the assessments, interest will be collected thereon, as provided in section 1019 of said Greater New York Charter.

Said section provides, in part, that "If any such assessment shall remain unpaid for the period of sixty days after the date of entry thereof in the said Record of Titles of Assessments, it shall be the duty of the officer authorized to collect and receive the amount of such assessment to charge, collect and receive interest thereon at the rate of seven per centum per annum, to be calculated to the date of payment from the date when such assessment became a lien, as provided by section 159 of this act."

Section 159 of this act provides * * * "An assessment shall become a lien upon the real estate affected thereby ten days after its entry in the said record." * * *

The assessment is payable to the Collector of Assessments and Arrears at the Bureau for the Collection of Assessments and Arrears.

Twelfth Ward, Section 8.—West 171st st—Sewer, between Fort Washington av and Haven av. Area of assessment: Both sides of West 171st st, extending about 204 ft. west of Fort Washington av.

Twenty-third Ward, Section 9.—Regulating, grading, setting curbstones, flagging sidewalks, laying crosswalks, building approaches and erecting fences in Findlay av, between East 165th and East 167th sts; in College av, between East 165th and East 167th sts; and East 166th st, between Webster and Morris avs. Area of assessment: Both sides of Findlay av, from East 165th to East 167th st; both sides of College av, from East 165th st to East 167th st; both sides of East 166th st, from Webster to Morris av, and to the extent of half the block at the intersecting and terminating streets.

Twenty-fourth Ward, Section 12.—Villa av—Regulating, grading, curbing, flagging, laying crosswalks, building approaches and placing fences, from the Southern Boulevard to Van Cortlandt av. Area of assessment: Both sides of Villa av, from the Southern Boulevard to Van Cortlandt av, and to the extent of half the block at the intersecting streets.

Notice has been given that the lists for the following indicated 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 av, from 172d st to Fordham road.

List 9334, No. 2. Regulating, grading, curbing, flagging, laying crosswalks, building approaches and placing fences in East 196th st, from Jerome av to Marion av.

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.

The limits within which it is proposed to lay the said assessments include all the several houses and lots of ground, vacant lots, pieces and parcels of land situated on—

No. 1. Both sides of Walton av, from 172d st to Fordham road, and to the extent of half the block at the intersecting and terminating streets and avenues.

No. 2. Both sides of 196th st, from Jerome av to Marion av, and to the extent of half the block at the intersecting and terminating streets and avenues.

No. 3. Both sides of Whitlock av, from Longwood av to Hunt's Point road, and to the extent of half the block at the intersecting streets and avenues.

Delancey Street Assessment to Be Eliminated.

The city will pay the whole cost of the Delancey street widening. The assurance was given by Comptroller Metz after a hearing on Tuesday, relative to the proposition to eliminate the assessment for the widening of Delancey st. There was a large attendance of property owners represented by I. T. Flatto, Michael J. Mulqueen, Edward Kaufman and Joseph Mulqueen. The attorneys declared that this section of the city had been discriminated against, while other bridge approaches were paid for by the city at large. Comptroller Metz assured his hearers that he would grant the relief desired, and asked for a short period to think the matter over before he would report back to the Board. (See Record and Guide of August 31.)

Opening Hillside Avenue.

A hearing will be given on November 8 by the Board of Estimate in regard to acquiring title to Hillside av, from Nagle av near Broadway to Nagle av near Dyckman st, Borough of Manhattan. Resolution of the Local Board of the Washington Heights District. The engineer reports that this resolution affects the whole length of Hillside av, or two long blocks. The street has a width of 50 ft. It is not in use at the present time, but two buildings have been erected upon the abutting property, one being the power house of the Interborough Rapid Transit Company. Favorable action is recommended, the whole cost to be against the property benefited, and the district of assessment to be decided after the hearing.

New Colors in Wall Papers.

In wall paper the tendency seems to be away from the strong and rich reds, and popular fancy rather inclines toward greens, browns and warm grays or pearl tones, with the ever popular floral and cretonne papers on white or light backgrounds, the favorites for bedroom decoration. The Delft blue colorings that were so popular only a few years ago are scarcely seen at all.

Local Hearings.

THE local board of the Chester district has arranged the following dates for hearings

Thursday, October 10, at 4 p. m., special hearing on the opening and widening of Av C, or Castle Hill av.

At 4.30 p. m. on the same day, special hearing on petition No. 698, with relation to 217th st.

Tuesday, October 15, at 10 a. m., special hearings on petition Nos. 707, 708, 689, 690 and 697.

November 14, at 3 p. m., special hearings on petition Nos. 685, 686, 687 and 688.

Same day, at 4 p. m., special hearings on petition Nos. 691, 692, 693, 694, 695 and 696.

For the Morrisania local board, the following public hearings were set down:

October 15, 11 a. m., petition Nos. 701, 702, 703, 704, 705, 706 and 707.

At the same time there will be a public hearing on the proposed viaduct approach connecting Exterior st with the Macomb's Dam bridge, and so giving the use of that bridge to the commerce of the Harlem River, from 149th to 161st st.

PETITIONS—CHESTER DISTRICT.

The following petitions are before the Chester Board:

709—Regulating, grading, etc., Holland av (Lincoln st), from New York, New Haven & Hartford Railroad to Rhinelander av.

617—Nereid av, acquiring title, between White Plains road and the city line.

685—Acquiring title to Tremont av or 177th st, from its present terminus at Fort Schuyler road to Long Island Sound at Locust Point.

686—Acquiring title to the lands necessary for Throgg's Neck Boulevard, from Eastern Boulevard to the East River. Protest.

687—Acquiring title to Fort Schuyler road, from Westchester Creek to the East River, and the shore drives, from Fort Schuyler road to Fort Schuyler Park.

688—Acquiring title to Throgg's Neck sq, bounded by Throgg's Neck Boulevard, Dewey av, Sampson av and Fort Schuyler road, and intersected by Tremont av of East 177th st.

689—Regulating, grading, etc., Wallace av (Jefferson st), from N. Y., N. H. & H. R. R. to Rhinelander av. Protest and opposition by the North Van Nest Property Owners' Association, South Van Nest Property Owners' Association in favor.

690—Regulating, grading, etc., Cruger av, from N. Y., N. H. & H. R. R. to Rhinelander av.

691—Regulating, grading, etc., Victor st, from Columbus av to Rhinelander av.

692—Regulating, grading, etc., Amethyst st, from Morris Park av to Rhinelander av.

693—Regulating, grading, etc., Melville st, from West Farms road to Morris Park av.

694—Regulating, grading, etc., Van Buren st, from West Farms road to Morris Park av.

695—Regulating, grading, etc., Adams st, from West Farms road to Bronx Park av.

696—Regulating, grading, etc., Van Nest av, from West Farms road to Bear Swamp road.

697—Regulating, grading, etc., Barnes av, from N. Y., N. H. & H. R. R. to Rhinelander av.

698—Regulating, grading, etc., East 217th st, between White Plains road and Bronxwood av.

PETITIONS.—MORRISANIA.

700—Acquiring title to the lands necessary for opening East 207th st, from Woodlawn road to Perry av, except where same has been legally acquired.

701—Regulating and grading, setting curbstones and flagging sidewalks a space four feet wide, laying crosswalks, building approaches and erecting fences, where necessary, in Longfellow av, from Lafayette av to N. Y., N. H. & H. R. R.

702—Paving with asphalt block on a concrete foundation, Longfellow av, from Lafayette av to N. Y., N. H. & H. R. R. and setting curb where necessary.

703—Regulating and grading, setting curbstones and flagging sidewalks a space four feet wide, laying crosswalks, building approaches and erecting fences where necessary in Bryant av, from Lafayette av to the N. Y., N. H. & H. R. R.

704—Paving with asphalt blocks on concrete foundation, Bryant av, from Lafayette av to N. Y., N. H. & H. R. R. and setting curb where necessary.

705—Paving with creosote-resinate wood blocks on a concrete foundation and setting curb where necessary on 182d st, between 3d and Washington avs.

706—Paving with asphalt blocks on a concrete foundation and setting curb where necessary in Wilkins av, between Intervale av and Southern Boulevard.

707—Paving with block asphalt Park Av West, between East 177th st and East 189th st, and setting curb where necessary.

665—Laying out on the map of the city an extension of Rae st, at a width of 50 feet from St. Ann's av to Jackson av, public place, etc.

678—Paving with asphalt block on a concrete foundation, where the grades are under 5½ per cent., and with granite blocks on a sand foundation, where the grades are 5½ per cent.

or over, and setting curb where necessary in Garden st, from Crotona av to Southern Boulevard.

679—Paving with asphalt blocks on concrete foundation, where the grades are under 5½ per cent., and with granite blocks on sand foundation where the grades are 5½ per cent. or over, and setting curb where necessary in Grote st, from about Cambreling av to Southern Boulevard.

670—Faile st, acquiring title between Aldus st and Garrison av, August 22 and September 12, 1907; laid over to this date at the request of petitioners.

669—Laying out an extension of Depot pl, from Sedgwick av to West 169th st, to a width of 30 feet, as per diagram.

659—East 181st st, asphalt block paving, where the grades are under 5½ per cent. and with granite blocks where the grades are 5½ per cent. or over, from Park av to Boston road.

660—East 182d st, asphalt block paving, where the grades are under 5½ per cent. and with granite blocks where the grades are 5½ per cent. or over, from Webster av to 3d av.

Elevated Walks.

To the Editor of the Record and Guide:

OVERCROWDED CONDITIONS in lower Broadway, between Ann and Wall sts, during business hours, and particularly between the hours of twelve and two and five and six P. M., are becoming acute, and during the summer months quite intolerable. What will be the condition in the section above and in the vicinity of Cortlandt st and Broadway, particularly when the City Investing Building, with its 14,000 humans, is completed, and the Singer tower, with its 5,000 as well, is emptying its contents into the present overcrowded streets?

To the writer's mind there is but one solution of the problem, and that should be considered and taken up by the city authorities at once. It is the necessity for AN OVERHEAD OR ELEVATED SIDEWALK, built from curb to curb, light but strong in construction, 20 feet high, with glass disks which would give sufficient light for the street below, this structure to be used for foot travel.

This would not alone relieve the congestion on the streets but would greatly facilitate vehicular and car travel during the storms of the winter months by protecting the streets from snow. The writer has not given any deep thought or study to the question of the stairways leading to the elevated sidewalk, so as not to be an incumbrance or interference, but it seems that this matter could be readily solved. The stairways should be built at the intersecting streets, and the advisability of a connection with the mezzanine floors of office buildings could be considered.

If there is any fire regulation preventing such a structure, then a narrow foot path on each side of the street right off the curb could be built, one side to be used going up and the other side for foot travel going down. This would leave the centre of the street free. This same elevated walk could be built upon Nassau st, between Spruce and Wall, as well as Cortlandt, between Nassau and West sts, on both of which streets the foot traffic conditions as well are wretched, and must also become worse with the eventual razing of all old buildings and the placing in their stead of the modern office structure. It is here suggested that the Cortlandt st roadway should connect with the Nassau st and the Broadway elevated roadway.

The city should also take up the question of building elevated walks or roadways with an incline walk leading to them at cross streets where the congested traffic centres demand it for foot travel.

JULIUS GOLDBURG.

October 2, 1907.

Proposed Change of Street Line.

A hearing will be held on November 8 upon the proposition to change the line of Seaman av, between Dyckman st and Academy st, and of Bolton road, between Seaman av and Prescott st, and laying out a new street to extend from Seaman av to Broadway, Borough of Manhattan. Resolution of the Local Board of the Washington Heights District.

Engineer reports (5319) that these changes are made partly for the purpose of securing more favorable street lines for the development of property and partly for the purpose of subdividing a block which would otherwise have objectionable dimensions. The approval of the changes is recommended, after public hearing.

Water Shut Off.

A notice to the Record and Guide from Commissioner O'Brien is to the effect that the 20-inch water main supplying the higher sections of the Borough of Manhattan, south of 63d st, will be shut off at 10 o'clock this (Saturday) morning and remain shut off until Monday so that the water-main on the west side of Broadway, at 62d st, may be lowered. All of the high-pressure district south of 63d st will be affected, particularly that section of the city included in the following limits: Between 34th and 59th sts, from Lexington to 6th av; between 50th and 59th sts, from Madison to 9th av; between 59th and 63d sts, from Central Park West to Amsterdam av, where pressure will be reduced.

Growing Popularity of Elevator Apartments.

A PERSONAL INSPECTION of some of the modern elevator apartments on the West Side cannot fail to impress one with the marvelous changes which have been made in their construction and appointments since they first became popular on Manhattan Island. A few years ago such innovations as inner courts, interior telephone systems, cellar kitchens, wall safes and other kindred conveniences were little thought of. Today not only do the up-to-date apartments contain these very luxuries, but in addition many are fitted up with improvements not to be found in the most expensive private residences on Riverside drive or 5th av. Many of those recently completed contain housekeeping apartments, in addition to the regular suites; others are fitted up with studios which are used principally by artists and professional people.

At 257 West 86th st a 14-story duplex apartment of the combination class contains 35 apartments, 14 of which are rented for housekeeping purposes. The rents in this building range from \$2,750 to \$4,000 per annum, although a few small apartments may be had for \$1,000. The trim throughout is oak and the decorations are of the high order. Two elevators are installed in the building, one for deliveries. Occupants of the smaller apartments are furnished with maid service, which is included in the rent.

The Lasanno Court at 307-313 West 79th st is another apartment of the higher order. It is situated in a select neighborhood and is convenient to the subway station at Broadway and 79th st. The building is 10 stories in height and of steel skeleton construction. In this instance an artistically designed gateway leads directly to the main entrance hall and reception rooms, which are elaborately furnished. The woodwork of the apartments is finished in white enamel and mahogany. All apartments have southern exposure, and the rooms are large and well lighted. Additional servants' quarters are provided in the basement. Apartments in Lasanno Court comprise six, eight and nine rooms, and many are so arranged as to provide a 14-room suite if desired. The rents range from \$1,100 to \$2,500.

The Dorilton, at 171 West 71st st, is within the bounds of the most exclusive residential district on the West Side. The building has twelve stories and is built in the style of the modern French Renaissance. The suites are trimmed in hardwood. Beamed ceilings in the dining-rooms and wainscot panelling. The parlors are of mahogany and white enamel. A feature of the bath-rooms is the wainscot of French plate mirrors above the tiles. Apartments in this structure comprise five, seven, eight and ten rooms, and the rentals are from \$1,500 to \$3,600, including electric light and refrigeration.

In the same class may be mentioned such apartments as "Spencer Arms," at the southeast corner of Broadway and 69th st. In this building the style of architecture is modern French Renaissance. The interior arrangement is well planned and contains but three apartments on a floor. Each suite has unusual closet room besides a large foyer reception hall. The building is equipped with two passenger elevators, which are in continuous service. In addition to the usual conveniences, artificially cooled glass-lined refrigerators are supplied and the free use of electric light is permitted at all hours. The apartments are ten, eleven and twelve rooms and the rentals range from \$3,000 to \$4,500 per annum.

Hearings on the Budget.

The following dates have been fixed by the Board of Estimate and Apportionment for hearings for appropriations for 1908:

Monday, October 7—City Court, Municipal Courts, Courts of Special Sessions, City Magistrates, Supreme Courts, first and second departments, including Appellate Division, Court of General Sessions, Surrogates' Courts and County Courts.

Wednesday, October 9—President Borough of Manhattan, President Borough of Brooklyn, President Borough of Bronx, President Borough of Queens, President Borough of Richmond, Department of Finance, City Chamberlain, Bonded Indebtedness, State Taxes, Rents, Charitable Institutions, Miscellaneous and all other public offices.

These hearings begin at 10.30 A. M., room 16, City Hall, Borough of Manhattan.

One Hundred and Seventy-fourth Street Grade Not to Be Changed.

On the adverse report of Chief Engineer Lewis, the Board of Estimate and Apportionment decided not to change the grade of property in the vicinity of Park av and 174th st. It was proposed to put a highway bridge over the New York and Harlem Railroad tracks. Mr. Lewis suggested that a foot bridge could be constructed over the railroad cut, to connect both sides of 174th st, and should such a petition be presented he would recommend its construction. Mr. Lewis said that a highway bridge at that point would do considerable damage to the property in the immediate neighborhood, and would not be of special value to the property owners or business interests on Park av.

Harlem Property Owners' Association Annual Election.

The members of the Harlem Property Owners' Association held their annual meeting last Friday night at the Twelfth Ward Bank Building, 125th st, near Lexington av. The work of the association during the year, as reviewed by President Korn, included victories of importance to property owners such as obtaining Gov. Hughes' veto to the city marshal's bill, which provided a fixed salary for city marshals, and also the veto on the Municipal Court act which provided an increase in the cost of dispossess proceedings. Both these measures passed the Legislature and received the approval of the Mayor.

The association was also very active in obtaining Mayor McClellan's veto of the so-called licensed engineer's bill. This bill provided that a licensed engineer must be employed in every house that has steam heat. The passage of this bill, in the opinion of President Korn, would have meant practical confiscation of property, in many instances.

There is a test case now pending in the courts to find out the authority of the Fire Marshal to issue orders requiring that dumbwaiter shafts be fireproofed. A victory in this case will mean a saving of thousands of dollars to property owners in the city. Officers were elected for the year as follows:

Dr. Abraham Korn, president, for a third term; Morton H. C. Foster, first vice-president; John T. Martin, second vice-president; C. H. Schildwachter, treasurer, and Edward J. Murray, secretary.

Delegates to the United Real Estate Owners' Association—Dr. Korn, J. L. O'Brien, H. M. Kaplan, Mortimer Foerster, Dr. John T. Nagle, John Rosenzweig, Maurice Goldberg and Ralph Holzman.

Directors—Dr. Korn, John T. Nagle, Ira J. Ettinger, J. L. O'Brien, M. H. C. Foster, James Martin, M. Goldberg, E. J. Murray, C. H. Schildwachter, John Rosenzweig and Ralph Holzman.

Are All the Facts Stated?

Editor Record and Guide:

A, the owner of a certain piece of property, authorizes B, who is agent for said property, to offer it for sale, and advises B to offer said parcel to another broker, C. B goes to the office of C and calls his attention to the property and subsequently gives full information, detailed rents, etc., as per request of C. But C is unable to do anything in the sale of the property at that time. About ten months later, however, the owner, A, meets the broker, C, whom he also knows, on the street, and after conversing he brings up the matter of his property and again calls the broker, C's, attention to it, with the result that C disposes of the parcel, in trade. The deal was made without the broker, B, knowing anything about it, although the owner, A, and the broker, C, knew the property had been offered by B to C. Is the broker, B, entitled to a share of the commission?

Answer.—It would seem that in common fairness B should receive some "recognition," but we can hardly decide as a question of law what depends so much on the original understanding and its continuity. We scarcely understand the law to be, or even the custom of brokers, that a broker who once "sub-lets" a contract to sell, continues ever thereafter to hold a mortgage on what the other broker may do with the owner direct in the lapse of time with respect to that property.

When a Tenant Breaks Down.

Editor Record and Guide:

A real estate agent rents a floor for an owner for one year and receives a commission based on the total rent for one year. After the tenant has occupied the floor for three months he finds that he cannot pay the rent, and, rather than lose him as a tenant, the owner agrees to let him have a part of a floor in the same building for a greatly reduced figure. After the first loft had been vacant for four or five months the agent again rented it to another party. Has the agent a right to collect a second commission for renting this floor, all of the foregoing having taken place within the year for which he rented the original floor?

Answer.—The broker is not responsible usually for the tenant after the landlord has passed on him and accepted him, and if the premises are again vacant and in the hands of the broker for renting, we see no reason why he should not be entitled to a commission again on the new renting. If, however, the landlord left the selection of tenant entirely to the broker's judgment, and the tenant broke down, it would become a question of great delicacy for the broker, as to claiming a second commission within the original term.

—A large room with a wainscot made up of low book shelves, the broad top of which serves as a resting place for bronzes, odd bits of pottery, quaint Indian relics, bits of curious carvings in ivory and teakwood—this is the library in a country house not far from New York. Above the bookcases the wall is hung with a gray green grass cloth, surmounted by a quaint English frieze, having tall poplar trees repeated at regular intervals, while between them may be seen the arches of a bridge, beyond which are the sails of boats and distant hills.

The Fourth Avenue (Brooklyn) Subway.

By the favorable vote of the Public Service Commission, which now makes the building of the Fourth Avenue Subway a certainty, it is estimated that at least \$100,000,000 has already been added to the wealth of South Brooklyn and the Bay Ridge sections. The news was received with great satisfaction by the large realty interests throughout the territory to be traversed.

The fate of the Fourth Avenue Subway has for so long a period remained in the balance that most people had about abandoned hope. The construction of the subway is an assurance of the rapid upbuilding of the sections lying in the direction of Homewood, Fort Hamilton and Bensonhurst, and will be the means of the making of many fortunes in real estate investments along its route.

Those speculators and investors who have had the courage of their convictions and bought vacant land while prices may be said to have been low will be rewarded for their foresight. The route as laid out by the Rapid Transit Commission commences at the Manhattan bridge, passing under the present Flatbush Avenue Subway to 4th av, thence through 4th av to 40th st, at which point the road will divide, a two-track line running through to Bensonhurst and Coney Island, and another and similar branch continuing along 4th av to Fort Hamilton. From the bridge to 40th st there will be four tracks. Express stations are to be at Pacific st, 36th st, Homewood and 22d av, and on the Fort Hamilton division one is to be at 68th st.

Bids for the construction of the five sections for which the forms of contract have been prepared will be asked for at once. The two Commissioners who voted against the Fort Hamilton-Coney Island Subway through South Brooklyn were Edward M. Bassett and Milo R. Maltbie.

McDONALD LOOP ALSO TAKEN UP BY COMMISSION.

It was Brooklyn's day in the commission. In addition to the 4th av matter, steps were taken looking toward the construction of the Brooklyn portion of the so-called McDonald loop. This is the complement of the Manhattan section, and was laid out by the old Rapid Transit Commission to connect the Williamsburgh and Manhattan bridges through Broadway, Lafayette av and Flatbush av. It will join the 4th av route at Lafayette av and Ashland pl.

The vote on the loop matter was unanimous. The resolution, introduced by Commissioner Bassett, called for a public hearing on the proposed construction to be held on Friday, Oct. 11, at four o'clock in the afternoon.

Value of Dock Property.

In the proceedings brought by the Dock Department to acquire Piers 2 and 3 and the bulkheads between and adjacent, for the New Brooklyn City ferries, the Condemnation Commissioners, Benno Lewinson, Wilbur Larremore and Fred. St. John, have just made to Elbridge T. Gerry and other owners an award of \$533,000.

This extract from the decision of the commissioners points to a condition of things in condemnation methods which has frequently been the subject of severe comment, and of which this is a flagrant instance: "The evidence given before us as to the value of the property and rights to be acquired varies between the sum of \$826,000, as testified to by Mr. George S. Greene on behalf of the claimants, and the sum of \$279,162.99, as testified to by Mr. Herbert C. Plass on behalf of the city

"The difference between these estimates equals to very nearly double the amount of the lesser figure; and any comment on such a discrepancy would seem wasted. It is no reflection upon the integrity or experience of these respective witnesses to point out that such evidence can be of no assistance whatever to commissioners to help them to determine values in making their estimate."

Common Sense in Building.

One of the chief faults in many buildings is a lack of proper ventilation. In many cases the fault is unjustifiable, and savors of plain stupidity. It looks as if some buildings were planned in midwinter, when icy winds make one completely forget the discomforts of a summer afternoon. We often see large buildings with plate glass windows that cannot be opened, making that portion of the building almost unbearable in hot weather. The fault is usually due to some effort at exterior effect. While no one will deny the need of artistic exteriors, all will agree that utility should go hand in hand with beauty in the construction of a building.

Other notable faults in building are those caused by greed, where convenience, utility and common sense are sacrificed to rental area; those caused by poor taste, which fill the world with unpleasing specimens of mongrel architecture; those caused by stupidity, such as narrow doors and awkward stairways; and those caused by stinginess, such as inadequate spaces. On every hand the need of common sense is very great.

These defective houses are rented when others are not obtainable, or when the owner has made concessions to obtain tenants. It is not so easy to keep them well occupied as if they were well planned. Sins of building eventually bring their own penalties.

Statistics of Tenements.

Number of Rooms to an Apartment, and Number with Private Bath in New Tenements for which Plans were Filed Jan. 1 to July 1, 1907.

BOROUGH OF MANHATTAN.				
	Apartments.		With private bath.	
	No.	Per cent.	No.	Per cent.
Apartments of 1 room.....	2	.03	.....	.....
Apartments of 2 rooms.....	189	2.63	37	.66
Apartments of 3 rooms.....	2,448	34.11	1,337	24.02
Apartments of 4 rooms.....	2,441	34.02	2,102	37.77
Apartments of 5 rooms.....	845	11.78	839	15.07
Apartments of 6 rooms.....	538	7.50	538	9.67
Apartments of 7 rooms.....	415	5.78	415	7.46
Apartments of 8 rooms.....	156	2.17	156	2.80
Apartments of 9 or more rooms.	142	1.98	142	2.55
Total apartments	7,176	100.00	5,566	100.00

BOROUGH OF THE BRONX.				
	Apartments.		With private bath.	
	No.	Per cent.	No.	Per cent.
Apartments of 1 room.....	4	.12	.....	.....
Apartments of 2 rooms.....	25	.73	8	.25
Apartments of 3 rooms.....	674	19.56	538	17.07
Apartments of 4 rooms.....	1,270	36.84	1,136	36.04
Apartments of 5 rooms.....	853	24.75	851	27.00
Apartments of 6 rooms.....	464	13.46	464	14.72
Apartments of 7 rooms.....	122	3.55	121	3.84
Apartments of 8 rooms.....	28	.81	28	.89
Apartments of 9 or more rooms.	6	.18	6	.19
Total apartments	3,446	100.00	3,152	100.00

HEIGHT OF BUILDINGS BY STORIES FOR WHICH PLANS WERE FILED APRIL 1 TO JULY 1, 1907.

	Manhattan.		The Bronx.		Brooklyn.	
	Bldgs.	%	Bldgs.	%	Bldgs.	%
Two stories .....	.....	.....	.....	.....	30	3.75
Three stories .....	.....	.....	77	41.40	488	61.00
Four stories .....	.....	.....	47	25.27	214	26.75
Five stories.....	12	7.19	42	22.58	52	6.50
Six stories	151	90.42	20	10.75	16	2.00
More than six stories...	4	2.39	.....	.....	.....	.....
Total	167	100.00	186	100.00	800	100.00

Contemplated Improvements for Throggs Neck.

Residents of the eastern Bronx are interested in the proposition to open up the Throggs Neck section in accordance with the plan recently approved by the Board of Estimate and Apportionment. The section east of the Eastern Boulevard and south of Layton av, between the Sound shore and Fort Schuyler road, will be included in the scheme for development. A large tract in that territory is owned by a syndicate which, it is understood, has announced its purpose to spend considerable money in opening streets in the old estates lately purchased and preparing the land for villa sites. One of the most important improvements for that territory now pending before the local Improvement Board of the Bronx is the proposition to construct a 150-foot boulevard from the junction of Old Town Dock road and the Eastern Boulevard to the Sound. This highway, together with the extension of Tremont av, will constitute the chief boulevards for the Throggs Neck district. It is the purpose of the development company to open up 60-foot streets to connect with the main avenues.

Nine Thousand a Year.

The O'Neil-Adams Company has received permission to build a tunnel under 25th st to connect the buildings of the company, which are on opposite sides of the street. Besides the cost of construction, the company will have to pay a tax exceeding \$9,000 a year.

The tunnel is to be 31 ft. wide and about 11 ft. high, outside dimensions, with the top of its roof approximately 6 ft. below the surface of the street. It is to be used as a general passageway between the said buildings and for the display of merchandise.

The total area of the proposed tunnel between building lines is 1,860 sq. ft., and the average assessed valuation of the two properties owned by the petitioner is \$41.34 per sq. ft. The basis of compensation adopted by the Board in similar cases is 12 per cent. of the assessed valuation of the plan area of the tunnel per annum, for the first term of five years, with a 5 per cent. increase for each succeeding term of five years.

Putnam Trains in Subway.

It is reported on fairly good authority that the Interborough Railway Company and the New York Central have come to an understanding whereby trains on the Yonkers branch of the Putnam road will run directly into the subway, after the latter road has been constructed as far as Van Cortlandt Park and a spur built to connect the two roads. Yonkers people will then be able to ride directly to downtown New York for a fare of ten cents, without change of cars. In practice, it will rather be subway trains running to Yonkers over the Putnam branch.

All the probabilities favor this move, as soon as the Central can get around to electrifying the Putnam Railroad at least from Van Cortlandt Park to Yonkers. A prominent engineer says that such change of equipment need take but a short time. The company has already considered plans for the elimination of the grade crossing at Undercliff st.

Successful Heating by Hot Air Furnace.

IN CONSIDERING the heating of a modern building by means of a hot air furnace, the first and most important consideration will be the location of the furnace itself, and of the registers. Air, like water, will always flow in the direction of least resistance; therefore, it naturally follows that in placing registers in a room great care should be taken to favor that location where the least resistance will be met with from the incoming flow of air. As cold air is denser and heavier than warm, it follows that the proper location for a register in a room should be the warmest place in that room, i. e., on that side farthest from outside influences. Having first located the registers, place the furnace, keeping three facts in mind. First, remember that the greater the elevation of a warm pipe the more rapid the flow of air; second, that the air will flow more rapidly toward the point of least resistance; third, that the velocity of the air is dependent on the height of the outlet above the furnace and on the amount of frictional resistance in the pipe; in other words, on the length of the run and the pressure resistance in the room in which the register is placed. Therefore rooms having the greatest exposure in the direction of the prevailing winds, on the first floor, naturally should be nearest to the furnace and should have a larger pipe and register. Rooms which are remote from the furnace, necessitating a long horizontal run of pipe, should have larger pipes. Aim to minimize the frictional resistance in all pipes by avoiding all square turns or abrupt angles. Insist on having at least one inch rise to the running foot of pipe from the furnace to the register. Long runs of pipe, especially when going through cold rooms, should be wrapped with asbestos paper; pipes going through stone or brick walls should have thimbles one inch larger diameter than the pipe. In the adjustment of the pipe work, bear in mind that the pressure of the air is equal on all pipes at the furnace. If, therefore, some of the pipes do not flow as freely as others, the cause of that trouble may be looked for either in the frictional resistance in the pipes, pressure resistance in the rooms into which these pipes lead, or on the pressure of an adjacent pipe, having the advantage of elevation, and taking more than its proportion of the heated air. Should the trouble be caused by frictional resistance, look for obstacles to the free and natural flow of air, such as abrupt angles, etc., and remove them. If this does not furnish the remedy, then increase the size of the pipe. If the trouble is caused by pressure resistance in the room itself, this resistance is caused by air pressure in the room, and some outlet must be provided before satisfactory results can be obtained. A very satisfactory solution to this difficulty can be had by cutting an opening in the base-board of an inside partition between two studs, and utilizing the space between two studs and plaster walls for the vent duct. The plates on top of the studs must be cut, and the duct be unobstructed to the attic. Generally speaking, the air will find its way out of the attic, but in case it does not do so, an opening can be made in some unused chimney, or some other means employed to overcome the difficulty. When inside air is used all doors must be left open and chimneys or fireplaces closed.

Return of the Tile Roof.

Tile, when properly formed, baked and laid on any structure rightly designed to carry it, is the most beautiful roof covering yet devised, but when not properly formed, baked and laid, or laid on buildings for which it is not rightly intended, tile may be not only the ugliest, but the least serviceable of coverings.

Four hundred and thirty years ago it was provided by law in England that for the making of tiles "clay should be dug before November, and be stirred and turned before March," and to-day the very old tile is considered much better than the new. The same care is not usually taken in turning out the commercial tile in use at the present time. A good, hard-burned tile lasts indefinitely; a thing of beauty, it comes very near being a joy forever; it is delightful in color, charming in form, and useful in service. A poor tile has little to recommend it. The hard-burned tile is, comparatively speaking, impervious to moisture, while those half-baked, out of poor clay, not only absorb moisture, but in a damp climate grow a luxuriant crop of vegetation, which may be very picturesque on outbuildings where dryness is not a prime essential, but not altogether desirable on a dwelling.

The Mission fathers no doubt followed the ancient custom of kneading or working the clay in pits under the hoofs of animals, then giving it time to ferment properly. The tiles were probably made by spreading the right quantity of clay on a board or flat surface, patting it to a cake of the right thickness and size, then deftly flopping it over a half-round piece of board which was first well sanded so the clay would not adhere. The clay was pressed and shaped to the form by hand, trimmed about the edges, dried in the sun, and fired more or less perfectly in small kilns. The pressure of the hand gave the tile a consistency and a surface which machine-made tiles lacked. The latter are more or less porous.

The quality of the tile differed with the clay of different localities, and with the care and skill of the makers. Some are soft and very irregular, others are comparatively hard and true. Throughout the Southwest a great variety of clay is found,

from the sticky adobe, which is little more than a tenacious mud in places, to fine potter's clay. The Mission builders took their clay as they found it and made the best of it. Transportation was too difficult in those days for them to seek and develop the finer deposits.

Color and Pattern in Rugs.

A FANCY for Oriental rugs has grown into a passion. Department stores, carpet stores and special shops are selling them, and a number of auction rooms are carried on by Armenians in New York. Mr. Calvin Richards, writing in the *House Beautiful*, advises against strong medallion effects and to choose fields that are intricate with florals, or are in much-grayed tones of solid color. Over-bold effects in borders should also be avoided.

The first law of color is to shun violent contrasts. If the color relation between the different parts of a room be handled as skillfully as in Oriental rugs, few of the American Nineteenth Century interiors will ever be repeated. In Louis XV. and Louis XVI. rooms the delicate colors of those periods should be found in the rugs that will consequently come from Tabriz or from Kerman. For the Louis XV. period the more intricate and elaborate florals should be chosen; for the Louis XVI. period simpler effects in leaf and flower.

The colorings of late Louis XV. and of Louis XVI. are also those of the late Georgian period, where Sheraton and Hepplewhite framed delicate but durable furniture out of light colored woods, among them light mahogany. The mahogany used by Chippendale was much darker, as were the reds and greens used in upholstery and rugs. Consequently for Early Georgian interiors, many of the Gorevans, Sultanabads, and Turkish-rugs in massive patterns are admirable.

As we go back to the age of oak and towards the Gothic, blues take the place of greens, and blues in rugs should be sought. Grounds should not be too thickly sown with Kerman florals and animals; or the rugs should be specially woven in designs taken from the grounds of old Gothic tapestries.

It is by no means necessary to travel round the world and visit all the museums in order to become acquainted with the world's famous rugs, Mr. Richards says. In the past fifteen years most of these have been reproduced on a large scale in color at the Imperial Press in Vienna, and these printed reproductions are used as color models in the important schools of design. The details are given so accurately that faithful copies can be woven from them in the Orient. It takes time and money to have this done, but the result is a work of art that commands universal respect and admiration—and that endures.

The Decorator and the Owner.

Formerly the decorator, or painter, merely had to deal with colors and paints, and use them to best advantage. Nowadays a decorator is compelled to have knowledge of the several branches, in rugs, furnishings and draperies, their adaptation, selection and utility, yes, even the building trades, as plastering, advising for rough or smooth plaster surface, relief and stucco work, carpenter or cabinet work, judging of construction, advising treatment, be it either for a fine, dainty chamber with a tinted ceiling and linen crash side walls and white enameled woodwork, or a heavy, solid display in a beamed ceiling and massive woodwork and wainscoting, where the wall space is the smallest part, and a material as burlap, leather or Japanese paper may be well applied. He must make himself familiar with all these things in order to carry out his schemes and effects that he may desire to put in the respective rooms of a modern house.

Almost identically the same is true of the builders of the first-class apartments, dwellings and hotels of New York. The decorating and to some extent the furnishing has become almost as much a part of his calculation and work as the mere plain painting. He must make his interiors handsome and inviting, and he cannot always leave these to the purchaser or tenant. The latter when negotiating for a first-class house is no longer content with bare, white walls and plain floors—or with the old explanation, "we are leaving the selection of the decorations to the buyer." The demand in such cases is for a house that is finished. Like everything else in building construction, these perplexities are given to the architect to solve, but the modern metropolitan builder, or owner, must take them into his business along with brick, cement and steel.

Used Terra-Cotta 1,000 Years Ago.

Testimony to the durability of terra-cotta, which enters so prominently into the construction of twentieth-century skyscrapers, comes in an official report from Mr. W. H. Michael, United States Consul General at Calcutta. It shows that this material was known and used in ancient Burma almost a thousand years ago. Mr. Michael quotes from a recent report of the archaeological survey of an interesting discovery of terra-cotta reliefs, with Pali inscriptions, dating back to the eleventh century, A.D., at Petleik pagoda.

These reliefs, says that report, illustrate scenes in the life of Buddha, and, unlike most others of a similar kind, are vigorously modeled and almost as clear and sharp as the day they left the kiln, about the time England was being conquered by the Normans. Each tile bears a number corresponding to the number of the story depicted in the Jataka book, and the whole forms an authentic record of the orthodox Buddhist iconography of the eleventh century, besides being specimens of an art which is described as of no mean order.

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NOTICE TO PROPERTY OWNERS.

ASSESSMENTS DUE AND PAYABLE.

- West Farms rd, Bronx st to Moris Park av; temporary sewers.
Morris Park av, West Farms rd to Bear Swamp rd; temporary sewers.
Garfield st, Jackson av and Harlem River branch of the N Y, N. H. & H R R; temporary sewers.
Van Buren st, Morris Park av and Jackson av; temporary sewers.
Hancock st, Morris Park av and Jackson av; temporary sewers.
Taylor and Garfield sts, bet Morris Park av and Jackson av; temporary sewers.
Fillmore st, Morris Park av and Columbus av; temporary sewers.
Unionport rd, Columbus av and Jackson av; temporary sewers.
Victor st, Morris Park av and Columbus av; temporary sewers.
Louise st, Morris Park av and the property of the N Y, N H & H R R Company; temporary sewers.
Lincoln st, Morris Park av and the property same as above; temporary sewers.
Madison st, Morris Park av and Columbus av; temporary sewers.
Columbus av, West Farms rd and Bear Swamp rd; temporary sewers.
Grand av, Garfield st and Unionport rd; temporary sewers.
Jackson av, Garfield st and Unionport rd; temporary sewers.
Taylor st, Columbus av to Harlem River Branch of the N. Y., N. H. & H. R. R. Company in Bronx Park av; temporary sewers.
177th st, Bronx Park av and Watson's Lane; temporary sewers.
178th st, Bronx Park av and Watson's Lane; temporary sewers.
179th st, Bronx Park av to a point 423 w on av; temporary sewers.
Lebanon st, bet a point 410 w Bronx Park av to Morris Park av; temporary sewers.
Jefferson st, Morris Park av to the property of the N Y, N H & H R R Co; temporary sewers.
Adams pl, Columbus av and Rosedale av; temporary sewers.
Adams pl, Columbus av and the property of the N Y, N H & H R R Company; temporary sewers.
West Farms rd, Rosedale av and Clason's Point rd; temporary sewers.
Commonwealth av, West Farms rd and Merrill st; temporary sewers.
Clason's Point rd, West Farms rd and Mansion st; temporary sewers.
Mansion st, Rosedale av and Clason's Point rd; temporary sewers.
Merrill st, Rosedale av and St Lawrence st; temporary sewers.
7th av, 145th and 146th sts; sewer.
152d st, Riverside Drive and Broadway; sewer.

HEARINGS FOR THE COMING WEEK.

At 90-92 West Broadway.

Monday, Oct. 7.

- A new avenue, between Fort Washington and Haven avs, at 11 a m.
W 129th st, Convent to Amsterdam av, at 12 m.
Public park at Rae st, German pl and St Anns av, at 11 a m.
Bronx Park addition on its easterly side, Bronx, 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.
Bronx Boulevard, Old Boston Post rd to E 242d st, at 11 a m.

Tuesday, Oct. 8.

- Northern av, north of 181st st, at 4 p m.
Beck st, Longwood av to Intervale av, at 2 p m.
Bridge at Depot pl, at 3 p m.
Haven av, W 177th to W 181st st, at 12 m.

Wednesday, Oct. 9.

- Tremont av, Eastern Boulevard to Fort Schuyler rd, at 11 a m.
W 162d st, Broadway to Riverside Drive, at 11 a m.
West Farms rd, Bronx River to Westchester Creek, at 3 p m.

Thursday, Oct. 10.

- Perry av, Mosholu Parkway north and Woodlawn rd, at 3 p m.
Two public parks east of Boulevard Lafayette, at 2 p m.
Bronx st, Tremont av to E 177th st, and E 180th St, Bronx, at 11 a m.
White Plains rd, closing, northern boundary of city to Morris Park av, at 11 a m.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Oct. 5, 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.

- 106th st, No 239, n s, 100 w 2d av, (25x100.11, 4-sty brk tenement. (Amt due, \$11,008.85; taxes, &c, \$24.) Alwine Ahnert, party in interest\$16,600
222d st, late 8th st, n s, 505 e 4th av, and being gore lot 76 map Wakefield, Bronx, 71.6x114x100x— (Amt due, \$821.66; taxes, &c, \$130.) F Piasecki3,400
*Park av, Nos 1321 and 1323 n e cor 100th st, 100th st, No 101 st, 75x26, 5-sty brk tenement and store. (Amt due, \$23,-292.67; taxes, &c, \$71.) Geo Schuster.....24,000
*Lexington av, Nos 2170 to 2184 w s, whole 130th st front between 130th and 131st sts, 199.10x80, four 6-sty brk tenements and stores.....
Park av s e cor 131st st, 99.11x80, vacant....
131st st (Amt due, \$13,157.12; taxes, &c, \$2,426.54 as to first parcel; \$720.07 as to second parcel.) Albert M Hersh263,900
Anderson av, e s, 482.11 s 165th st, 25.2x—, vacant (voluntary). Chas Hermann2,700
Anderson av, e s, 508.1 s 165th st, 75x—, vacant (voluntary). Chas Weil.....7,800
Anderson av, e s, 583.1 s 165th st, 75x—, 3-sty brk and frame dwelling (voluntary). Louis Meckes10,000
Anderson av, e s, 658.1 s 165th st, 25x—, vacant (voluntary). Chas Weil.....2,700
Anderson av, e s, 683.1 s 165th st, 100x—, vacant (voluntary). Louis Meckes....11,900
Boscobel av | e s, 270 n 169th st, 97x170 to Cromwell av | Cromwell av, —x—133, vacant (voluntary). E Osborne Smith.....5,300
Park av, No 4402, s e cor 181st st, 25x91, 2-sty frame dwelling.....
181st st, No 452, s s, 91 e Park av, 50x150, 2-sty frame dwelling.....
(Voluntary.) Bid in at \$12,300.....
35th st, No 158, s s, about 132 e 7th av, 18x 45x—x50.6, 4-sty brk and stone dwelling (exrs sale). Angelo B Tobin37,000
3d st, No 351, n s, 135 e Av D, 20x96, 5-sty brk tenement (voluntary). Bid in at \$29,-000.....
*Concord av s e cor 147th st, late Dater st, Dater st | 200x100, vacant. (Amt due, \$19,-284.61; taxes, &c, \$305.34.) Abraham J Dworsky20,000
*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. (Amt due, \$34,606.51; taxes, &c, \$12,201.58; sub to mortg aggregating \$251,956.71.) Martin D Fink270,952
Lewis st, No 109, w s, 160 n Stanton st, 20x 100, 5-sty brk tenement and store and 3-sty brk tenement in rear. (Amt due, \$3,439.80; taxes, &c, \$372.07; sub to a mort of \$12,-500.) Mary Weiser18,050

SAMUEL MARX.

- 94th st, No 31, n s, 275 w Central Park West, 12.5x100.8, 4-sty and basement stone front dwelling. (Amt due, \$12,781.97; taxes, &c, \$30.10.) Edwin A Acker18,000

SAMUEL GOLDSTICKER.

- 176th st (proposed), s s, 100 w Audubon av, 150x73x—x85, vacant. (Amt due, \$34,541.55; taxes, &c, \$331.83.) Daniel Hamberger..34,500

CHAS. A. BERRIAN.

- *137th st, Nos 6 to 12, s s, 85 w 5th av, 150x 99.11, four 6-sty brk tenements and stores. (Amt due, \$19,144.88; taxes, &c, \$2,317.02; sub to seven mortg aggregating \$134,850; also sub to a conditional bill of sale on which is due \$752.) Sender Jarmulowsky.....145,602

REFEREE'S SALE.

- *7th st, n s, 294.10 e Virginia av, Pugsley estate at Unionport, 25x103, vacant. (Amt due, \$382.07; taxes, &c \$—.) Henry Ruhl et al.450

Total\$82,854
Corresponding week, 1906..... 47,700
Jan. 1st, 1907, to date..... 32,074,859
Corresponding period, 1906..... 23,850,109

VOLUNTARY AUCTION SALES.

Oct. 9.

By BRYAN L. KENNELLY.

- 56th st, No 363 W, 4-sty brown stone dwelling, 16.8x100.5.
12th st, Nos 22, 24, 26 W, three 3-sty buildings, 52x88.6x irreg.
Washington st, No 609, 5-sty brk business building, 18.6x64.10.
Greenwich st, No 550, 5-sty brown stone and brk tenement, 27.2x76.6.
Boston rd, No 1262, 2-sty attic cellar frame dwelling, 60x180x irreg.

ADVERTISED LEGAL SALES.

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

Oct. 5.

No Legal Sales advertised for this day.

Oct. 7.

- 3d av, Nos 3524 to 3542 | e s, 168th st, nos 168th st | e 337 to Fulton av
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.
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 deftd Karp, 302 Broadway; Wm F Clare, ref. (Amt due, \$22,290.76; taxes, &c, \$975.) Mort recorded Jan 28, 1905. By William Kennelly, Jr.

Oct. 8.

- 3d av, Nos 3386 to 3394 | e s, 150 s 166th st, Franklin av | 112.6x70.7 to Franklin av x123.7x121.10, 3-sty brk tenement and store and 3 2-sty fr bldgs and stores. Ferdinand Forsch agt William Rosenzweig Realty Operating Co et al; Cook & Forsch, att'ys, 50 Pine st; Edw J McGeane, ref. (Amt due, \$35,-705.89; taxes, &c, \$42.36.) Mort recorded May 15, 1905. By Chas A Berrian.
Vyse av, w s, 191.4 n Home st, 75x100, vacant. Geo J Lyons et al agt Evelyn H White et al; Michael J Sullivan, att'y, Willis av and 148th st, Bronx; Vincent W Woytisek, ref. (Amt due, \$4,428.50; taxes, &c, \$656.24.) Mort recorded July 25, 1905. By Joseph P Day.
Brook av, Nos 190 to 208 | e s, whole front between 136th and 137th st, No 778 | 137th st, 200x100, five 6-sty brk tenements and stores. The Estates Settlement Co agt Abraham Silbermintz et al; Carrington & Pierce, att'ys, 200 Broadway; Stephen Callaghan, ref. (Amt due, \$6,780.22; taxes, &c, \$19.19; sub to six prior mortg aggregating \$42,000.) Mort recorded Nov 29, 1905. By Joseph P Day.
Hughes av, No 2153, w s, 62.11 s Oak Tree pl, 16.7x95, 2-sty frame dwelling. Rose Maaskoff agt Samuel Dworckowitz et al; Samson Friedlander, att'y, 271 Broadway; James A Foley, ref. (Amt due, \$4,434.48; taxes, &c, \$27.39.) Mort recorded Oct 30, 1906. By Joseph P Day.

Oct. 9.

- Washington av, e s, 65 n 167th st, 125x137, vacant. Gerson M Krakower agt Lawrence Cohen et al; Wm J Lippmann, att'y, 132 Nassau st; Maurice Block, ref. (Amt due, \$3,897.07; taxes, &c, \$495; sub to a first mort of \$22,000.) Mort recorded Dec 4, 1904. By Joseph P Day.
Central Park West, w s, 75.8 s 101st st, 25.3x 100, vacant. John Stich agt Joseph Fuchs et al; Kantrowitz & Esberg, att'ys, 320 Broadway; Frederick L Taylor, ref. (Amt due, \$4,892.60; taxes, &c, \$—; sub to a prior mort of \$15,000.) Mort recorded Feb 16, 1906. By Joseph P Day.

Oct. 10.

- 145th st, n s, 200 w Lenox av, 75x99.11, vacant. American Mortgage Co agt Louis A Solomon et al; Action No. 2; Bowers & Sands, att'ys, 31 Nassau st; James R Deering, ref. (Amt due, \$11,202.81; taxes, &c, \$798.60; sub to a prior mort of \$30,000.) Mort recorded Feb 7, 1906. By Samuel Goldstickler.
145th st, n s, 125 w Lenox av, 75x99.11, vacant. American Mortgage Co agt Louis A Solomon et al; Action No. 1; Bowers & Sands, att'ys, 31 Nassau st; James R Deering, ref. (Amt due, \$11,202.81; taxes, &c, \$798.60; sub to a prior mort of \$30,000.) Mort recorded Feb 7, 1906. By Samuel Goldstickler.

(Continued on page 539.)

OFFICIAL LEGAL NOTICES

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 THE BRONX:

23D WARD, SECTION 9. SEWER AND APPURTENANCES 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 APPURTENANCES 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 (Devoe 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 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 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 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 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)

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 Paynter Avenue to Jane Street.

HERMAN A. METZ,
Comptroller.

City of New York, September 26, 1907.

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.

PROPOSALS

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)

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)

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.)

PUBLIC NOTICES.

DEPARTMENT OF FINANCE, BUREAU FOR THE COLLECTION OF TAXES, NO. 57 CHAMBERS STREET, BOROUGH OF MANHATTAN, NEW YORK, September 30, 1907.

NOTICE TO TAXPAYERS.

NOTICE IS HEREBY GIVEN THAT THE assessment rolls of real estate and personal property in The City of New York for the year 1907, and the warrants for the collection of taxes, have been delivered to the undersigned, and that all the taxes on said assessment rolls are due and payable on

MONDAY, OCTOBER 7, 1907,

at the office of the Receiver of Taxes in the borough in which the property is located, as follows:

Borough of Manhattan, No. 57 Chambers street, Manhattan, N. Y.

Borough of The Bronx, corner of Third and Tremont avenues, The Bronx, N. Y.

Borough of Brooklyn, Rooms 2, 4, 6 and 8, Municipal Building, Brooklyn, N. Y.

Borough of Queens, corner Jackson Avenue and Fifth street, Long Island City, N. Y.

Borough of Richmond, Borough Hall, St. George, Staten Island N. Y.

In case of payment during October the person so paying shall be entitled to the benefits mentioned in section 915 of the Greater New York Charter (chapter 378, Laws of 1897), viz.: A deduction of interest at the rate of 6 per cent. per annum between the day of such payment and the 1st day of December next.

ALL BILLS PAID DURING OCTOBER MUST BE REBATED BEFORE CHECKS ARE DRAWN FOR PAYMENT.

When checks are mailed to the Receiver of Taxes they must be accompanied by addressed envelopes with postage prepaid in order to insure return of receipted bills by mail.

Checks dated October 7th should be mailed to the Receiver as soon as possible after bills have been received by the taxpayer.

Draw checks only to the order of the Receiver of Taxes.

DAVID E. AUSTEN,
Receiver of Taxes. (38025)

DEPARTMENT OF WATER SUPPLY, GAS AND ELECTRICITY.

Public Notice.

On Saturday, Oct. 5th, 1907, at 10 A. M., the 20 inch water main supplying the higher sections of the Borough of Manhattan, south of 63d Street, will be shut off in order that the 20 inch water main on the west side of Broadway at 62d Street may be lowered. All the high pressure district in Manhattan Borough, south of 63d Street, will be affected, particularly that section of the city included in the following limits:

Between 34th and 59th Sts., from Lexington to Sixth Avenue;

Between 50th and 59th Sts., from Madison to 9th Avenue;

Between 59th and 63d Sts., from Central Park West to Amsterdam Avenue,

where pressure will be reduced.

The 20 inch main will probably remain shut off until Oct. 6th, 1907.

JOHN H. O'BRIEN,
Commissioner of Water Supply, Gas and Electricity. (38199)

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, OCTOBER 14, 1907,

For providing all labor and materials required for the excavation, masonry, steel and iron, roofing and metal work, carpentry, glazing, painting, hardware, electric work and all other work (except plumbing, heating, elevator work, electric wiring and fitting up the diet kitchens, drug rooms and utility rooms), as set forth in the drawings and specifications for the construction and completion of six ward buildings of the Sea View Hospital, situated on certain property owned by the City of New York, on the south side of the Manor road, Township of Castleton, Borough of Richmond, the City of New York, said proposed structures being intended for the uses and purposes of the Department, as provided by law.

For full particulars see City Record. ROBERT W. HEBBERD, Commissioner.

Dated September 27, 1907.

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

SEALED BIDS OR ESTIMATES will be received by the Fire Commissioner at the above office until 10.30 o'clock A. M. on

THURSDAY, OCTOBER 10, 1907,

Boroughs of Manhattan and The Bronx. For furnishing and delivering one hundred tons of cannal coal.

For full particulars see City Record. FRANCIS J. LANTRY, Fire Commissioner.

Dated September 27, 1907.

Department of Health, southwest corner of Fifty-fifth street and Sixth avenue, Borough of Manhattan, City of New York.

SEALED BIDS OR ESTIMATES will be received by the Board of Health of the Department of Health until 9.45 A. M. on

WEDNESDAY, OCTOBER 9, 1907,

For furnishing and delivering as required, meat to the tuberculosis sanatorium at Otisville, Orange county, N. Y., during the year 1907.

For full particulars see City Record. THOMAS DARLINGTON, M. D., President;

ALVAH H. DOTY, M. D., THEODORE A. BINGHAM, Board of Health.

Dated September 28, 1907.

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 10, 1907,

For the construction of a bridge floor at the Washington avenue bridge, in the Borough of Brooklyn.

For full particulars see City Record. J. W. STEVENSON, Commissioner of Bridges.

Dated September 26, 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 17, 1907,

Boroughs of Brooklyn and Queens. For furnishing all the labor and materials necessary to wire and light and make repairs to the Soldiers and Sailors' Arch, Prospect Park, Brooklyn.

For full particulars see City Record. SAMUEL PARSONS, President;

JOSEPH I. BERRY, MICHAEL J. KENNEDY, Commissioners of Parks.

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 17, 1907,

Borough of Brooklyn. For furnishing all the labor and materials necessary to construct a rustic masonry boundary wall around Sunset Park, Borough of Brooklyn.

For full particulars see City Record. SAMUEL PARSONS, President;

JOSEPH I. BERRY, MICHAEL J. KENNEDY, Commissioners of Parks.

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 17, 1907,

Boroughs of Brooklyn and Queens. No. 1. For repairs and alterations to and painting of fences around Parks and on Parkways in the Boroughs of Brooklyn and Queens.

For full particulars see City Record. SAMUEL PARSONS, President;

JOSEPH I. BERRY, MICHAEL J. KENNEDY, Commissioners of Parks.

HERBERT A. SHERMAN

REAL ESTATE

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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 Manhattan. For furnishing and delivering old well rotted horse manure where required on the Parks.

For full particulars see City Record. SAMUEL PARSONS, JR., President;

JOSEPH I. BERRY, MICHAEL J. KENNEDY, Commissioners of Parks.

Dated September 26, 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 10, 1907.

Boroughs of Brooklyn and Queens. For furnishing and delivering topsoil or garden mould to Parks and Parkways in the Boroughs of Brooklyn and Queens.

For full particulars see City Record. SAMUEL PARSONS, JR., President;

JOSEPH I. BERRY, MICHAEL J. KENNEDY, Commissioners of Parks.

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 furnishing and planting trees and shrubs in McLaughlin Park, Borough of Brooklyn.

For full particulars see City Record. SAMUEL PARSONS, JR., President;

JOSEPH I. BERRY, MICHAEL J. KENNEDY, Commissioners of Parks.

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF October 3 to 17, 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 QUEENS:

1ST WARD. CRESCENT STREET-SEWER, from Paynter Avenue to Freeman Avenue. 13TH AVENUE-SEWER, from Broadway to Graham Avenue. 16TH AVENUE-SEWER, from Broadway to Jamaica Avenue.

HERMAN A. METZ, Comptroller. City of New York, October 1, 1907.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF October 3 to 17, 1907, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF MANHATTAN:

12TH WARD, SECTION 7. SEVENTH AVENUE-SEWER, west side, between 145th and 146th Streets.

HERMAN A. METZ, Comptroller. City of New York, October 1, 1907.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD OF October 3 to 17, 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 THE BRONX: 24TH WARD, ANNEXED TERRITORY, TEMPORARY SEWERS in WEST FARMS ROAD, from Bronx Street to Morris Park Avenue, etc.; in GARFIELD STREET, between Jackson Avenue and the Harlem River Branch of the N. Y. N. H. and H. R. R.; in VAN BUREN STREET, between Morris Park Avenue and Jackson Avenue, etc.; in TAYLOR STREET, from the existing sewer east of Columbus Avenue to the Harlem River Branch of the N. Y. N. H. and H. R. R.; in BRONX PARK AVENUE, between a point about 640 feet south of West Farms Road and 180th Street, etc.; in LEBANON STREET, between a point about 410 feet west of Bronx Park Avenue and Morris Park Avenue; in JEFFERSON STREET, between Morris Park Avenue and the property of the N. Y. N. H. and H. R. R., in ADAMS PLACE, between Columbus Avenue and the property of the N. Y. N. H. and H. R. R., etc.

HERMAN A. METZ, Comptroller. City of New York, October 1, 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 lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

BOROUGH OF BROOKLYN.

List 9241. No. 1. Sewer in Pitkin avenue, between Euclid avenue and Sheridan avenue, and between Grant avenue and Enfield street, and sewer basins at the following points: Northeast and northwest corners of Atkins and Pitkin avenues; northeast and northwest corners of Montauk and Pitkin avenues; northeast and northwest corners of Milford street and Pitkin avenue; northeast and northwest corners of Logan street and Pitkin avenue, and outlet sewers in Crescent street, between Pitkin and Sutter avenues, and in Hemlock street, between Pitkin and Sutter avenues.

List 9281. No. 2. Sewer in Putnam avenue, from Knickerbocker avenue to the borough line of Queens, and outlet sewers in Irving avenue, from Putnam avenue to Palmetto street; in Palmetto street, from Irving avenue to Knickerbocker avenue.

List 9287. No. 3. Sewer in Ashford street, from Pitkin avenue to Blake avenue; Cleveland street, from Pitkin avenue to Blake avenue; Sutter avenue, from Ashford street to Elton street, and outlet sewers in Ashford street, from Blake avenue to Dumont avenue, and in Cleveland street, from Blake avenue to New Lots avenue.

List 9298. No. 4. Regulating, grading, curbing and laying sidewalks on Dumont avenue, from Schenck avenue to New Lots road.

List 9356. No. 5. Regulating, grading, curbing and laying cement sidewalks on Washington avenue, from Gravesend avenue to First street.

List 9405. No. 6. Curbing, recurbing, laying cement sidewalks and paving with asphalt on a concrete foundation Eighty-third street, between Second and Third avenues.

List 9420. No. 7. Paving with asphalt on a concrete foundation East Seventeenth street, between Albemarle road and Beverley 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 November 6, 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, October 3, 1907.

ADVERTISED LEGAL SALES.

(Continued from page 537.)

South st, No 187 | s w cor James Slip, 36.2x James Slip, No 19 | 21.11, 4-sty brk tenement and store.

South st, No 175 | n w cor Roosevelt st, Roosevelt st, No 137 | 26.10x49x28.7x39.2, 6-sty brk tenement and store.

South st, No 174, n s, 26.10 w Roosevelt st, 17.10x62.3x-59.4, 4-sty brk tenement and store.

Elizabeth Pieper agt Carl L Volckhausen by guardian et al; Ralph Royall, att'y, 256 Broadway; Harry H Dale, ref. (Partition.) By Joseph P Day.

78th st, Nos 236 and 238, s s, 305 e 3d av, 25x 102.2, 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 April 27, 1903. By Joseph P Day.

Oct. 11.

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 Cochran, 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. 12 and 15.

No Legal Sales advertised for these days.

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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 27, 28, 30, October 1, 2 and 3.

BOROUGH OF MANHATTAN.

- Bayard st, No 14, n s, 31.3 e Chrystie st, 18.9x50x18.9x49.10, 4-sty brk tenement and store. Abraham Rothman and ano EXRS Jenny Diamant to Ella Lucas, of Staten Island. Mort \$9,000. Sept 25, Sept 27, 1907. 1:291-38. A \$10,000-\$14,000. nom
- Broome st, No 53, s s, 50 w Lewis st, 25x100, 5-sty brk tenement and store. Barnet Lipshitz et al to Morris Weisberger and Paul Junger. Mort \$36,000. Sept 30. Oct 3, 1907. 2:326-13. A \$14,000-\$51,000. other consid and 100
- Broome st, Nos 529 to 533 s e cor Sullivan st, runs s 63 x e 70 Sullivan st, Nos 51 to 55 x n 31 x e 2 x n 32 x w along Broome st, 72 to beginning, 6-sty brk tenement and store. Rosehill Realty Corp to Angela Colombo and Luigi Rapuzzi. Sept 26, Sept 28, 1907. 2:476-17 to 20. A \$33,000-\$40,000. other consid and 100
- Broome st, Nos 16 and 18 n e cor Mangin st, 50x75, 6-sty brk tenement and store. Pauline Elkind to Abraham Benerofe. B & S and C a G. All liens. Sept 19, Sept 28, 1907. 2:322-60. A \$20,000-\$60,000. nom
- Same property. Abraham Benerofe to John C Eberle. All liens. Sept 27, Sept 28, 1907. 2:322. other consid and 100
- Chambers st, No 144, s s, abt 75 w West Broadway, 25x75, 5-sty brk loft and store building. Abram V Whiteman to Joseph T B Jones. Mort \$55,000. Oct 1. Oct 3, 1907. 1:137-34. A \$25,000-\$35,000. other consid and 100
- Same property. Joseph T B Jones to Henry O Heuer, Otilie M Boschen, Albertine M Melius and Diedrich Heuer EXRS and TRUSTEES Henry Heuer. Mort \$55,000. Oct 2. Oct 3, 1907. 1:137. 1,000
- Cherry st, No 308, n s, 258.1 e Jefferson st, 25x80.1, 5-sty brk tenement and store. Gussie Daiches to Simon Clug. 1/2 part. Mort \$26,125. Sept 24, Sept 27, 1907. 1:257-11. A \$10,000-\$23,000. other consid and 100
- Same property. Simon Clug to Nathan Himowich. All title. Mt \$25,000. Sept 26, Sept 27, 1907. 1:257. other consid and 100
- Delancey st, No 36 n e cor Forsyth st, runs e 25 x n 45.9 Forsyth st, Nos 138 and 140 x e 25 x n 54.3 x w 50 to e s Forsyth st x e 100 to beginning, part 6-sty brk tenement and store and 5-sty brk tenement and store. Release annuity of \$200 per annum. Jane R Chesebro to Henry C Tinker. All title. Q C. Sept 10, Sept 30, 1907. 2:420. nom
- Same property. Release annuity of \$2,000 per annum. Edith E Tinker widow to same. All title. Q C. Sept 11, Sept 30, 1907. 2:420. nom
- Delancey st, n e cor Forsyth st, runs e 25 x n 45.9 x e 28 x again e 28 x n 15 x w 3 x n 39.3 x w 50 to e s Forsyth st x s 100 to beginning; also property adj above on east. Release restrictions, &c. Edw G Tinker with Samuel Longfelder. Jan 1, 1886. Sept 30, 1907. 2:420. 200
- Delancey st, No 38, n s, 25 e Forsyth st, 25x45, being lot begins at n w cor of lot on Delancey st, n s, 25 e Forsyth st, 25x45 (said lot being land conveyed by Rowland to Down and recorded Nov 14, 1872), a strip, runs n parallel with Forsyth st 0.9 x e parallel with Delancey st 25 x s 0.9 x w 25 to beginning, part 6-sty brk tenement and store. Jos R Rowland to Henry C Tinker. Q C. Aug 31, Sept 30, 1907. 2:420. nom
- Duane st, No 209, n s, abt 30 e Caroline st, 25x29, 5-sty brk loft and store building. Pauline A Horn to Alphonse Freund. Mort \$14,500. Sept 30. Oct 2, 1907. 1:142-24. A \$10,000-\$14,500. other consid and 100
- Essex st, No 107, w s, abt 150 n Delancey st, 25x87.6, 5-sty brk tenement and store. Isaac O Schiff et al to Louis Klein. Mort \$26,500. Sept 30. Oct 2, 1907. 2:410-60. A \$20,000-\$30,000. other consid and 100
- Fulton st, No 144, s s, 161.2 e Broadway, 27.2x107.1x27.4x106.9, 5-sty brk loft and store building. Eleanor A Capstick to Anna S de Selding and Lucretia C Tallmadge, both of Brooklyn. Mort \$142,000. Dec 27, 1906. Oct 2, 1907. 1:79-25. A \$138,600-\$155,000. other consid and 100
- Hamilton pl, No 107, s e s, 22.10 s 142d st, 15.9x55.9x14.6x48.8, 3-sty brk dwelling. Wm J Kelly to William Daly. Mort \$11,250. Oct 1, 1907. 7:2073-38. A \$3,500-\$7,500. nom
- Hamilton pl, No 107, s e s, 22.10 s 142d st, 15.9x55.9x14.6x48.8, 3-sty brk dwelling. Mabel C Goodwin to Wm J Kelly. Mort \$11,250. Sept 23. Oct 1, 1907. 7:2073-38. A \$3,500-\$7,500. nom
- Hester st, No 209 n w cor Baxter st, 25x100.
- Baxter st, Nos 134 and 136
- Hester st, No 211, n s, 25 w Baxter st, runs n e 35.6 x — 66.6 x — 21.8 x s w 103.6 to st, x s e 24.11 to beginning, 6-sty brk stable. John Ochse HEIR, &c. John Ochse to Frederick Ochse. All title. Sept 28, Sept 30, 1907. 1:235-24. A \$40,000-\$64,000. other consid and 100
- Same property. William Ochse HEIR, &c. John Ochse to Anna Ochse. All title. Sept 30, 1907. 1:235. other consid and 100
- Henry st, No 304, s s, 215.3 e Scammel st, 24x95x23.11x95, 5-sty brk tenement and store. Harry Strasbourger to Louis and Harry Sackin. Mort \$18,700. Oct 1. Oct 3, 1907. 1:267-68. A \$13,000-\$22,000. nom
- Henry st, No 90, s s, abt 40 e Birmingham st, 25x100, 6-sty brk tenement and store and 6-sty brk tenement in rear. Geo C Winchel to Samuel Graboys, of Brooklyn. 1/2 part. All title. Mort \$40,800. Sept 26, Sept 27, 1907. 1:275-46. A \$18,000-\$37,000. nom
- Hudson st, Nos 434 and 436 s e cor Morton st, 45x80, one 3 Morton st, Nos 68 and 70 and two 4-sty brk tenements, stores on av. Hermann H F Vocke to Cord Bohling. Oct 1. Oct 2, 1907. 2:583-8 to 10. A \$30,500-\$36,500. other consid and 100
- Hudson st, No 436 s e cor Morton st, 23x55, 4-sty brk tenement and store. Evelyn Horr and ano to Hermann H F Vocke. Mort \$14,000. R S \$27.50. Jan 31, 1899. Re-recorded from Feb 3, 1899. Oct 2, 1907. 2:583-9. A \$15,000-\$18,000. nom
- Jackson st, Nos 71 to 77 w s, 70 s Water st, runs w 78.2 x s Front st, No 386 70 to n s Front st, x e 78.2 to w s Jackson st, x n 70 to beginning, five 2-sty frame tenements. Shapiro, Levy & Starr, a corpn, to David Nissnewitz. Mort \$43,000. Sept 26, Sept 27, 1907. 1:243-79 to 83. A \$29,500-\$36,000. other consid and 110
- Mott st, No 30, e s, 80.9 s w Pell st, runs s w 24 x e 95 x n 24.2 x w 94.8 to beginning, 3-sty brk tenement and store. Fanny C K Marshall EXTRX, &c. Jacob P Marshall to Susan M Kidder. Sept 28, Sept 30, 1907. 1:162-16. A \$15,000-\$18,000. 28,000
- Mott st, Nos 67 to 71, n w s, 173.1 n e Bayard st, 61.8x100x60.2x 100, two 3 and one 5-sty brk tenements and stores and 4-sty brk tenement in rear.
- 80th st E, No 167, n s, 233.4 w 3d av, 16.8x100, 3-sty stone front dwelling. Also property at Long Island City. Rebecka Ficken et al EXRS Martin Ficken to Rebecka Ficken INDIVID. Sept 16, Oct 3, 1907. 1:200-24 to 26. A \$43,000-\$57,000; 5:1509-27. A \$8,500-\$13,500. nom
- Nichols pl, n w s, 61.6 s w Prescott av, runs s w 208.6 x n w 100.1 x n e 100 x s e — x n 100 x s 117.5 to beginning. Emerson st, s e s, 688.11 s w Prescott av, 100x100, vacant. Mort \$12,000.
- Valentine av, e s, 39.8 n 182d st, 16.8x63x16.9x61.9, 2-sty brk dwelling. Mort \$5,225.
- 141st st, Nos 239 and 241, on map Nos 235 and 237, n s, 200 e 8th av, 50x99.11, 6-sty brk tenement. Mort \$62,500. Margt A Kilcoyne to Fredricka Hack. June 10, Oct 3, 1907. 8:2255-406 and 410 and 467. A \$6,400-\$6,400; 7:2027-9. A \$18,000-\$63,000; 11:3145. 25,000
- Prince st, No 195, n s, 50 w Sullivan st, 25x78, 5-sty brk tenement.
- 16th st, No 310, s s, 125 w 8th av, 25x103.1, 5-sty brk tenement and store. Mary M Rauffuss INDIVID and EXTRX Louis Rauffuss to Charles, Geo E and Alfred Rauffuss and Emily R Maitinsky. All title. Q C. April 30, Oct 1, 1907. 2:518-45. A \$14,000-\$20,000; 3:739-49. A \$11,000-\$18,000. nom
- River View Terrace, No 3, w s, 33.9 n 58th st, 16.8x75, with all title to land in front to East River land under water, &c, 3-sty brk tenement. Edgar J Moeller and ano to Bessie P Holmes. Sept 30, 1907. 5:1372-59. A \$5,000-\$7,000. nom
- Roosevelt st, Nos 119 to 125 s w cor Water st, runs s 78.5 x w Water st, No 319 41.6 x n w 79.1 to Water st x e 50.8 to beginning, four 4-sty brk tenements and stores. Irving I Kempner to Samuel Ellis. Mort \$17,000. Sept 20, Oct 3, 1907. 1:108-31 to 34. A \$21,900-\$28,500. other consid and 100
- Same property. Samuel Ellis to David Rosing. Mort \$33,750. Oct 3, 1907. 1:108. other consid and 100
- Rose st, No 53 (41), s s, abt 165 w Pearl st, 23x92.6x26.3x92.6, 5-sty brk loft and store building. FORECLOS (July 2, 1907). David C Hirsch (ref) to Lillian B Leavitt. Oct 1. Oct 2, 1907. 1:114-20. A \$13,000-\$17,000. 3,500
- Spring st, No 20, s s, 94.6 w Elizabeth st, runs s 80 x w 15 x s 50 x e 22.11 x n 125.4 to st, x w 22.7 to beginning, 6-sty brk tenement and store. Giocchino Acerno to Angelina wife of Gioacchino Acerno. Undivided interest. All liens. Sept 30, Oct 1, 1907. 2:479-18. A \$23,000-\$53,000. other consid and 100
- Suffolk st, No 95, w s, abt 125 n Delancey st, 25x100, 5-sty brk tenement and store. CONTRACT. Meyer L Friedman et al with Bernhard Klingenstein. Mort \$37,500. Sept 17, Sept 30, 1907. 2:353-71. A \$20,000-\$29,000. 49,000
- Suffolk st, No 15, w s, 125.5 n Hester st, 25x100.1x25x100.2, 5-sty brk tenement and store. Morris H Feder et al to Isaac Nagel. Mort \$30,000. Oct 2. Oct 3, 1907. 1:312-30. A \$19,000-\$31,000. other consid and 100
- Thompson st, No 168, e s, 80 n Houston st, 18x75x17.8x75, 3-sty brk tenement and store. Morris Denbosky to Lewis Kresner. Sept 30, Oct 1, 1907. 2:525-34. A \$7,000-\$8,000. other consid and 100

WATER SUPERVISION CO.

Tel., 2017 Cortlandt

3 PARK ROW, NEW YORK

Let us demonstrate how, by our care, your water tax bills will be reduced.

Wall st, Nos 87 and 89 | s w cor Water st, 42.9x40, 4-sty brk office Water st, No 116 | and store building. James W Gerard et al to John G Agar. 1/4 part. All title. B & S. Mort \$66,000. Sept 28. Oct 3, 1907. 1:31-23. A \$170,000-\$175,000. other consid and 100

Same property. Sarah M Wood to same. 3-4 parts. All title. B & S. Mort \$66,000. Sept 27. Oct 3, 1907. 1:31. other consid and 100

Washington pl, Nos 88 and 90 | s e cor 6th av, runs e 79.4 x s 6th av, Nos 54 and 56 | 57.4 x w 20 x n 19, x w 56.7 to av, x n 38.6 to beginning, 5-sty brk tenement and store. John T Williams to Joseph L Bittenwieser. Mort \$60,000. Sept 30, 1907. 2:552-9. A \$40,000-\$70,000. other consid and 100

1st st E, No 13, s s, 188.1 e Bowery, 19.8x74.4x19.10x77, 5-sty brk tenement and store. Abraham H Levy to Maybelle Realty Co. All liens. Sept 23. Sept 27, 1907. 2:456-20. A \$15,000-\$22,000. other consid and 100

3d st E, No 65, n s, 265 e 2d av, 20x96.2x19.11x96.2, 3-sty brk dwelling. Louis Levine to Joseph Levy, Isaac Burke and Joseph Siegel. Mort \$12,000. Oct 1. Oct 3, 1907. 2:445-54. A \$14,000-\$16,000. other consid and 100

3d st E, No 65, n s, 265 e 2d av, 20x96.2x19.11x96.2, 3-sty brk dwelling. Joseph Levy et al to Congregation Wisdom of Men of Plonsk, of N Y. Mort \$17,500. Oct 2. Oct 3, 1907. 2:445-54. A \$14,000-\$16,000. other consid and 100

3d st E, No 349, n s, 115 e Av D, 20x96. 3d st E, No 351, n s, 135 e Av D, 20x96. two 5-sty brk tenements. Morris J Schindel to Hayman Wallach. Mort \$46,750. Sept 26. Sept 28, 1907. 2:357-94 and 95. A \$20,000-\$46,000. 100

3d st E, No 349, n s, 115 e Av D, 20x96, 5-sty brk tenement. Hayman Wallach to Morris J Schindel. Mort \$23,375. Sept 27. Sept 28, 1907. 2:356-95. A \$10,000-\$23,000. other consid and 100

7th st E, s s, 100 w Av A, strip 0.1 1/2 x 90.10 1/2 x 0.1 x 90.10 1/2. Gustav Morgenthau to Abraham Wolf and Albert Abraham. Oct 1. Oct 3, 1907. 2:434. nom

7th st E, No 94, s s, 91.6 e 1st av, 21.5x90.10, 5-sty brk tenement. Morris Kaplan to Samuel Cashman. Mort \$26,250. Oct 1, 1907. 2:434-11. A \$11,000-\$28,000. other consid and 100

7th st E, No 127, n s, 125 w Av A, 25x97.5, 5-sty brk tenement and store. Hyman Boriss to Jonas Kantrowitz. B & S. 1-3 part. Mort \$26,000. Sept 24. Oct 3, 1907. 2:435-39. A \$17,000-\$24,000. other consid and 100

Same property. Same to Hyman Galef. B & S. 1-3 part. Mort \$26,000. Sept 24. Oct 3, 1907. 2:435. other consid and 100

8th st E, No 364, s s, abt 155 e Av C, —x—, 6-sty brk tenement and store. Release collateral mort. Katharina Denner to Hyman Schiff. Aug 14. Oct 2, 1907. 2:377-14. A \$14,000-\$35,000. nom

10th st E, No 215, n s, 225 e 2d av, 25x94, 6-sty brk tenement and store. Release dower as to mort. Mali Klang to Saml Fertel. Sept 26. Sept 27, 1907. 2:452-58. A \$16,000-\$38,000. nom

11th st E, No 509, n s, 120.6 e Av A, 25x103.3, 5-sty brk tenement and store. Joseph Isaac to Samuel Schoenfeld. Mort \$19,500. Oct 2. Oct 3, 1907. 2:405-57. A \$15,000-\$22,000. other consid and 100

11th st E, No 55, n s, 356.9 w Broadway, 27x103.3, 5-sty brk tenement. Edward Friedman to Mark L Abrahams. 1/2 part. Mort \$44,000. Oct 2, 1907. 2:563-48. A \$50,000-\$53,000. other consid and 100

12th st E, No 703, n s, abt 62 e Av C, —x—, 5-sty brk tenement and store. Copy of last will Mary A May late of Brooklyn, N Y. July 26, 1905. Sept 30, 1907. 2:382-58. A \$9,000-\$19,000. nom

12th st E, No 340, s s, 450 s e 2d av, 20x— to e l former Stuyvesant st, x23.9x—, with all title to s 1/2 Stuyvesant st, 4-sty brk tenement and store. Mary A McQuade to Philip Schlachetzky. Sept 5. Sept 28, 1907. 2:453-28. A \$6,000-\$9,000. nom

12th st E, No 514, s s, 420.6 w Av B, 25x103.3, 5-sty brk tenement and store. Louis I Baron to Isaac C Lowenthal. Mort \$32,250. Sept 17. Oct 3, 1907. 2:405-15. A \$14,000-\$34,000. nom

12th st E, No 344, s s, 140.2 w 1st av, 20.9x68.9x20.4x68.1, 4-sty brk tenement and store. Caroline Ferri to Guiseppe Ferri. Mort \$10,500. Sept 25. Sept 27, 1907. 2:453-30. A \$7,000-\$10,000. other consid and 100

13th st E, No 327, n s, 332 e 2d av, 23x103.3, 5-sty brk tenement. Bernat Springer to Joseph Brecher. Mort \$17,000. Aug 19. Sept 28, 1907. 2:455-52. A \$13,000-\$20,000. other consid and 100

15th st E, No 623, n s, 338 w Av C, 25x103.3, 5-sty brk tenement. James A Brady to Ella R Brady, of Brooklyn. All title. Mort \$5,000. Sept 26. Sept 27, 1907. 3:983-15. A \$7,000-\$13,000. nom

16th st W, No 139, n s, 500 w 6th av, 17.4x92. 16th st W, No 141, n s, 517.4 w 6th av, 17.4x92.1x21.1x92. two 3-sty brk tenements. Otto H Schlobohm to Jos H Fargis. Oct 1. Oct 2, 1907. 3:792-14 and 15. A \$21,500-\$27,000. other consid and 100

16th st E, No 134, s s, 177.5 e Irving pl, 25x103.3, 4-sty brk dwelling. Oscar Read to Gertrude E wife of John K Kellogg, of Brooklyn. Q C. June 28. Oct 1, 1907. 3:871-53. A \$20,000-\$25,000. nom

16th st E, No 407, n s, 144 e 1st av, 25x92, 5-sty brk tenement and store and 3-sty brk tenement in rear. Henry W Keil et al HEIRS, &c, Henry Keil dec'd and et al to Elizabeth Keil, of White Plains, N Y. B & S. Aug 12. Oct 3, 1907. 3:948-8. A \$9,000-\$15,000. other consid and 100

Same property. Henry W Keil et al EXRS Henry Keil to same. Aug 12. Oct 3, 1907. 3:948. 32,200

17th st E, No 428, s s, 194 w Av A, 25x92, 5-sty brk tenement. Henry W Keil et al EXRS Henry Keil to Phebe L Keil, of White Plains, N Y. Aug 12. Oct 3, 1907. 3:948-38. A \$9,000-\$17,500. 30,350

Same property. Henry W Keil et al HEIRS, &c, Henry Keil dec'd and et al to same. B & S. Aug 12. Oct 3, 1907. 3:948. other consid and 100

17th st W, No 108, s s, abt 150 w 6th av, 25x100, 5-sty brk tenement, valued at \$39,000. 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, 4-sty brk tenement, valued at \$22,000. 4:1093-38. A \$7,000-\$14,000. Isidor and Lena Marcus with Simon Epstein. Aug 23. Sept 27, 1907. exch

17th st W, No 29, n s, 435 w 5th av, 25x92, 10-sty brk and stone loft, office and store building. Garfield Building Co to Richard I Brewster. All liens. Sept 23. Sept 30, 1907. 3:819-22. A \$40,000-\$86,000. nom

19th st E, No 122 | s w cor Irving pl, 25x92, 4-sty stone front Irving pl | dwelling. Jacob Walker and ano TRUSTEES Julia F Peirson to the Investors & Traders Realty Co. June 5. Oct 3, 1907. 3:874-65. A \$35,000-\$44,000. 56,000

Same property. Charles Van Bergen HEIR Julia A Van Bergen to same. B & S. June 5. Oct 3, 1907. 3:874. nom

Same property. Anthony Van Bergen et al HEIRS, &c, Julia A Van Bergen to same. B & S. June 5. Oct 3, 1907. 3:874. nom

19th st E, No 122 | s w cor Irving pl, 25x92, 4-sty stone front Irving pl | dwelling. The Investors & Traders Realty Co to Morris Weinstein. Mort \$45,000. Oct 2. Oct 3, 1907. 3:874-65. A \$35,000-\$44,000. other consid and 100

22d st W, No 420, s s, 159.6 w 9th av, 15.6x70, 4-sty brk dwelling. Release mort. Chas H Sprague to Emma W and Calvin W Starbuck. Aug 3. Oct 1, 1907. 3:719-55. A \$6,000-\$9,000. 400

Same property. Emma W wife of Calvin W Starbuck to John B Quintin. 1/4 part. All title. July 9. Oct 1, 1907. 3:719. other consid and 100

Same property. Fred H Southard et al to same. All title. July 29. Oct 1, 1907. 3:719. other consid and 100

Same property. Martha E Brownell ADMRX Stanley Y Southard to same. 1/4 part. All title. Sept 23. Oct 1, 1907. 3:719. 2,325

22d st W, No 248, s s, 300.3 e 8th av, 24.9x99, 3-sty brk dwelling. FORECLOS, Aug 24, 1907. Adam Wiener ref to Maria S Simpson. Sept 30, 1907. 3:771-64. A \$13,500-\$16,000. 19,100

21st st E, No 31, n s, 350.6 w 4th av, 24.6x98.9, 4-sty stone front building and store. 9th av, No 127 | s w cor 18th st, 25x100, 4-sty brk 18th st, Nos 400 to 406 | tenement and store and 2 and 3-sty frame tenements and stores in st. Hannah H Hardy INDIVID and EXTRX Henry V Parsell to Henry V A Parsell. Q C. Sept 23. Oct 3, 1907. 3:850-24. A \$50,000-\$59,000; 3:715-35. A \$17,000-\$25,000. nom

29th st W, No 128 (84), s s, 340 w 6th av, 20x98.9, 3-sty brk tenement. Jennie A Tompkins to Geraldine M Brosseau. All liens. June 19, 1906. Oct 2, 1907. 3:804-56. A \$17,500-\$19,500. nom

30th st E, No 145, n s, 166.8 w 3d av, 26.8x98.9, 5-sty brk tenement. Louis H Perlman to Frank B French. Mort \$25,000. Mar 27. Oct 3, 1907. 3:886-37. A \$16,000-\$38,000. nom

36th st W, Nos 434 to 438, s s, 300 e 10th av, 75x98.9, brk and stone church and 3-sty frame dwelling. Athanasius P Butelli to The Friars Minor of the Order of St Francis. C a G. Dec 4, 1906. Oct 2, 1907. 3:733-56 and 57. A \$29,000-\$9,500 and exempt. nom

36th st W, No 440, s s, 500 w 9th av, 25x98.9, 5-sty brk tenement and 3-sty brk tenement in rear. Dominic U Maravalle to Friars Minor of the Order of St Francis. C a G. Mort \$7,500. Dec 4, 1906. Oct 2, 1907. 3:734-19. A \$9,000-exempt. nom

36th st W, No 425, n s, 349.11 w 9th av, 25x98.9, 4-sty brk tenement and 2-sty brk building in rear. Dominic U Maravalle to Friars Minor of the Order of St Francis. Q C. Mort \$7,500. Dec 4, 1906. Oct 2, 1907. 3:734-19. A \$9,000-exempt. nom

37th st W, No 350, s s, 125 e 9th av, 25x98.9, 5-sty brk tenement and store. Jacob Brand and ano EXRS, &c, Amelia Harris to Bearett Cohen. Mort \$19,500. Oct 1. Oct 3, 1907. 3:760-70. A \$10,500-\$20,000. 26,750

38th st W, No 68, s s, 100 e 6th av, 20.10x98.9, 5-sty stone front building and store. Eleanor P Palmer to William Rhineland and Matilda O his wife tenants by entirety. 1/2 part. Sept 28. Oct 1, 1907. 3:839-83. A \$58,000-\$77,000. 40,000

Same property. Georgianna Smith to same. 1/2 part. Oct 1, 1907. 3:839. 40,000

38th st W, No 66, s s, 120.10 e 6th av, 20.10x98.9, 5-sty stone front building and store. Release mort. N Y Life Ins & Trust Co to William Rhineland. Sept 24. Oct 1, 1907. 3:839-82. A \$58,000-\$77,000. 21,000

39th st W, No 520, s s, 300 w 10th av, 25x98.9, 5-sty brk tenement and store. Lillian L Frawley (Gannon) to Mary J McDonald. Mort \$12,000. Aug 21. Sept 27, 1907. 3:710-46. A \$7,000-\$11,000. other consid and 100

43d st E, No 6, s s, 158 e 5th av, 20.6x100.5, 4-sty stone front dwelling. Frances G Pardee to Lena K Hoag. June 24. Oct 2, 1907. 5:1277-66. A \$72,000-\$76,000. other consid and 100

45th st W, Nos 550 and 552, s s, 100 e 11th av, 50x100.5, two 4-sty brk tenements. Henry Nechols et al to John H Knobel. Mort \$21,500. Oct 1. Oct 2, 1907. 4:1073-59 and 60. A \$15,000-\$20,000. other consid and 100

45th st W, No 156 (126), s s, 194.8 e Broadway, 20x100.5, 5-sty stone front dwelling. Fredk J Kelly to May Irwin. Mort \$20,000. Sept 19. Sept 27, 1907. 4:997-56. A \$40,000-\$42,000. nom

47th st W, No 260, s s, 125 e 8th av, 25x100.5, 5-sty brk tenement and store. Directors Realty Co to Catharine Hartigan. 1/2 part. Mort \$25,000. Oct 1, 1907. 4:1018-59. A \$25,000-\$28,000. nom

47th st W, No 105, n s, 40 w 6th av, 20x80, 3-sty stone front dwelling. Alfred C Bachman to Philipp Silbermann, Maurice Kohn and Milton H Wallenstein. Mort \$30,000. July 30. Sept 30, 1907. 4:1000-30. A \$30,000-\$31,000. nom

Same property. Philipp Silbermann et al to Alfred C Bachman. Mort \$30,000. July 30. Sept 30, 1907. 4:1000. nom

47th st W, No 260, s s, 125 e 8th av, 25x100.5, 5-sty brk tenement and store. Directors Realty Co to Wm P Rooney. 1/2 part. Mort \$25,000. Apr 26. Oct 2, 1907. 4:1018-59. A \$25,000-\$28,000. nom

Same property. Wm P Rooney to Catharine Hartigan. 1/2 part. C a G. Mort 1/2 of \$25,000. Oct 1. Oct 2, 1907. 4:1018. nom

ARCHITECTURAL IRON WORK | EXCELLENCE ECONOMY | HERVEY THOMPSON 176-178 E. 119th St., New York, N. Y.

51st st E, No 427, n s, 252.4 e 1st av, 16.8x100.5, 4-sty stone front tenement. Bella Unterberg to Bruno Martin. Mort \$5,500. Oct 1. Oct 2, 1907. 5:1363-11. A \$5,300-\$8,000. other consid and 100

107th st E, No 173, n s, 168 w 3d av, 17x100.11, 4-sty stone front tenement. Venantius A Sauer to Ellen C Ryan. Sept 30, 1907. 6:1635-29 1/2. A \$6,500-\$9,500. other consid and 100

REINFORCED CONCRETE For Factories and Warehouses

possesses advantages over all other forms of construction

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

Same property. Jacob Bloch to Rachel Lederer. All title. Mort \$36,500. Oct 2. Oct 3, 1907. 7:1918. other consid and 100

133d st W, Nos 119 and 121, n s, 200 w Lenox av, 46x99.11, two 5-sty brk tenements and stores. Rachel Lederer to Julia A Whitehorne. Mort \$36,500. Oct 2. Oct 3, 1907. 7:1918-22 and 23. A \$18,400-\$40,000. other consid and 100

134th st W, No 508, s s, 190 w Amsterdam av, 40x99.11, 5-sty brk tenement. Joseph Rosenthal to Wm M Moore. Mort \$32,000. Sept 30, 1907. 7:1987-41. A \$13,600-\$44,000. other consid and 100

136th st W, No 121, n s, 493.6 e 7th av, 15.6x99.11, 4-sty brk dwelling. Ella S wife of and Chas E West to Chas A Tinelli, of East Norwalk, Conn. Mort \$8,000. Sept 25. Oct 1, 1907. 7:1921-22. A \$6,200-\$11,000. other consid and 100

136th st W, No 42, s s, 177.6 e Lenox av, 38.9x99.11, 5-sty brk tenement. Elias P Schinsky to Simon Epstein. Mort \$37,750. Jan 14. Oct 1, 1907. 6:1753-61. A \$12,500-\$48,000. other consid and 100

136th st W, No 44, s s, 138.9 e Lenox av, 38.9x99.11, 5-sty brk tenement. Elias P Schinsky to Simon Epstein. Mort \$37,750. Jan 14. Oct 1, 1907. 6:1733-62. A \$12,500-\$48,000. other consid and 100

136th st W, No 46, s s, 100 e Lenox av, 38.9x99.11, 5-sty brk tenement. Elias P Schinsky to Simon Epstein. Mort \$37,750. Jan 14. Oct 1, 1907. 6:1733-64. A \$12,500-\$48,000. other consid and 100

137th st W, No 122, s s, 275 w Lenox av, 25x99.11, 5-sty stone front tenement. Isaac Stern to Bella Goldsmith. Mort \$15,000. Sept 30. Oct 1, 1907. 7:1921-45. A \$10,000-\$23,000. other consid and 100

137th st W, No 316, s s, 196 w 8th av, 16x99.11, 3-sty brk dwelling. Max Oberfelder to Minna Wechselman. Mort \$8,000. Sept 24. Sept 28, 1907. 7:1960-59. A \$6,400-\$10,000. nom

139th st W, No 249, n s, 194.1 e 8th av, 32.4x99.11, 4-sty brk dwelling. Lexington Avenue Co to Leon M Hirsch. Mort \$13,000. Oct 2. Oct 3, 1907. 7:2025-9. A \$9,400-\$15,500. other consid and 100

139th st, s s, 125 e Lenox av, 150x99.11. Agreement as to delivery of deed, completion of the unfinished buildings; also as to sale of same, &c. Fredk H Nadler with Hunterdon Realty & Construction Co. Dec 11, 1906. Oct 2, 1907. 6:1736. nom

140th st W, No 66, s s, 110 e Lenox av, 40x100, 6-sty brk tenement. Louis Roseno to Orazio La Cagnina. Mort \$50,000. Sept 25. Oct 1, 1907. 6:1737-66. A \$11,500-\$48,000. other consid and 100

140th st W, No 542, s s, 215.4 e Broadway, 16.4x67.3, 3-sty brk dwelling. Delia A Holston to Caroline J Steffens. Mort \$7,000. Sept 28. Sept 30, 1907. 7:2071-56. A \$4,500-\$8,500. other consid and 100

143d st W, No 506, s s, 456.3 e Broadway, 18.9x99.11, 3-sty frame dwelling. Paul Halpin EXR Hannah M Halpin to Hannah Halpin. Mort \$8,000. July 1. Oct 1, 1907. 7:2074-45. A \$5,500-\$9,500. 12,000

146th st W, Nos 506 to 512, s s, 100 w Amsterdam av, 80x99.11, two 6-sty brk tenements. Albert Hughes to Olive M Hughes, of Teaneck, N J. Mort \$113,000. Sept 23. Oct 3, 1907. 7:2077-37 and 38. A \$32,000-\$100,000. other consid and 6,000

176th st W, n s, 100 e Audubon av, 170x99.11, four 5-sty brk tenements. The Portland Realty Co to Meyer A Bernheimer. Mort \$160,000. Oct 1. Oct 3, 1907. 8:2132. other consid and 100

178th st W, s s, 100 w Amsterdam av, 50x96x50.1x99.3, vacant. William Lewin to Frederick Egler. Mort \$8,500. Oct 3, 1907. 8:2132-35 and 36. A \$11,000-\$11,000. 100

191st st W, s s, 100 e St Nicholas av, 150x95.9x150.3x104.2. FORECLOS (Sept 24, 1907). Sylvester L H Ward (ref) to City Real Estate Co. Mort \$17,500 and P M. Mort \$ of even date herewith and all liens. Oct 1. Oct 2, 1907. 8:2161- assessed with lot 130. 50

Av A, Nos 1541 and 1543, w s, 51.2 s 82d st, 51.4x106.6, two 5-sty brk tenements and stores. Louis Sackin et al to Harry Strabourger. Mort \$59,200. Oct 2. Oct 3, 1907. 5:1561-25 and 26. A \$20,500-\$48,000. other consid and 100

Av A, Nos 1436 and 1438, e s, abt 25 n 76th st, —x—, 6-sty brk tenement and store. Release collateral mort. Bernheimer & Schwartz to Max Kirschenbluth. June 7. Oct 2, 1907. 5:1488-2. A \$17,000—P \$40,000. nom

Av A | n w cor 16th st, two 6-sty apartment houses to be erected 16th st thereon. Agreement as to conveyance of 1/2 part in plot valued at \$93,650, sub to all liens, also agreement as to building loan, mortgage, &c. Max Lipman and Max Gold with Samuel Greenstein. June 3. Sept 28, 1907. 3:948. nom

Amsterdam av, Nos 281 and 283 | n e cor 73d st, 76.8x28, 5-sty brk 73d st, No 183 | tenement and store. Wm F Connor to Alliance Realty Co. Mort \$66,500. Sept 26. Oct 1, 1907. 4:1145-1. A \$50,000-\$67,000. nom

Bowery, Nos 79 1/2 and 81, on map No 81, e s, 163.4 s Hester st, 25.2x115.11x24.3x114.6. other consid and 100

Bowery, No 81 1/2, e s, 150.11 s Hester st, 12.5x114.6x12.5x113.10, 4-sty brk lodging house and store. Moses Goldsmith et al to Chas H Shulman. All liens. Sept 30. Oct 3, 1907. 1:303-9. A \$40,000-\$60,000. other consid and 100

Broadway, Nos 2281 to 2299 | s w cor 83d st, runs w 104 x s 102.2 82d st, Nos 251 to 255 | x w 5.9 x s 102.2 to n s 82d st, x e 83d st, Nos 250 to 260 | 107.7 to w s Broadway, x n 204.4 to beginning, two 2-sty brk stores and 2-sty brk chapel. Samuel Jackson to Lee Shubert. 1-10 part. B & S. Mort \$450,000. Aug 6. Sept 27, 1907. 4:1230-54 and 8. A \$250,000-\$380,000. nom

Convent av, No 417, e s, 20.3 s 148th st, 20x75, 3-sty stone front dwelling. Lillie Knopf to Rufus P Johnston. Mort \$16,000. Sept 28. Oct 1, 1907. 7:2062-45 1/2. A \$5,000-\$17,000. nom

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. Reprinted from last issue, when lines were separated. other consid and 100

Convent av, No 280 | n w cor 141st st, 19.11x100, 3-sty stone 141st st, No 451 | front dwelling. Anton Schwartz to the City of New York. July 19. Sept 27, 1907. 7:2058-11. A \$7,000-\$20,000. 39,000

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. FORECLOS, Aug 27, 1907. Edward Browne ref to Simon Ginsburg. Mort, liens, &c, \$128,674. Sept 17. Sept 20, 1907. 6:1739-1 and 6. A \$63,500—P \$130,000. Reprinted from last issue when lines were separated. \$37,000 over all liens

Lenox av, No 273, w s, 66.11 s 124th st, 17x75, 3-sty and basement stone front dwelling. Mary F wife Geo F Dodge to Howard A Raymond. Oct 1. Oct 2, 1907. 7:1908-33 1/2. A \$13,500-\$20,000. other consid and 100

Same property. Howard A Raymond to James C Minahan. Mort \$22,000. Oct 1. Oct 2, 1907. 7:1908. other consid and 100

Lenox av, No 24, e s, 67.5 n 111th st, 33.6x100, 7-sty brk and stone tenement. Lulu Banford to Regina Pritting. Mort \$— Oct 2. Oct 3, 1907. 6:1595-4. A \$28,000-\$65,000. 150

Lexington av, No 1512, w s, 100.11 n 97th st, 25x105, 5-sty brk tenement and store. Frank Heller to Isaac Korper. Mort \$18,000. Aug 30. Oct 2, 1907. 6:1625-57. A \$13,000-\$23,000. other consid and 100

Lexington av, Nos 1885 to 1895 | s e cor 118th st, 100.11x67.9, six 118th st | 3-sty stone front dwellings. 54,550

FORECLOS (Aug 29, 1907). Isaac Phillips ref to Adolf Mandel. Sept 23. Sept 27, 1907. 6:1645-51 to 52 1/2. A \$32,500-\$51,000. 54,550

Lexington av, No 1841 | s e cor 114th st, 41.2x78, 4-sty 114th st, Nos 152 and 154 | stone front tenement and store. Julia A Whitehorne to Rachel Lederer. Mort \$49,000. Oct 2. Oct 3, 1907. 6:1641-50 and 50 1/2. A \$22,500-\$40,000. exchange

Lexington av, No 1755 | s e cor 109th st, 20.11x68, 4-sty brk 109th st, No 154 | tenement and store. Simon Joffe to Abraham Feltenstein, of Brooklyn. 1/2 part. All title. All liens. Oct 1. Oct 3, 1907. 6:1636-50. A \$12,000-\$18,000. other consid and 100

Madison av, No 1715, e s, 25 n 113th st, 25x75, 5-sty brk tenement and store. Louis Berg and Ethel his wife to Louis Lande. Mort \$22,000. Sept 26. Sept 28, 1907. 6:1619-21. A \$12,500-\$21,000. nom

Same property. Louis Lande to Louis Berg and Ethel his wife, tenants by entirety. Mort \$22,000. Sept 26. Sept 28, 1907. 6:1619. nom

Madison av, No 1631 | s e cor 109th st, 25.6x95, 5-sty brk 109th st, Nos 52 and 54 | tenement and store. Rosalie Goldberg to Victor A Levor. Mort \$30,000. Oct 1. Oct 2, 1907. 6:1614-49. A \$25,000-\$42,000. other consid and 100

Manhattan av, No 469, w s, 84.3 s 120th st, 16.8x82, 3-sty and basement brk dwelling. Abraham Marks and ano to Morris Schinasi. Mort \$9,000. Oct 1, 1907. 7:1946-48. A \$8,030-\$11,000. other consid and 100

Park av, No 629, e s, 80 n 65th st, 22.8x80, 4-sty brk tenement and store. Julia D Martin widow and DEVISEE John L Martin to Henry C Merkel. Mort \$36,000. Sept 30, 1907. 5:1400-4. A \$28,000-\$32,000. other consid and 100

Pleasant av, No 344, e s, 50.8 n 118th st, 25.3x76, 5-sty brk tenement and store. Morris Weissman to Benjamin Weissman and Isak Tepper. 1-3 part. All liens. Aug 27. Oct 2, 1907. 6:1815-3. A \$6,000-\$17,000. nom

Riverside Drive, n e cor 127th st, runs n w 161.6 x n e 141.11 x s e 91.7 x s 30.1 x s w 28 x s 146.11 to n s 127th st x w 100 to beginning. Riverside Drive, n e s, 193.10 s e on curve from 129th st, 50x92.1 x 51.7x79.3. 129th st, s s, 125 e Riverside Drive, 50x115x53.10x95, parts of 1 and 2-sty brk factory. Release mort. Robert McGill to Albert London and Moses S Shill. Sept 9. Oct 2, 1907. 7:1995. nom

West End av, No 265, w s, 42 n 72d st, 19x115, 4-sty and basement stone front dwelling. Fanny H Carpenter to John S Huyler. Mort \$35,000. Sept 26. Sept 27, 1907. 4:1184-12. A \$21,000-\$40,000. nom

1st av, Nos 1118 and 1120, e s, 50 n 61st st, 50x95, two 5-sty brk tenements and stores. Abraham H Levy to Maybelle Realty Co. 1/2 part. All title. Mort \$— Sept 23. Sept 27, 1907. 5:1456-3 and 4. A \$20,000-\$40,000. other consid and 100

3d av, No 17 | s e s, 22 s w 8th st, 20.5x74, 4-sty brk hotel. Cooper sq, No 75 | Herman Miller to Chas L Horth. 1/2 part. Mort \$15,000. Oct 1. Oct 3, 1907. 2:463-9. A \$15,000-\$19,000. other consid and 100

3d av, Nos 649 and 651, e s, 49.4 s 42d st, runs s 49.4 x s e 105 x n e 20.11 x n 52.6 x n w 60.6 to beginning, two 5-sty brk tenements and stores. Thomas Edwards et al to Gustav Breithaupt, of N Y, and William Breithaupt, of Weehawken, N J. Mort \$30,000. Sept 27. Oct 1, 1907. 5:1315-51 and 52. A \$39,000-\$66,000. other consid and 100

3d av, No 1670, w s, 76.5 s 94th st, 25x100, 5-sty stone front tenement and store. FORECLOS, Sept 6, 1907. Max S Levine ref eree to Sampson H Schwarz, 1/2 part, and David Lippmann, 1/4 part, and Harry Lippmann, 1/4 part. Mort \$20,000. Oct 1, 1907. 5:1522-37. A \$19,000-\$29,000. 28,600

3d av, No 1962, w s, 25 s 108th st, 25x73, 4-sty stone front tenement and store. Caroline Holm to Henry Rosenfeld. Mort \$24,000. Sept 16. Sept 27, 1907. 6:1635-39. A \$15,000-\$20,000. other consid and 100

4th av, Nos 461 and 463 | n e cor 31st st, runs e 100 x n 69.6 x w 31st st, Nos 101 to 105 | 20 x s 35.3 x w 80 to e s 4th av, x s 35.2 to beginning, two 3-sty brk tenement and stores and two 2-sty brk tenements in st, with 2-sty brk tenement in rear. Eugene C Potter et al to Wm F Connor. Mort \$105,000. Sept 25. Oct 1, 1907. 3:887-1, 2 and 6. A \$81,500-\$91,000. other consid and 100

5th av, No 2156, w s, 18 s 132d st, 17x75, 4-sty stone front tenement. Eliz Fogerty to Emerence K Ager, Brooklyn, N Y. Mort \$10,000. Sept 30. Oct 2, 1907. 6:1729-39 1/2. A \$8,500-\$13,000. other consid and 100

BANZAI MATT ENAMEL

Banzai Manufacturing Co., 24 East 23d Street

7th av, No 2247, e s, 25 n 132d st, 25x75, 5-sty brk tenement and store. Emma Schwab to Regina Schlesinger. Mort \$15,000. Oct 1, 1907. 7:1917-2. A \$14,000-\$22,000.

11th av, No 768, e s, 60.5 s 54th st, 20x72, 4-sty brk tenement and store. Louise Cramer and ano HEIRS, &c, Henry Cramer to Henry Kesting. Oct 1. Oct 2, 1907. 4:1082-63. A \$6,500-\$9,500. other consid and 100

MISCELLANEOUS.

All right, title and interest to all real estate in Borough of Manhattan. Wm S Miller, of White Plains, N Y, to Mary S Wolcott as TRUSTEE, of Glenbrook, Fairfield Co, Conn. Deed of trust. B & S. June 26. Oct 3, 1907. 3:792. nom

BOROUGH OF THE BRONX.

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

Beck st, No 764, old No (44), e s, 250 n 156th st, 25x100, 2-sty brk dwelling. Chas C Dean to Clara S Dean. Mort \$8,500. Sept 4. Oct 3, 1907. 10:2707. other consid and 100

*Bronx Terrace, n w cor 224th st, 85x162, Wakefield. Mary T Daly et al HEIRS, &c, Margaret O'Brien to John and Henry Stahl. Q C. Sept 7. Sept 28, 1907. nom

*Same property. Matthew F O'Brien and ano EXRS, &c, Margaret O'Brien to same. Sept 7. Sept 28, 1907. 5,000

Bristow st, No 1379, w s, 75 n Jennings st, 25x87.2, 2-sty frame dwelling. Hannah M Sloane to Abraham Kaufman. Mort \$4,000. Oct 1. Oct 2, 1907. 11:2963. other consid and 100

Bettners lane, w s, — n 254th st, and being plot begins 1 ft e from east exterior line of land of party 2d part at point 14.5 n from line bet land party 1st part formerly Geo W Perkins, said point being 46.8 at right angles from c l of original location of Hudson R R R and contains 3,275 sq ft. Jennie V Kennedy to N Y C & H R R R Co. Q C. Aug 16. Sept 30, 1907. 13:3427. nom

Same property. Release judgment. Samuel Straus to same. Aug 20. Sept 30, 1907. 13:3427. nom

Bettners lane, w s, — n 254th st, and being plot begins at line bet land Geo W Perkins and land of party 1st part, at point 285.11 n w from w s Bettners lane, contains 6,550 sq ft, with right and easement over strip as follows:

Bettners lane, w s, — n 254th st, and at line bet land party 1st part and heirs of Saml D Babcock, contains 2,758 sq ft.

Plot begins at w line of land conveyed to Hudson River R R Co by Wm G Ackerman and recorded Aug 19, 1847, and in n line of that parcel of land under waters of Hudson River, said point being 35 at right angles from c l original location of Hudson River R R, contains 8,496 sq ft, with right, easement, etc, to fill in land under water, &c.

Jennie V Kennedy to N Y C & H R R R Co. Aug 16. Sept 30, 1907. 13:3427. other consid and 100

Same property. Release judgment. Samuel Straus to same. Aug 20. Sept 30, 1907. 13:3427. nom

*Carroll st, n s, being land under water at e s City Island at high water mark, runs 133 x e 400 x n 133 x w 400 to beginning. Eliz D De Lancy EXTRX Elias D Hunter to Wm H Wellbrock. Sept 17. Sept 30, 1907. 5,000

*Carroll st, land under water L I Sound on e s of Minniefords Island, begins n s Carroll st at high water mark, runs s 133 x e 400 x n 133 x w 400 to beginning, being land under water, &c. The City Island Land & Dock Co to Wm H Wellbrock. B & C and C a G. Sept 30, 1907. nom

*Elizabeth st, s s, 100 e Newall av, 25x100, Olinville. Joseph S Ackler to Grace W Hebbard. Sept 14. Oct 2, 1907. other consid and 100

Fox st, n w cor 167th st, runs n 88.7 x w 53 and 61.1 x s 113.2 167th st to 167th st x e 78.8 to beginning, vacant. Isadore S Becker to Isidore D Morrison. Mort \$13,000. Feb 5. Oct 2, 1907. 10:2718. other consid and 100

Same property. Isidore D Morrison to Mabelle Gaffney. Q C. Sept 27. Oct 2, 1907. 10:2718. other consid and 100

Fox st, No 1071, on map No 1069, w s, 229 s 167th st, 25x100, 2-sty frame dwelling. Mitchel Silverstein to Joseph A Reilly. Mort \$4,000. Sept 28. Oct 1, 1907. 10:2717. other consid and 100

Fox st, No 1128, e s, 101.11 n 169th st, 20x100, 3-sty frame tenement. Henry Linsmann and ano to Henry and Therese H Thoede. Mort \$5,000. Oct 1, 1907. 10:2719. other consid and 100

*Green lane or av, e s, 101 s 5th st, proposed, 19x100. Wm Reichelt to Margt Eldridge. Mort \$2,000. Sept 28. Sept 30, 1907. other consid and 100

Hall pl, No 1072, e s, 163.1 s 167th st, runs e 51.8 x e 48 to w s Intervale av, Intervale av, x s 28 x w 56.7 x w 52.7 to pl, x n 30 to beginning, 2-sty frame dwelling and store. Charles C Schmitt to Philip Odes. Sept 30, 1907. 10:2700. other consid and 100

Hoffman st, w s, 100 n 187th st, 50x96.11, vacant. Clemente Carnevale to Checchina Carucci. Mort \$4,000. Sept 30, 1907. 11:3056. other consid and 100

Jennings st, Nos 1111 and 1113, n s, 106.3 w Wilkins av, 75x100.1 x70.1x100, two 5-sty brk tenements. FORECLOS, June 18, 1907. Isaac F Russell ref to Abelman Construction Co. Mort \$35,459.64. June 18. Sept 27, 1907. 11:2965. 24,000

Jennings st, Nos 1111 and 1113, n s, 106.3 w Wilkins av, 75x 100.1x70.1x100, two 5-sty brk tenements. Abelman Construction Co to Wm T Hookey. All liens. Sept 27. Sept 28, 1907. 11:2965. nom

Kingsbridge Terrace, w s, 247.1 n Kingsbridge road, 25x67.5x25.2 x62.6, 2-sty frame dwelling. Fordham Realty Co to Patrick Davis, of Brooklyn. Mort \$3,500. Oct 2, 1907. 12:3256. other consid and 100

Kingsbridge Terrace (Nathalie av), w s, 272.11 n Kingsbridge road, 25x71.3x25.2x67.5, 2-sty frame dwelling. The Fordham

Realty Co to Cath M Gifford. Mort \$4,500. Sept 4. Oct 1, 1907. 12:3256. other consid and 100

Loring pl, w s, 16.7 n 183d st, 21.6x105.3x21.5x106.8, 3-sty brk dwelling. Edwin C Dusenbury to Sarah Backer. Sept 25. Sept 27, 1907. 11:3225. other consid and 100

Mt Hope pl, No 386, s s, 125 w Morris av, late Madison av, 25x 125, 2-sty frame dwelling. Charlotte J Henning to Martha F Mazzetti. Mort \$5,000. Sept 27. Sept 28, 1907. 11:2827. nom

*Prospect terrace, s s, 825 e Ft Schuyler road, 25x—, Westchester Terrace. Lucia Cestaro to Pasquate Cestaro. Mort \$400. Sept 14. Oct 2, 1907. other consid and 100

*Taylor st, e s, 225 s Columbus av, 25x100, except part for Taylor st. Elizabeth Hegelein to Louis Arata. July 1. Oct 2, 1907. nom

*Taylor st, w s, 175 s Morris Park av, 25x100, except part for Taylor st. Julius Landauer to Salvatore Delellis. Mort \$3,500. Sept 27. Sept 30, 1907. other consid and 100

*2d st or Carpenter av, e s, 100 n 234th st (20th av), 25x105.6, Wakefield. North Borough Home Co to Johanna Fritz. Oct 2. Oct 3, 1907. other consid and 100

*4th st, s e s, 202.1 n e Union av, 18.11x100x17.4x99.11, Westchester. Catherine Carroll to James McDowell. Mort \$1,700. Sept 27, 1907. other consid and 100

*5th st, n s, 105 e Av B, 50x216 to s s 6th st, except part for 6th st Eastern Boulevard, Unionport. John Fleming to James Fleming. All title. Mort \$3,000. Sept 20. Sept 30, 1907. 100

*7th st, s s, 305 w Av D, 100x216 to n s 6th st, Unionport. Ed-6th st ward Haight, Jr, to Wm C, Frederick, Edw I and John Schmidt, Margt S Seeman, Louise S Hessmer children and heirs Wm C and Margt Schmidt decd. Q C. All title to tax lease, &c. Sept 27. Sept 28, 1907. nom

*13th st, n s, 205 e Av E, 50x108, except part for Tremont av, Unionport. William Roach to Mary A Lahey. Sept 26. Sept 27, 1907. nom

139th st, No 594, s s, 327.9 e St Anns av, 37.6x100, 5-sty brk tenement. Anna Zucker to Samuel Marks. Mort \$25,000. Sept 28. Oct 1, 1907. 10:2551 and 2552. nom

143d st, Nos 384 and 386, s s, 481.6 e Alexander av, runs s 100 x e 25 x n 50 x e 6 x n 50 to st, x w 31 to beginning, two 3-sty frame dwellings and 2-sty frame building in rear. Seth D Close to Annie J wife of Seth D Close. Sept 26. Sept 27, 1907. 9:2305. other consid and 100

153d st, No 382, late Schuyler st, s s, 275 e Courtlandt av, 25x 100, 2-sty frame dwelling. George Hellmuth to Daniel F Shanahan. Mort \$3,500. Oct 2. Oct 3, 1907. 9:2399. other consid and 100

155th st, Nos 380 and 382, s s, 225.6 e Courtlandt av, 50.3x100x 50x100, 2-sty frame and 2-sty brk dwellings. Elizabeth Malone and ano EXRS Magdalena Frees to Thos D Malcolm. Sept 25. Sept 28, 1907. 9:2401. 12,430

155th st, s s, 275 e Courtlandt av, 0.10¼x—x0.6½ x100. Annie M Frees by Elizabeth Malone GUARDIAN to same. ¼ part. All title. Sept 25. Sept 28, 1907. 9:2401. 70

155th st, No 392, s s, 350 e Courtlandt av, 25x100, 2-sty frame dwelling and store. Daisy Weil to Joseph Courtenay. Mort \$4,500. Sept 29. Oct 1, 1907. 9:2401. other consid and 100

155th st, No 427, n s, 145 w Elton av, 25x100, 2-sty frame dwelling. Geo J Pflugheber to Leo P Kwasniewski. Mort \$4,000. Sept 30. Oct 1, 1907. 9:2377. nom

156th st, No 806 (984), s s, 219.5 e Tinton av, late Beach av, 25x 121, 4-sty brk tenement. William Sussdorf to Robt P Erbsmehl. Mort \$18,500. Oct 3, 1907. 10:2665. other consid and 100

159th st, No 365, old Nos 609-611, n s, 92 e Courtlandt av, 50x 100, 6-sty brk tenement. Belle Secular to Maurice Frankel. Mort \$56,000. Sept 12. Rerecorded from Sept 20, 1907. Oct 1, 1907. 9:2406. nom

161st st Grand Boulevard and Concourse n s, 99.11 w Sheridan av, runs Grand Boulevard and Concourse x s 68.4 to curve and 78.8 to 161st st x e 195.1 to beginning, vacant. Frank S Gannon, Jr, et al to John McCafferty. Aug 5. Oct 2, 1907. 9:2460. nom

162d st, s s, 100 w Sheridan av, 48.2x116.2x48.4x115.8, vacant. Frank S Gannon, Jr, et al to Ellen McDonnell. Aug 5. Oct 2, 1907. 9:2460. nom

165th st, No 432, old No 700, s s, 303.1 w Washington av, 25x 200, 2-sty frame dwelling and several 1-sty frame buildings in rear. Geo R Ruckert et al to Robt J Lamoreux. 1-6 part. All liens. Oct 2. Oct 3, 1907. 9:2386. nom

165th st, n s, 125 e Stebbins av, runs e 25 to a curve to Hall pl, Hall pl thence around curve 13.11, thence along w s 165th st 93.1 x n w 51.9 x s 108.11 to beginning, vacant. Martin Stines to Henry A Brann, Jr. Mort \$1,750. Dec 19, 1905. Oct 2, 1907. 10:2691. 7,000

174th st No 706, s s, 36.4 e Park av, 18x100, 2-sty frame dwelling. Frederick P Forster EXR Frederick Folz to Mary A Kirkham. July 20. Oct 1, 1907. 11:2906. order of court

175th st Nos 1131 and 1133, n s, 80.1 e Mohegan av, 34.1x82.6x 33.5x89.2, two 3-sty frame tenements. Victor Gerhards to Louisa Schenck and Amelia Utecht. Mort \$3,500. Sept 25. 178th st, No 717, n s, 100 w Clinton av, 25x95, 2-sty frame dwell- in. Wm E Schott to Ehler F Wehrenberg. Sept 25. Sept 27, 1907. 11:3092. other consid and 100

Sept 30, 1907. 11:2958. other consid and 100

178th st, No 546, s s, 379.6 w Anthony av, 25x100x23x100, 3-sty frame dwelling. Alfred Kopetz to Margarete Kopetz. Q C. All title. Sept 16. Sept 30, 1907. 11:2810. nom

179th st, s w cor Bronx st, also described as Clover (Centre) st, s w s, adj lot of the First Dutch Reformed Church, runs s e along st, 80 to Bronx st, x s w 77.6 x n w 80 x n e 78 to beginning, being lots 18 and 19 map John Mapes, except part for 179th and other sts, 2-sty frame dwelling and vacant. Susan M Thall INDIVID and EXTRX Joseph Thall to Samuel Cohen. 1-3 part. All title. All liens. Sept 27. Sept 28, 1907. 11:3139. 1,766.67

Same property. Louis Smadbeck to same. All title. Sept 23. Sept 28, 1907. 11:3139. nom

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 F. K. Stratton's residence.....New Rochelle
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183d st, No 766, old s s, 148 w old w s Bathgate av, 16x92.3, 3-sty frame tenement and store. Florence M Constantian to Sarkis Papazian. Q C and Correction deed. Sept 30, Oct 2, 1907. 11:3050. nom

Same property, except part for st. Sarkis Papazian to Frederick A Downes. Sept 26, Oct 2, 1907. 11:3050. nom

183d st, No 764 | s s, 158.5 w Bathgate av, 15.4 to e s Bassford av Bassford av | x82.8x12.10x82.8, 3-sty frame tenement and store. John G Terzian et al to Frederick A Downes. Sept 20, Oct 2, 1907. 11:3050. nom

189th st, s s, 100 w Valentine av, 45.5x93.4, vacant. Release mort. Henry E Hall to Nicholas Goldman. Sept 25, Sept 30, 1907. 11:3152. 6,666.66

Same property. Release mort. Same to same. Sept 25, Sept 30, 1907. 11:3152. 4,666.66

198th st, s s, 100.11 w Marion av, 25x98.10x25x99.1, vacant. Geo D Kingston to Daniel A Morrin. Oct 3, 1907. 12:3289. other consid and 100

*219th st, No 90 East, late 5th st, n s, 150 e White Plains road, 27x114, Wakefield. Leopold Salamon to Harry C Wade and Carl L Gibbons. Mort \$2,800. Sept 18, Oct 1, 1907. other consid and 100

227th st, late Sindy st, s s, 297.5 e Spuyten Duyvil Parkway and being at n w cor land Josephine C Stewart, runs s 180 x w 10 x n 180 to st x e 10 to beginning, being a strip 10x180 on e s of land conveyed by Johnson to Longacre, recorded Feb 21, 1907. Orleans Longacre to Josephine C Stewart. Sept 23, Oct 3, 1907. 13:3407. other consid and 100

*231st st | s s, 130.6 w White Plains road, runs s 115 x e 25 x s 230th st | 115 to n s 230th st x w 75 x n 230 to 231st st x e 50 to beginning. Joseph Courtenay to Frank Meng. Mort \$4,000. Sept 28, Oct 1, 1907. other consid and 100

*233d st, s s, 180 e White Plains road, 100x64.6, Wakefield. Joseph Foerst to Gus T Smith. Mort \$1,150. Nov 7, 1906. Oct 1, 1907. 100

235th st, s s, 175 w Kepler av, 50x100, vacant. William Taglieber to Carrie F Muschenheim. Sept 27, Sept 28, 1907. 12:3369. other consid and 100

235th st, s s, 200 w Kepler av, 25x100, vacant. Release mort. Edwin A Bradley to William Taglieber. Sept 27, Sept 28, 1907. 12:3369. 500

*239th st, n e cor Catherine st, 100x100, Wakefield. John Novak to Lydia Taylor. Mort \$2,292. Oct 1, Oct 3, 1907. other consid and 100

240th st, n w cor McLean av, runs w 113 x n 75 x e 36 x s 10 x e 21 w s McLean av, x s 88 to beginning, vacant. Release mort. Wm G Wood and ano EXRS, &c, Cath A Olssen to James T Doyle. Sept 12, Sept 27, 1907. 12:3394. nom

Anthony av, No 1936, e s, 125 n Buckhout st, now Echo pl, 25x124.8x25x125, except part for av, 2-sty frame dwelling. John W Buttikofer to Laura V wife of John W Buttikofer. Sept 27, Sept 30, 1907. 11:2814. nom

Aqueduct av, w s, 514 n 183d st, 50x100, vacant. Annie E Delaney to Oscar Willgerodt. Sept 28, Sept 30, 1907. 11:3218. other consid and 100

Anthony av, Nos 2046 and 2048, e s, 100 n Burnside av, runs e 159.6 x n 50.9 x n w 150.7 to av, x s w 50 to beginning, 2-sty frame dwelling and vacant. David C MacBride to Louisa L wife of David C MacBride. Mort \$5,300. Sept 26, Sept 27, 1907. 11:3149 and 3156. nom

Alexander av, s e cor 143d st, runs e 106.6 x n 30 to e l 143d st x w 106.6 to av x s 30 to beginning, vacant. William Stursberg et al HEIRS Babette Stursberg to Smith Williamson. Q C. June 13, Oct 1, 1907. 9:2305. nom

Alexander av, No 181, w s, 50 s 136th st, 16.8x70, 4-sty stone front dwelling. Minnie Mazziotta to Cath A Lonergan. Mort \$6,320. Sept 26, Sept 27, 1907. 9:2311. other consid and 100

Bryant av, No 1462, e s, 100 n Jennings st, 25x100, 3-sty brk dwelling. Gertrude Horro to Bernard Badanes and Solomon Lehrer. Mort \$10,000. Sept 17, Oct 1, 1907. 11:3000. other consid and 100

*Bronxdale av, w s, 310.9 n Morris Park av, 25x99.10, Westchester. Carolina Wenninger to Catherine Callahan. All liens. July 10, Oct 1, 1907. nom

Bryant av, Nos 1409 and 1411, w s, 85 n Freeman st, 40x100, two 2-sty frame dwellings. Henry Seligman to Henry W Thiel. Mort \$7,000. Oct 1, Oct 2, 1907. 11:2994. other consid and 100

Bailey av, e s, — s Knox pl, and being lot 102 block 3239 map auction sale map of Kingsbridge Real Estate Co, 25x100, vacant. Cath L Gaynor to Anna C Gaynor at Fayetteville, N. Y. Sept 18, Oct 2, 1907. 11:3239. other consid and 100

Brook av, No 923, w s, 50.1 s 163d st, 25x60.3x25.2x58.4, 4-sty brk tenement. Henry W Thiel to Henry Seligman. Mort \$11,700. Oct 1, Oct 2, 1907. 9:2384. other consid and 100

*Bassett av, w s, 75 s Saratoga av, 25x100. Hudson P Rose Co to Emerich Audrieth. Sept 16, Sept 28, 1907. nom

*Barker av, w s, 100 n Elizabeth st, 50x125, Olinville. Hugh O'Brien to Bertha Vogt. Sept 26, Sept 27, 1907. 1,000

Brook av, No 1462, e s, 59.2 n St Pauls pl, 25x100.7, 4-sty brk tenement. Philip Dunayer et al to Rozetta Tannenbaum of Nanticoke, Pa. Mort \$14,750. Sept 28, Sept 30, 1907. 11:2895. other consid and 100

Belmont av, Nos 2389 to 2395, late Cambreling av | w s cor 187th 187th st, No 914 | st, 100x25, 4-sty brk tenement and store and 3-sty frame tenement. Checchina I Carucci to Clemente Carnevale. Mort \$17,000. Sept 30, 1907. 11:3074. other consid and 100

Bryant av, No 1523, w s, 200 n 172d st, 25x100, 2-sty frame dwelling. Lewis V La Velle to Samuel Klein. Mort \$6,000. Sept 30, 1907. 11:2996. nom

Belmont av, w s, 125 n 183d st, 25x100, 2-sty frame dwelling. Philip A Goggin to Annie wife of Philip A Goggin. All title. B & S. Oct 3, 1907. 11:3087. nom

Bathgate av, No 2241, w s, 115.3 n 182d st, 18.3x86, 3-sty brk tenement. Frances Mayer to Charles Witteck and Florentine his wife, tenants by entirety. Mort \$5,500. Sept 28, Sept 30, 1907. 11:3050. other consid and 100

*Boston road, s e cor Grace av, 45x103.4x45x105.1.
 Grace av, e s, 428.4 s Boston road, 50x95.
 Grace av, e s, 228.4 s Boston road, 125x95.
 Grace av, e s, 128.4 s Boston road, 50x95.
 Grace av, w s, 126.1 s Boston road, 50x95.
 Grace av, w s, 201.1 s Boston road, 50x95.
 Grace av | e s, 728.4 s Boston road, runs s 131.8 x n e 229 to Edson av | Edson av, x n w 78.6 x s w 95 x s 75 x s w 95 to beginning.
 Grace av, e s, 628.4 s Boston road, 75x95.
 Grace av, e s, 478.4 s Boston road, 75x95.
 Ely av, n e s, at n s 222d st, runs s 46.4 x s e 24.2 x n e 96.7 x n w 11.3 x s w 95 to beginning.
 Grace av, n e s, at n s 222d st, runs s e 39.4 x e 71.7 x n 75.4 x n w 26.4 x n 25 x w 95 to beginning.
 Grace av, e s, 284.4 n 222d st, 21.3x114.6x65.4x97.
 Ely av, w s, — s 222d st, 57.2x84.8x102.3, gore, and being lot No 216 map (No 1028) Bronx Terrace.
 Ely av, w s, — s 222d st, 25x95 and being lot No 218 map (No 1028), Bronx Terrace.
 Ely av, w s, — s 222d st, 25x95 and being lot No 223, map Bronx Terrace.
 Ely av, w s, — s 222d st, 56.11x95x29.2x99.2, and being lot No 229, map Bronx Terrace.
 Release mort. The Crawford Real Estate and Building Co to Irving Realty Co. Sept 27, Sept 30, 1907. 12,900

Bathgate av, No 2109 late Madison av, w s, 52.9 n 180th st, late Samuel st, 26.4x56.9x25.6x60.2, with all title to land bet Madison and Bathgate av, 2-sty frame dwelling. CONTRACT. Sarah A Keveny with Patrick J Gilmartin. Mort \$3,000. Oct 1, Oct 2, 1907. 11:3047. 6,600

Bainbridge av, e s, 150 s Woodlawn road, 50x100, vacant. John Bottomley to John McNulty. All liens. Oct 1, Oct 3, 1907. 12:3334. nom

Crotona av, late Grove av, s e s, — n 181st st and being lot 54 map East Tremont, 66x160, with right of way 42 ft wide adj land Samuel Ryer from premises described in deed from Mapes to Grote et al dated July 9, 1866, to road from West Farms to Kingsbridge over land conveyed by Mapes to Miller by deed recorded in Westchester Co, Nov 28, 1845. George Duval to Kate Kennedy, of Hoboken, N. J. QC. Feb 14, 1885. Oct 2, 1907. 11:3083, 3098. nom

Crotona av, late Grove st, — n 181st st and being part lot 54 same map with land lying in bed of Grove st, to e l thereof as now lies w of w s Crotona av. Jeremiah Kennedy et al HEIRS, &c, John Kennedy to Katherine Becker. B & S. Oct 1, 1907. Oct 2, 1907. 11:3083, 3098. other consid and 100

Courtlandt av, No 906 | s e cor 162d st, 27.10x77.6x25x162d st, Nos 318 and 320 (618) | 65, 4-sty brk tenement and store. Jacob D Blume to Frederick Bucker. Mort \$10,000. Oct 1, Oct 3, 1907. 9:2408. other consid and 100

Courtlandt av, No 906 | s e cor 162d st, 27.10x77.6x25x162d st, Nos 318 and 320 East | 65.
 162d st, s s, adj above on east.
 Agreement as to use of runway between above premises. Frederick Bucker with Jacob D Blume. Oct 1, Oct 3, 1907. 9:2408. nom

Crotona av, No 2008, e s, 125 n 179th st, 25x100, 2-sty frame dwelling. Denis J Brennan to Francis Conlon. Mort \$3,200. Sept 26, Sept 30, 1907. 11:3095. other consid and 100

Clinton av, No 1798, e s, 57 s 175th st, 27x84, 2-sty brk dwelling. Correction of release mort. The American Savings Bank to Rose M Clifford. Sept 26, Sept 28, 1907. 11:2948. nom

Same property. Rose M Clifford to May Reich. Mort \$5,850. Sept 25, Sept 28, 1907. 11:2948. other consid and 100

Cauldwell av, No 695, w s, 325 s 156th st, 16.8x115, 2-sty brk dwelling. Rosa Wiederman to Heyman Roman. Oct 2, 1907. 10:2624. other consid and 100

Cauldwell av, No 877, w s, 37 n 161st st, 18x100, 3-sty brk dwelling. Anna C Morhard to Louisa wife Henry Ifland. Oct 1, 1907. 10:2627. nom

*Columbus av | n s, at e s Unionport road, runs e — x n 86 x s w Unionport road | — x s 61 to beginning, 2-sty frame dwelling. Isabella Beatty to John English. Mort \$8,000. Sept 27, 1907. other consid and 100

Decatur av, s s, 138.4 w 205th st, 25x112.6, 2-sty frame dwelling. James Johnstone to Geo J Seebach. Mort \$5,500. Sept 30, Oct 1, 1907. 12:3353. other consid and 100

Eastburn av, e s, 188.3 n 174th st, 50x95, vacant. The Belmont Realty & Construction Co to Eastburn Construction Co. Mort \$4,000. Aug 24, Oct 1, 1907. 11:2796. nom

*Eastchester road, e s, abt 500 s Saratoga av, 25.2x121x25x118.9.
 Bassett av, w s, 75 s Saratoga av, 25x100.
 Rhinelander av, s s, 181.6 e Eastchester road, 25x100.
 Release mort. John J Brady to Hudson P Rose Co. Sept 28, Oct 1, 1907. 300

*Eastchester road, s w cor Blondel av, 25.2x71.8x25x74.8, Westchester. Release mort. John Ritter to Salvatore Di Caprio. Sept 28, Sept 30, 1907. nom

Forest av, No 1006, e s, 71 s 165th st, 19x60, 3-sty frame tenement and store. Lorenz Pfeifer to Peter Milici. Mort \$5,000. Sept 30, Oct 1, 1907. 10:2659. other consid and 100

Forest av, e s, 71 s 165th st, a strip, runs w 2.2 to new line of av x s 19 x e 2.2 x n 19 to beginning. Henry L Morris and ano as TRUSTEES, &c, Gouverneur Morris to Lorenz Pfeifer. All title. Q C. Sept 16, Oct 1, 1907. 10:2659. 50

*Grant av, s s, 275 e Garfield st, 25x100. John De Rose to Henriette wife John De Rose. Sept 30, Oct 1, 1907. other consid and 100

Cooper Iron Works

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IRON and STEEL WORK

FOR

BUILDINGS, BRIDGES, &c.

Hoe av, e s, 200 n Jennings st, 25x100, vacant. James Sharkey to Bertha J Steinmetz. Sept 19. Oct 1, 1907. 11:2988. other consid and 100

*Hughes av, n w cor Libby st, 25x100, Throggs Neck. Westchester av, late road to Harlem, s e s, lots 17 and 18 map heirs Cornell Ferris at Westchester, 50x100.

Main st, e s, 50 n Evadna st, 25x96.1x25x95.6, Westchester. Rose Godfrey to John Godfrey husband of Rose Godfrey. Nov 22, 1902. Sept 30, 1907.

*Jefferson av, n s, 100 w Monaghan av, 25x100. Land Co A of Edenwald to Jacob and Benj Feinberg. Sept 26. Oct 3, 1907.

*Jefferson av, s s, 50 e Wilder av, 50x100. Land Co A of Edenwald to Benj and Jacob Feinberg. Sept 26. Oct 3, 1907.

Lind av, e s, 233.9 n 167th st, 35.2x91.8x20.4x90.10, vacant. Albert E Maves to John T Hewitt. Mort \$1,050. Oct 2. Oct 3, 1907. 9:2528.

*Morris Park av, s s, 150 e Adams st, 25x100, 2-sty frame dwelling. except part for Morris Park av. Emil N Sorgenfrei to Mary A Arthur. Mort \$4,500. Sept 27, 1907.

other consid and 100

*Mapes av, e s, 50 s Zulette av, 50x100, Westchester. Isadora Bell to James Elgar 2d. Q C. Sept 28. Sept 30, 1907.

*Olinville or 2d av, w s, 625 n 216th st, 25x100, Olinville. Gustave Blass to Caroline G McManus. Mort \$4,500. Oct 1. Oct 2, 1907.

*Oakes av, e s, 100 n Jefferson av, 25x100, Edenwald. Frances J Tiernan to Wm T Greenhow. Sept 17. Oct 3, 1907.

*Pilgrim av, e s, 225 s Tremont road, 25x95, Tremont terrace. Release mort. The Washington Savings Bank to Delphis Gauvin. Sept 21. Sept 30, 1907.

Park av | s w cor 179th st, 101.1 to Alden pl, x100x100x115.1, Alden pl | vacant.

Park av, w s, 131.6 s 179th st, 105.3x145x84x142.7, except part conveyed by Hillyer to Lindren by deed dated Dec 2, 1901, vacant.

Alden pl, No 692, s s, abt 125 w Park av, 17.4x86x17x84, deed reads

Plot begins 145 w Park av, and 236.9 s 179th st, runs n 84 x e 17.4 x s 86.7 x w 17 to beginning.

3-sty frame tenement.

Chas Lowe to Jacob Scheer. Mort \$19,000. Oct 2. Oct 3, 1907. 11:3028.

other consid and 100

Pelham av, No 816, s s, 13 e Lorillard st or pl, 31x102x31x101.11, 2-sty frame dwelling. Adelaide S Connelly to Mary E Broderick. Morts \$4,100. Sept 30. Oct 1, 1907. 11:3067.

other consid and 100

Prospect av, n e cor 162d st, 33.7x100, 5-sty brk tenement. The Gaines-Roberts Co to Charles Pletz. Mort \$35,000. Oct 2, 1907. 10:2690.

Prospect av, w s, 282.2 s 165th st, 70x160, 3-sty frame dwelling. Joseph Liebertz to Frederick McCarthy. Sept 30. Oct 2, 1907. 10:2678.

other consid and 100

Same property. Release dower. Anna McCarthy to Hamilton Bank of N Y City. Sept 30. Oct 2, 1907. 10:2678.

*Park av | e s, 100 s 1st st, runs s 250 x e 180 to w s White Plains av | White Plains av or Old Boston road x n e 52 x w 88 x n 200 x w 100 to beginning, Olinville. Varian Barker to Carlos P Tucker, of Westchester Co, N Y. Q C. Sept 23. Oct 2, 1907.

*Same property. Jacob C Varian INDIVID, EXR and TRUSTEE Jacob Varian to same. Mort \$200. May 14. Oct 2, 1907.

Prospect av, w s, 290 s 165th st, old line, 70x160, 3-sty frame dwelling. Release mort. Emigrant Industrial Savings Bank to Joseph Liebertz. Sept 25. Oct 2, 1907. 10:2678.

Rider av | w s, 275 n from w s College av, 50x125 to e s Mott Haven Canal pl | Canal now Canal pl. Chas F Peet to Bernard J Lenahan. Q C and correction of deed recorded July 5, 1892. Sept 6. Oct 3, 1907. 9:2340.

*Randall av, n e cor Wilder av, 50x100. Land Co C of Edenwald to Margarite McGonigle. June 28. Oct 3, 1907.

*Rhineland av, s s, 181.6 e Eastchester road, 25x100. Hudson P Rose Co to Christine Einersen. Sept 14. Sept 28, 1907.

*St Lawrence av, e s, 75 s Merrill st, 25x100. Nelson-Rodof-Levine Building Co to Bessie Nelson. Mort \$3,500. Aug 29. Sept 27, 1907.

other consid and 100

Summit av, No 913, old No 909 | w s, 208.6 s Cross st, 24.3x110.1 to Sedgwick av | e s Sedgwick av x25x116.4, except parts for avs, 3-sty brk dwelling. Merwin Realty Co to Cath E Brennan. Mort \$8,500. Sept 30. Oct 1, 1907. 9:2523.

other consid and 100

Southern Boulevard, w s, 225 n Jennings st, 100x100, vacant. FORECLOS (Sept 10, 1907). James J Dunn (ref) to Eleanor M Greacen. Oct 2, 1907. 11:2977.

Sedgwick av, No 1780, e s, abt 380 s Undercliff av, —x—, 2-sty brk dwelling. Margret J Ellis to Hannah M Kelleher. Mort \$5,000. Sept 26. Sept 28, 1907. 11:2880.

other consid and 100

Tremont av, s s, 100 w Marmion av, 50x100, vacant. James E Dougherty to Saml Schwab. Mort \$5,000. Sept 30, 1907. 11:2956.

other consid and 100

*Tremont av, n s, 62.1 e St Lawrence av, runs e 42.10 x s 18.2 to n s Tremont av x n w 46.6 to beginning. Louis Reiter et al to Frances Singer. Oct 1. Oct 2, 1907.

other consid and 100

Topping av, No 1746, e s, 175 n 174th st, 25x95, 3-sty frame tenement. Henry J Flohr to Henry Siemers Jr and Louise M D his wife tenants by entirety. Mort \$8,250. Oct 1, 1907. 11:2799.

other consid and 100

Union av, Nos 1185 and 1187, w s, 41 s 168th st, 42x91.1, 5-sty brk tenement. Samuel Makransky et al to Abraham Greenspan. Mort \$36,000. Oct 1. Oct 3, 1907. 10:2672.

other consid and 100

Union av, Nos 1185 and 1187, w s, 41 s 168th st, 42x91.1, 5-sty brk tenement. Abraham Greenspan to Louis Greenberg. Mort \$38,080. Oct 1. Oct 3, 1907. 10:2672.

other consid and 100

Union av, No 925 | s w cor 163d st, 101x45.3, 5-sty brk tenement 163d st | and store. Frederick H Marjenhoff to August Marjenhoff. Mort \$48,000. Oct 3, 1907. 10:2668.

other consid and 100

Undercliff av, w s, — n of the Park and being lots 26 and 27 parcel 40 map estate Wm B Ogden at Highbridge, 51.7x136.11x41.7x 136.10, vacant. Robert S Ament to Louise F Ament. Sept 26. Sept 27, 1907. 11:2880.

Verio av, w s, 194.6 n 233d st, runs n 50 x w 155.5 x s 48.1 x s again 6.3 x e 134.10 to beginning, vacant. John B Lazzari to Matilda Roemer. July 2. Oct 3, 1907. 12:3382.

Vyse av, No 1157, w s, 360 n 167th st, 20x100, 3-sty brk dwelling. Isidor Holtzberg to Jeremiah Donovan. Mort \$9,500. Sept 30, 1907. 10:2752.

other consid and 100

Vyse av, Nos 1145 and 1147, w s, 240 n 167th st, 40x100, two 3-sty brk dwellings. Henry Arnstein to Lydia B Koch. Morts \$19,000. Sept 20. Oct 1, 1907. 10:2752.

other consid and 100

Washington av, e s, abt 130 s 170th st, 100x120, except part for av, two 5-sty brk tenements in course of construction. James T Barry to Arthur J Barry. Mort \$12,500. Sept 30, 1907. 11:2910.

other consid and 100

Whitlock av, w s, at n w s Lafayette av, runs n 100 x w 50 x s 148.5 to Lafayette av, x e 69.7 to beginning, vacant. David Saul to Sarah Saul. Sept 21. Sept 27, 1907. 10:2732.

other consid and 100

Washington av, No 2130 | n e cor 181st st, runs n 25 x e 90.2 181st st, Nos 759 and 761 | x n 20.2 x w 20.10 x n 40.11 x e 43 x s 100 to 181st st, x w 101.11 to beginning, 3-sty frame tenement and store and two 1-sty frame stores in st. Edw F Murphy to Patrick J Daly. Mort \$10,000. Aug 29. Sept 27, 1907. 11:3049.

other consid and 100

Webster av, No 1401, w s, at the n w cor 170th st, if extended, 16.8 x90, 3-sty frame tenement. Cath D Cahill to Samuel T Munson, of Brooklyn. Mort \$—, Sept 18. Oct 1, 1907. 11:2887.

Whitlock av, w s, 145 n Lafayette av, 2.1x115.4x59.7x100, vacant. Release mort. Sarah wife of Reuben N Hershfield to Levi Hershfield. Sept 24. Sept 28, 1907. 10:2732.

Same property. Levi Hershfield to Albert Rothermel. Sept 27. Sept 28, 1907. 10:2732.

other consid and 100

Whitlock av, w s, 145 n Lafayette av, 2.1x115.4x59.7x100.

Lafayette av, n s, 69.7 w Whitlock av, 69.7x196.10x50x148.5, vacant.

Release mort. Leopold Hutter to Levi Hershfield. Sept 26. Sept 28, 1907. 10:2732.

West Farms road, n w s, abt 82 (?) n Rodman pl, and being at s cor Church lot and being lots 35 and 36 map estate Wm Crowther at West Farms, 46x100x35x103, except part for road, vacant. James C Green et al to Gertrude B Schrodt. July 8. Sept 27, 1907. 11:3016.

other consid and 100

*2d av, w s, 625 n 216th st, 25x100.3, Olinville. Release mort. John H Burt to Gustav Blass. Sept 18. Oct 3, 1907.

3d av, No 3825, w s, 45.3 s Wendover av, 20x100, 5-sty brk tenement and store. Sere Fried to Rudolph Weissker. Mort \$18,000. Oct 1. Oct 3, 1907. 11:2912.

3d av, No 3818, e s, 225 n 171st st, 25x100, 5-sty brk tenement and store. Charlotte Blum et al to Franz Hummel. Mort \$24,500. Oct 1. Oct 2, 1907. 11:2928.

other consid and 100

3d av, e s, 225 s 171st st, 50x100, vacant. Herbert Realty Co to Jacob Fleischman. Mort \$17,000 and all liens. Sept 26. Sept 27, 1907. 11:2927.

other consid and 100

*Lots 139, 140, 141, and 142 same map. Agreement that when building owned by Hannah A Sill as located on Beach av is removed said lots shall revert to Caroline E Cocks, who shall then convey to Hannah A Sill lots 250 to 253 in lieu thereof. Caroline E Cocks with Hannah A Sill. July 31. Sept 30, 1907.

other consid and 100

*Lot 541 map (No 208) of Arden property. Daisy Levy to Lydia Taylor. Sept 5. Oct 1, 1907.

other consid and 100

*Lots 14 to 17, 36, 37, 119, 120, 122, 193 to 201, 209, 210, 213, 119½, 190¼, 191¼, 192½, 193½, 194½, 195½, 196½, 197½, 198½, 199½, 200½, 201½, 209½, 210½, 211¼, 235¼, 236¼ and 237¼ map of 305 lots at Clasons Point. Willard P Beach to Clarence W Beach. All title. July 31. Sept 30, 1907.

other consid and 100

*Lots 200¼ and 201¼ same map. Hannah A Sill to same. All title. July 31. Sept 30, 1907.

other consid and 100

*Lots 13, 38, 39, 40, 49, 50, 51, 121, 123, 124, 247, 121½, 123½, 124¼, 125¼, 126¼, 127¼, 247¼ and 248¼ same map. Clarence W Beach to Willard P Beach. All title. July 31. Sept 30, 1907.

other consid and 100

*Lots 127 to 135, 133½, 134½, 135½ and 207¼ same map. Hannah A Sill to Willard P Beach. All title. July 31. Sept 30, 1907.

other consid and 100

*Lots 114, 115, 175 to 180, 131 to 135, 114¼, 180½, 179½, 178½, 177½, 176½ and 175½ same map. Caroline E Cocks to Willard P Beach. July 31. Sept 30, 1907.

other consid and 100

*Lots 10 to 13, 18, 19, 20 and 40 same map. Wooster Beach to Willard P Beach. All title. July 31. Sept 30, 1907.

other consid and 100

*Lots 21, 33, 41, 42, 43, 52, 53 and 54 same map. Willard P Beach to Wooster Beach. All title. July 31. Sept 30, 1907.

other consid and 100

*Lots 57, 58, 57½ and 58½ same map. Clarence W Beach to Caroline E Cocks. All title. July 31. Sept 30, 1907.

other consid and 100

*Lots 58, 59, 60, 61, 174, 250, 251, 57¼, 58¼, 59½, 60½, 61½, 136¼, 137¼, 250¼, 251½ and 252¼, same map. Willard J Beach to Caroline E Cocks. All title. July 31. Sept 30, 1907.

other consid and 100

*Lots 202, 203, 204, 246¼ and 245¼ same map. Clarence W Beach to Hannah A Sill. All title. July 31. Sept 30, 1907.

other consid and 100

*Lots 139 to 142, 238, 262, 142½, 205¼ and 262½ same map. Caroline E Cocks to Hannah A Sill. All title. July 31. Sept 30, 1907.

other consid and 100

*Lots 202 to 206, 243 to 246, 202½, 203¼, 243½, 244½, 245½ and 246½ same map. Willard P Beach to Hannah A Sill. All title. July 31. Sept 30, 1907.

other consid and 100

*Lots 136, 137, 138, 171 to 174, 250 to 261, 136½, 137½, 138½, 251¼, 252½, 253½ and 254¼, same map. Hannah A Sill to Caroline E Cocks. All title. July 31. Sept 30, 1907.

other consid and 100

*Agreement as to use of 25 ft right of way from Beach av to Clasons Point road, &c, on said map lying with the "Burnt

HECLA IRON WORKS Architectural Bronze

North 10th, 11th and 12th STREETS

AND

BROOKLYN, - - - NEW YORK IRON WORK

Jacket" district. Sub to right of Hannah A Sill to have building owned by Hannah A Sill remain as at present. Clarence W Beach with Willard P Beach et al. July 31. Sept 30, 1907. nom

*Agreement as to release easement over right of way, &c, on said map. Hannah A Sill with Willard P Beach. All title. July 31. Sept 30, 1907.

*Agreement as to division of awards for land in above district Wooster Beach 44 2-10%, Willard P Beach 27 9-10% and Clarence W Beach 27 9-10%. July 31. Sept 30, 1907.

LEASES

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

September 27, 28, 30, October 1, 2 and 3.

BOROUGH OF MANHATTAN.

Allen st, No 104. Assign lease. Robert P Pearl and Leon Haimovitz to Kalmin Goldner. Mort \$792.20. Sept 24. Sept 27, 1907. 2:416.....nom

Beaver st, No 3, all. Geo F Lockwood to Childs Co; from Oct 1, 1907, to May 1, 1928. Oct 2, 1907. 1:11.....taxes, &c, and 7,000 to 8,000

Canal st, No 193, store and basement. Karl Wilder to Joseph Dolgers Sons; 2½ years, from Oct 1, 1907. Oct 1, 1907. 1:205.....13'0"

Canal st, No 401, store, basement and two rooms 1st floor front. Chas H Kowskie to Adolf Drucker; 5 5-12 years, from Dec 1, 1906. Sept 27, 1907. 1:227.....840

Carmine st, Nos 7 and 9, all. Cornelia K Averill to Chas R Faruolo; 10 years, from Nov 1, 1910. Sept 30, 1907. 2:589.4,400

Fulton st, No 144, s s, 161.2 e Broadway, 27.2x107.1x27.4x106.9, all. Anna S De Selding and ano to Herman Raub, of Brooklyn, and ano; 21 years, from Sept 30, 1907. Oct 2, 1907. 1:79.....taxes, &c, and 10,500 and 11,000

Goerck st, No 143, all. Samuel Berkowitz to Israel Reitman; 5 years, from Sept 1, 1907. Oct 1, 1907. 2:325.....3,250

Hudson st, No 149, s w cor Hubert st, store and cellar. Mary A Kehoe to Anna J Clahan, of Edgewater, N J; 5½ years, from Nov 1, 1907; 5 years renewal. Oct 2, 1907. 1:214.....1,200

Same property. Assign lease. Anna J Clahan to DeWitt C Flanagan and ano as TRUSTEE. Sept 27. Oct 2, 1907. 1:214.....nom

Irving pl and 16th st, barber shop in basement of Westminster Hotel. Westminster Hotel Co to Joseph Emilio; 5 years, from Jan 1, 1907. Sept 27, 1907. 3:872.....480

Lewis st, No 189. Assign lease. Kalman Goldman to Saml Rubenstein, ½ part. Aug 30. Sept 30, 1907. 2:360.....nom

Lewis st, Nos 179 to 183, store floor and basement. Louis Shulsky to William Simon; 5 years, from May 1, 1907; 5 years renewal at \$1,536. Sept 30, 1907. 2:360.....1,440

Madison st, No 286. Assign lease. Barnet Fishman to Mike Beriman et al. Sept 25. Sept 27, 1907. 1:269.....nom

McDougal st, No 8, all. Eagan & Leake to Zelick Peshkin; 4 7-12 years, from Oct 1, 1907. Sept 28, 1907. 2:504.....1,560

Morton st, No 33, 3-sty stable. Minnie L Maher to G Wm and H G Siegmann doing business as Empire Forwarding Co; 10 yrs from Oct 1, 1907. Oct 2, 1907. 2:584.....2,400

Pearl st, No 31.....

Bridge st, No 20.....

Assign lease. Charles Glintenkamp and ano to Chas A Tecklenburg. Oct 2, 1907. 1:10.....nom

Prince st, No 68. Assign lease. William Giehl to Adam Lichtenberger. All title. Sept 30, 1907. 2:496.....nom

Roosevelt st, Nos 119 to 125, s w cor Water st. Surrender lease. Chas R Faruolo to Irving I Kempner. All title. Sept 20. Oct 3, 1907. 1:108.....5,000

Thompson st, Nos 98 and 100. Release portion of lease which allows \$50 per annum for repairs to roof. Alessandro Volturo to Pasquale and Salvatore Pati. Sept 23. Sept 27, 1907. 2:502.....nom

Wall st, Nos 87 and 89. Assign lease and contract for sale. S P McConnell to W K Aston. ½ part. All title. June 21. Oct 3, 1907. 1:31.....nom

Wall st, Nos 87 and 89. Assign lease. Wm K Aston to John G Agar. Sept 20. Oct 3, 1907. 1:31.....other consid and 100

West st, No 305, e s, all. Frederick Carell to Wm J Ruesch; 5 years, from Mar 1, 1903. Rerecorded from Oct 19, 1904. Oct 1, 1907. 2:596.....2,300

Same property. Consent to assign lease. Same to same. June 25, 1902. Oct 1, 1907. 2:596.....

Same property. Assign lease. Wm J Ruesch to John Cossen. Apr 30, 1903. Oct 1, 1907. 2:596.....nom

Same property. Assign lease. John Cossen to Nathan Mitchell and Benjamin Silberstein. All title. Sept 21, 1907. Oct 1, 1907. 2:596.....nom

Same property. Jos E Goldberg and Louis Kramer to John Cossen. 4 11-12 years, from Mar 1, 1908. Rerecorded from Mar 26, 1907. Oct 1, 1907. 2:596.....2,600

Same property. Assign lease. John Cossen to Nathan Mitchell and Benjamin Silberstein. Sept 21, 1907. Oct 1, 1907. 2:593.....nom

2d st, No 103, store and basement. C Franck to Joseph Staudt; 4 9-12 years, from Aug 1, 1907. Oct 1, 1907. 2:429.....660

6th st, No 410 East. Surrender lease. Geo Muller et al to Jos L Buttenwieser. Sept 28. Oct 1, 1907. 2:433.....nom

6th st, No 612 East. Surrender lease. Geo Muller et al to Jos L Buttenwieser. Sept 28. Oct 1, 1907. 2:433.....nom

6th st, No 427 East, all. Hyman Simonowitz and ano to Abraham Samber; 3 years, from Feb 1, 1907. Oct 2, 1907. 2:434.2,972

Same property. Assign lease. Abraham Samber to Joseph Perl-binder. May 7. Oct 2, 1907. 2:434.....632.84

6th st, No 410 East, basement. Joseph L Buttenwieser to George Muller et al; 4 11-12 years, from Oct 1, 1907. Oct 2, 1907. 2:433.....600

6th st, No 412 East, basement. Joseph L Buttenwieser to George Muller et al; 5 years, from Sept 1, 1907. Oct 2, 1907. 2:433.....600 and 720

9th st, No 20, s s, 97.5 w University pl, 25x93.11. TRUSTEES of Sailors Snug Harbor, N Y, to Nettie Ettlinger; 21 years, from May 1, 1897; with 21 years, renewal. Sept 27, 1907. 2:566.....taxes, &c, and 875

Same property. Assign lease. Benj B Ettlinger to Joseph Ettlinger. All title. Sept 26. Sept 27, 1907. 2:566.....1,111.11

11th st, No 344 West, s e cor Washington st, store and floor above. Patrick Anderson to Peter McMahon; 5 5-12 years and 15 days, from Nov 16, 1907. Oct 3, 1907. 2:633.....1,560

Same property. Assign lease. Peter McMahon to Michael T Browne. Sept 28. Oct 3, 1907. 2:633.....nom

Same property. Assign lease. Michael T Browne to Arthur Jost. Sept 28. Oct 3, 1907. 2:633.....nom

13th st, No 612 East, all. Samuel Gold to Salvatora Mistretta; 3 years, from Oct 1, 1907. Oct 2, 1907. 2:395.....3,000

14th st, No 52 West, all. Surrender lease. Peter A Minakaki to Robert S Smith. All title. Sept 27. Sept 28, 1907. 2:577.....4,000

17th st, No 29 West, store and basement. Garfield Building Co to David Deutsch and Morris Tiras; 10 years, from Sept 1, 1907. Sept 28, 1907. 3:819.....2,600 to 3,600

18th st, No 110 West. Assign lease. George Smith to Stella Joyce. Sept 25. Oct 1, 1907. 3:793.....nom

20th st, Nos 231 to 235, n e s, 200 n w 2d av, 70x92, the lots. Hamilton Fish Corporation to Edward Kates; 21 years, from Nov 1, 1907. Oct 2, 1907. 3:901.....taxes, &c, and 3,250

20th st, Nos 129 to 133 West, 3d floor. Edw A Hall to Joseph Samuels & Co; 5½ years, from Aug 1, 1906; 5 years renewal. Sept 30, 1907. 3:796.....2,600

Same property, 2d floor. Same to same; 5 years, from Feb 1, 1907; 5 years renewal. Sept 30, 1907. 3:796.....2,600

24th st, No 103 West. Cancellation of lease. William Britton with Wm E F Behrens. Sept 24. Sept 30, 1907.....3,800

29th st, No 407, East, all. Pasquale Pati and ano to Teresa Vel-lone; 5 years, from Oct 1, 1907. Sept 27, 1907. 3:961.....1,800

29th st, No 409 East, all. Pasquale Pati and ano to Teresa Vel-lone; 5 years, from Oct 1, 1907. Sept 27, 1907. 3:961.....1,800

35th st, No 256 West, all. Laurence Curnen to John and Hermann Ewers; 3½ years, from Oct 1, 1907. Sept 27, 1907. 3:784.....2,000

38th st, Nos 108 and 110, s s, 120 w 6th av, 40x98.9, all. Charles A Cowen & Co to Julius Conn; 10 years, from Oct 1, 1907. Oct 2, 1907. 3:813.....taxes, &c, and \$12,000 to 15,000

39th st, No 59 West all. Mary A Smith and ano to Solomon 6th av, Nos 680 to 688| May 5 years, from May 1, 1907. Oct 1, 1907. 3:841.....18,000

Same property. Agreement as to covenants in above lease. Same with same. Oct - Oct 1, 1907. 3:841.....

40th st, No 147 West, store and basement. John F Olive to Louis Buchler et al; 4 1-12 years, from Oct 1, 1907. Oct 2, 1907. 4:993.....1,900

Same property. 3 floors above store. Same to same; 4 1-2 yrs. from Oct 1, 1907. Oct 2, 1907. 4:993.....2,200 and 2,400

Same property. Cancellation of lease recorded Dec 12, 1904. John F Olive with Louis Buchler. Sept 25. Oct 2, 1907. 4:993.....nom

42d st, No 308 West, store, &c. Josephine F Brown to Edw A Sheehan; 5 years, from Oct 1, 1907. Oct 2, 1907. 4:1032.1,800

47th st, No 554 West, west store, &c. Frederick Gebien to Henry Claassen; 5 years, from May 1, 1907. Sept 30, 1907. 4:1075.....240

52d st, No 414 West, all. Emma B Matthauss to D Kempner & Son; 5 years, from Oct 1, 1907. Sept 30, 1907. 4:1061.....2,550

53d st, No 221 East, 3-sty brk dwelling. Kurt Tschippke to Henry Abeles; 9 7-12 years, from Oct 1, 1907. Oct 3, 1907. 5:1327.....800

67th st, No 27 West, apartment on 3d floor. The Sixty-Seventh Street Studio Building Assoc to Helen A Russell; 1 year, from Oct 1, 1907, with renewals. Oct 1, 1907. 4:1120.....nom

Same property. Assign lease. Helen A wife Walter Russell to Emilie B Risley, of Brielle, N J. Sept 19. Oct 1, 1907. 4:1120.....nom

69th st, Nos 311 and 313 West. Subordination of lease to mort for \$22,000. Lily Reismann and Wm Goodman EXRS and TRUSTEES Maximilian M Reismann and Emanuel Kapelsohn with Mayer Katzenberg. June 12. Sept 27, 1907. 4:1181.....nom

71st st, No 421 East, west store. Frank Lier to Joseph Kuchar; 3 years, from Mar 1, 1907. Sept 27, 1907. 5:1466.....216

75th st, No 442 East. Surrender lease. Samuel Pincus to Abraham Orently. All title. Sept 27, 1907. 5:1469.....nom

75th st, No 339 East, east store. Jacob Ungar to Konrad Troller; 5 years, from Oct 1, 1907. Oct 2, 1907. 5:1450.....480

92d st, Nos 12 and 14 West, all. Isaac V Brokaw to Carl Fischer-Hansen; 1 year, from Sept 1, 1907; 4 years renewal. Sept 28, 1907. 4:1205.....taxes, &c, and 5,865

99th st, Nos 226 and 228 East, all. Samuel Berkowitz to Israel Reitman; 5 years, from Sept 1, 1907. Oct 1, 1907. 6:1648.3,800

109th st, No 54 East, east ½ of store, &c.....

Madison av, No 1631, west 3d flat.....

Rosalie Goldberg to Charles Rosenthal; 3 years, from May 1, 1910; 2 years renewal. Sept 30, 1907. 6:1614.....768

111th st, Nos 152 and 154 East, s e cor Lexington av, 2d store from cor. Moses A Abramowitsch to Paulina Usoskin; 2 yrs. from May 1, 1907. Oct 1, 1907. 6:1638.....420 and 480

112th st, No 535 West, all. The University Construction Co to John Lankenau; 5 years, from Oct 1, 1907. Oct 1, 1907. 7:1884.....8,400

Same property. Consent to assign lease. Same to same. Sept 30. Oct 1, 1907. 7:1884.....

Same property. Assign lease. John Lankenau to Galan Co. Sept 30. Oct 1, 1907. 7:1884.....nom

112th st, Nos 254 and 256 West, all. Ella Gitskey to Aurile Bor-riss; 5 years, from Feb 1, 1907. Oct 3, 1907. 7:1827.....5,000

THE GEORGE A. JUST COMPANY

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

IRONWORK FOR BUILDINGS

116th st, Nos 553 and 555 East, 1st and 2d lofts. F Bronson Monell to Empire State Engineering Co; 5 years, from May 1, 1905. Sept 27, 1907. 6:1715.3,200
 Same property. Assign lease. Empire State Engineering Co to Fire and Water-Proof Specialty Co. Sept 26, 1907. Sept 27, 1907. 6:1715.nom
 Same property. Consent to assign lease by F B Monell. Sept 26. Sept 27, 1907. 6:1715.nom
 117th st, Nos 442 and 444 East, all. Simon Bucheister to Anthony Meraglino; 5 years, from Oct 1, 1907. Oct 3, 1907. 6:1710.3,600 to 3,900
 118th st, Nos 537 and 539 East. Surrender of lease and general release. Benne Joseph to Max M Pullman. All title. Sept 9. Oct 2, 1907. 6:1815.nom
 128th st, No 102 East. Surrender lease. Tony Somma to Leontine A Marx. Sept 30. Oct 1, 1907. 6:1776.nom
 Amsterdam av, Nos 502 and 504, north store and 2 basements. Pincus Lowenfeld and ano to Louis Bloch; 5 years, from Sept 1, 1907. Oct 1, 1907. 4:1232.1,680
 Amsterdam av, Nos 880 and 882.
 103d st, No 203 West.
 Assign lease. Fredk J Williams to Frank N Lord, Jr. Oct 1, 1907. Oct 2, 1907. 7:1875.nom
 Same property. Assign lease. John P Williams to Fredk J Williams. Oct 4, 1905. Oct 2, 1907. 7:1875.nom
 Amsterdam av, w s, extending from Manhattan st to 126th st, store floor of the court building. Agreement modifying terms of lease. Cath G Burke and ano TRUSTEES estate Francis P Burke with N Y Produce Exchange Bank. Sept 30. Oct 2, 1907. 7:1981.nom
 Bowery, No 241, all. Jonas Hess to James Donovan; 5 years, from July 1, 1907. Sept 30, 1907. 2:426.2,500
 Bowery, No 295, all. Romeo H Schile to Chas R Faruolo; 7 11-12 years, from Oct 1, 1907. Sept 30, 1907. 2:456.2,600
 Broadway, No 825, w s, bet 12th and 13th sts, store and basement. P W Engs & Sons to Samuel May; 7 8-12 years, from Sept 1, 1907. Sept 30, 1907. 2:564.3,500 to 4,500
 Broadway, No 3496, s e cor 143d st, 2d store from 143d st. C M Silverman & Son to John G Kloes; 5 years, from Oct 1, 1907. Sept 27, 1907. 7:2074.1,200 and 1300
 Columbus av, No 747, n 1/2 of store and basement. Louis Uthoff to John M Capurro; 5 years, from Oct 1, 1907. Sept 28, 1907. 7:1832.1,020
 East End av, No 75 (Av B), s w cor 83d st, store and basement. Leander M Hammer to Mathias Muller; 6 5-12 years, from Aug 1, 1907. Oct 1, 1907. 5:1589.780 to 972
 Lenox av, No 490, two stores and basements. John H Henshaw to Graziano Campione; 2 7-12 years, from Oct 1, 1907. Oct 1, 1907. 6:1732.1,440
 Manhattan av, s e cor 109th st. Assign lease. James Darrrough et al to Patrick Barry. Sept 26. Sept 30, 1907. 7:1844.nom
 Old Broadway, No 2345, cellar and 1st and 2d floors. Hannah E Egan to Jane Whalen; 5 years, from Aug 15, 1907; 5 year renewal at \$720. Sept 27, 1907. 7:1984.60
 Park av, No 1875. Assign lease. Gustav W Mussig to Peter Reynolds. Mort \$5,000. Sept 27. Sept 30, 1907. 6:1776.nom
 St Nicholas av, No 1386, store. Max Hirshfeld to Henry Saul; 7 years, from Nov 1, 1907. Oct 1, 1907. 8:2153.1,200 to 1,400
 West End av, No 161, n w cor 67th st, store, &c. Daniel Meenan to John and Patrick Mullen; 10 years, from Oct 1, 1907. Oct 2, 1907. 4:1179.2,000
 West End av, No 54. Assign lease. Edward Grausgrove to Geo H Lyons. Sept 24, 1907. Oct 1, 1907. 4:1153.nom
 1st av, No 2211. Bill of sale, lease, &c. Angelo Greco to Olinario Iaccino. 1/2 part. Feb 21, 1906. Oct 2, 1907. 6:1686.400
 2d av, No 561. Bill of sale, lease, &c. Allen A Irvine, auctioneer, to James H Quinn. All title. Oct 2. Oct 3, 1907. 3:911.nom
 2d av, No 151, e s, 46 n 15th st, 19x60, the lot. Augustus Van Horne Stuyvesant to Simon Hansen; 21 years, from Aug 1, 1907. Oct 2, 1907. 3:897.taxes, &c, and 1,000
 3d av, No 153, e s, 65 n 15th st, 19x60, the lot. Augustus Van Horne Stuyvesant to Simon Hansen; 21 years, from Aug 1, 1907. Oct 2, 1907. 3:897.taxes, &c, and 1,000
 6th av, No 680, all. Solomon May to John Heise; 4 7-12 years, from Oct 1, 1907. Oct 1, 1907. 3:841.7,000
 7th av, Nos 291 and 293. Surrender lease. Bernard Crystal to Wm R Robbins. All title. Sept 30. Oct 2, 1907. 3:802.nom
 7th av, Nos 776 to 780, easterly portion of store on 1st floor. A Maynard Lyon to Harper Richardson; 5 years, from Oct 1, 1907. Sept 30, 1907. 4:1022.4,200 and 4,800
 8th av, No 239, all. Saml W Whittemore EXR Mary L Clements to Julius J Nockin and Geo J Nockin, Jr, firm Geo Nockins Sons; 5 years, from Oct 1, 1907. Sept 27, 1907. 3:746.1,800
 8th av, No 2111, n w cor 114th st, ground floor and cellar. Bartholomew M O'Connor to Francis O'Neill; 14 7-12 years, from Oct 1, 1907. Sept 27, 1907. 7:1848.2,500 to 3,000
 8th av, No 366. Assign lease, acceptance of and extension of same. William Miller to Joe Seldin. All title. Sept 30, 1907. Oct 1, 1907. 3:778.nom
 Same property. Consent to assignment of lease and extension of same. Henry B Crawford to same. Sept 30. Oct 1, 1907. 3:778.
 10th av, No 472, north store, &c. Rudolph Federroll to Isidor and Morris Feinstein; 3 years, from May 1, 1907. Oct 1, 1907. 3:734.510

BOROUGH OF THE BRONX.

Freeman st, s e cor Simpson st, corner store, &c. Harris Ratner to Peter A Petkovich and John J Tomitch; 5 years, from Oct 1, 1907. Sept 27, 1907. 11:2975.1,200 to 1,380
 Mt Hope pl, No 62, all. Martha F Mazzetti to Charlotte J Henning; from Sept 28, 1907, to May 1, 1910. Oct 1, 1907. 11:2827.420
 138th st, No 585 East, store, &c. Wm Collier to Emil Rohman; 5 years, from Oct 15, 1907. Oct 3, 1907. 10:2551.480 to 600
 160th st, No 974 East, store, bake shop and 8 rooms. Max and Harry Jackson to William Rosenberg; 2 1-12 years, from Dec 1, 1906; 3 years renewal. Oct 3, 1907. 10:2666.1,260

170th st, No 1141 East, all.
 Wilkins av, Nos 1452 to 1456, all.
 The Wilkins Realty Co to Chas F Mehlretter and G Karges; 3 years, from Aug 1, 1907. Sept 27, 1907. 11:2966.9,000
 Alexander av, No 143. Assign lease. Henry Wagner to Wm Manley. Sept 28. Sept 30, 1907. 9:2310.nom
 Bailey av, No 2896, store. Martha Roman to James Hughes; 5 years, from Oct 1, 1907. Oct 2, 1907. 12:3260.900 and 1,200
 Bassford av, No 2308, all. Mark Aaron to Friend H Gregory; 5 years, from Oct 1, 1907. Sept 27, 1907. 11:3053.420
 Cypress av, n w cor 141st st, store, &c. Marie Mangels to Anthony Fenninger; 5 8-12 years, from Sept 1, 1907. Oct 1, 1907. 10:2554.1,080 and 1,320
 Same property. Assign lease. Anthony Fenninger to The Ebling Brewing Co. Sept 24. Oct 1, 1907. 10:2554.nom
 College av, No 480 | n e cor, two 6-sty buildings. Assign lease. 146th st, No 331 East | Vincenzo Occhipinti and ano to Sebastiane Di Palermo and ano; 3 3-12 years, from Oct 1, 1907. Oct 3, 1907. 9:2329.3 333.34
 *Gleason av (12th st), n s, 105 w Havemeyer av (Av B), 37.6x 108, Unionport, all. Helen Assemann2 to Gustave Hubert; 1 year, from Sept 1, 1907. Oct 2, 1907.300
 *Morris Park av, n s, 25 e Cruger av, being lot 215 map Bronx View Park. Joseph Gamache to Sol Berlinger; 5 2-12 years, from Nov 1, 1907, with 5 years renewal at \$1,920. Oct 1, 1907.900 to 1,800
 Park av, No 2650, store, &c. Mally Retman to the Globe Fire-Proof Door & Sash Co; 3 years, from Sept 10, 1907. Oct 2, 1907. 9:2340.900
 Park av, Nos 4121 to 4125, store floor about 110x75. Vehicle Realty Co to Montague J Pike; 2 years, from Oct 1, 1907. Oct 3, 1907. 11:2900.2,500 and 2,800
 St Anns av, No 169, bill of sale, assign lease, &c. Mark Trautfield auctioneer to Wm T L Banks. Sept 27. Oct 2, 1907. 9:2263.500
 Same property. Bill of sale, assign lease, &c. Wm T L Banks to Charles Reutler and ano. All title. Sept 27. Oct 2, 1907. 9:2263.nom
 Tremont av, No 473, 2d floor. Frank A Ladonceur to Marie Grissler; 3 years, from May 1, 1907. Sept 28, 1907. 11:3043.300
 Washington av, No 1570, s e cor Wendover av. Assign lease. Celia Rosenhain ADMRX Herman Rosenhain to Julius Rosenhain. Sept 30. Oct 2, 1907. 11:2912.nom
 Same property. Assign lease. Julius Rosenhain to Wilhelm Deitzel. Sept 30. Oct 2, 1907. 11:2912.nom
 Westchester av, No 748, store, &c. Bella Kaufmann to John F Bopp; 3 years, from Sept 1, 1907. Oct 1, 1907. 9:2276.600 to 840
 Willis av, s e cor 145th st, south store. Wm Oppenheim and ano to Salvatore Patti; 5 years, from Oct 15, 1907. Sept 30, 1907. 9:2306.660 and 720

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 27, 28, 30, October 1, 2 and 3.

BOROUGH OF MANHATTAN.

Anso Co to EMPIRE TRUST CO as trustee. Consent to mort or deed of trust for \$500,000. Sept 24. Oct 1, 1907. Misc. —
 Arnstein, Henry to Lydia B Koch. 153d st, No 534 West. Assignment of rents. Sept 20. Sept 30, 1907. 7:2084.nom
 Atlantic Realty Co to Jessie C McBride. St Nicholas av, e s, 50 n 178th st, 100x100. Sept 26, 3 years, 5%. Sept 27, 1907. 8:2153.30,000
 Same to same. Same property. Certificate as to above mort. Sept 26. Sept 27, 1907. 8:2153.
 Adelstein, Hyman and Abram Avrutine to TRUST CO OF AMERICA. Madison st, Nos 76 to 80, s e cor Catharine st, No 43, runs e 122 x s 46.11 x w 54.6 x n 27.6 x w 66.1 to Catharine st, x n 18.11 to beginning. Oct 2, 1907. 3 years, 5%. 1:276.65,000
 Ager, Emerence K, of Brooklyn, N Y, to Eliz Fogerty. 5th av, No 2156, w s, 18 s 132d st, 17x75. P M. Sept 30, 5 years, 5 1/2%. Oct 2, 1907. 6:1729.4,000
 Bohling, Cord to Hermann H F Vocke. Hudson st, Nos 434 and 436, s e cor Morton st, Nos 68 and 70, 45x80. P M. Oct 1, 5 years, 5%. Oct 2, 1907. 2:583.57,000
 Bishop, Sigmond to Sophie Bishop. 7th av, No 2532, w s, 53.6 s 147th st, 27x100. Aug 20, due, &c, as per bond. Oct 3, 1907. 7:2032.20,000
 Burnham, Herbert D to Susan A Hudson. 131st st, No 73, n s, 101.8 e Lenox av, as widened, 16.8x99.11. P M. Sept 27, 3 years, 5%. Sept 28, 1907. 6:1729.11,000
 Bank, Bertha to Herman Heinemann. 85th st, No 323, n s, 30 e 2d av, 25x102.2. Prior mort \$20,400. 2 years, 6%. Sept 27, 1907. 5:148.2,500
 Bamberger, Emanuel and Julius S Stern to Louis Sachs et al exrs Saml Sachs. 22d st, No 33, s s, 349 e 6th av, 23x98.9. 3 yrs; 4 1/2%. Sept 30, 1907. 3:823.50,000

NON-CRAZING TILE

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

Brecher, Joseph to Bernat Springer. 13th st, No 327, n s, 332 e 2d av, 23x103.3. P M. Prior mort \$15,000. Aug 19, due Sept 15, 1909, 6%. Sept 30, 1907. 2:455. 2,000

Barnes, Hannah E wife of and Henry B to MUTUAL LIFE INS CO of N Y. 45th st, No 12, s s, 225 e 5th av, 20x100.5. Due, &c, as per bond. Sept 30, 1907. 5:1279. 50,000

Barry, Patrick to Geo Ehret. Manhattan av, s e cor 109th st. Sallow lease. Sept 26, demand, 6%. Sept 30, 1907. 7:1884. 3,000

Breithaupt, Gustav, of N Y, and Wm Breithaupt, of Weehakwen, N J, to Thomas Edwards. 3d av, Nos 649 and 651, e s, 49.4 s 42d st, runs s 49.4 x s e 105 x n e 20.11 x n 52.6 x n w 60.6 to beginning. P M. Prior mort \$50,000. Sept 24, 3 years, 5%. Oct 1, 1907. 5:1315. 22,000

Same to GERMAN SAVINGS BANK, N Y. Same property. P M. Sept 27, 3 years, 5%. Oct 1, 1907. 5:1315. 50,000

Cashman, Samuel to Morris Kaplan. 7th st, No 94, s s, 91.6 e 1st av, 21.5x90.10. P M. Prior mort \$19,000. Oct 1, 1907. 5 years, 6%. 2:434. 7,250

Condict, Mary N, of East Orange, N J, to Henry DeF Weekes. 21st st, No 125, n s, 281.3 w 6th av, 18.9x98.9. 1 year, 6%. Sept 30, 1907. 3:797. 1,500

Coventry, Eva to Thomas Thacher. 77th st, No 164, s s, 158 e Amsterdam av, 21x102.2. P M. Prior mort \$18,500. Sept 28, due, &c, as per bond. Sept 30, 1907. 4:1148. 5,000

Coutts, Geo H with Domenico Alvino and Geo Rubino. Downing st, No 31, n s, 25 e Bedford st, 25x90. Extension mort. Sept 30, 1907. 2:527. nom

Cushman, Vera S to Michael S Herzog. 95th st, No 26, s s, 65.9 w Madison av, 16x100.8. P M. Sept 26, 3 years, 5½%. Sept 27, 1907. 5:1506. 20,000

Cohn, Rebecca widow to Hermine Schmidt and Annie Smith. 7th av, No 70, w s, 66 s 15th st, 22x100. July 6, 3 years, 5%. Sept 27, 1907. 3:764. 16,000

Colombo, Angela and Luigi Rapuzzi to Edith B H Kinkead and ano trustees Adolphus Hamilton. Broome st, Nos 529 to 533, s e cor Sullivan st, Nos 51 to 55, runs s 63 x e 70 x n 31 x e 2 x n 32 x w 72 to beginning. P M. Sept 26, due, &c, as per bond. Sept 28, 1907. 2:476. 70,000

Colombo, Angela and Luigi Rapuzzi to Charles Zerbarini. Broome st, Nos 529 to 533, s e cor Sullivan st, Nos 51 to 55, runs s 63 x e 70 x n 31 x w 70 to Sullivan st, x n 63 to beginning. P M. Prior mort \$95,500. Sept 26, 1 year, 6%. Sept 28, 1907. 2:476. 3,000

Colombo, Angela and Luigi Rapuzzi to Rosehill Realty Corporation. Broome st, Nos 529 to 533, s e cor Sullivan st, Nos 51 to 55, runs s 63 x e 70 x n 31 x e 2 x n 32 to Broome st, x w 72 to beginning. P M. Prior mort \$70,000. Sept 26, 5 years, 6%. Sept 27, 1907. 2:476. 25,500

Cohen, Barnett to Jacob Brand and ano TRUSTEES Amelia Harris. 37th st, No 350, s s, 125 e 9th av, 25x98.9. P M. Equal lien with 2 mortg, one for \$1,800 and the other for \$2,100. Oct 1, 3 years, 6%. Oct 3, 1907. 3:760. 2,100

Same to same. Same property. P M. Equal lien with 2 mortg, one for \$1,800 and the other for \$2,100. Oct 1, 3 years, 6%. Oct 3, 1907. 3:760. 2,100

Same to same. Same property. P M. Equal lien with 2 mortg of \$2,100 each. Oct 1, 3 years, 6%. Oct 3, 1907. 3:760. 1,800

Delafield, John R to FARMERS LOAN AND TRUST CO. 79th st, No 17, n s, 226 e 5th av, 18x102.2. Sept 30, 3 years, —%. Oct 2, 1907. 5:1491. 30,000

Davis, Joseph H to John A Philbrick & Bro, a corpora. 122d st, No 512, s s, 200 w Amsterdam av, 50x95.11. Sept 26, due, &c, as per bond. Sept 28, 1907. 7:1976. 12,500

Deutsch, Fannie to Emanuel Schleissner. Pitt st, No 62, e s, 150 s Rivington st, 25x100. Prior mort \$25,000. 2 years, 6%. Sept 27, 1907. 2:338. 2,400

Dietz, James E to Empire State Surety Co. 112th st, No 209, n s, 140 e 3d av, 20x100.11. Prior mort \$4,000. May 1, due, &c, as per bond. Sept 27, 1907. 6:1662. 2,000

Deutsch, Lippman and Harry Wasserman, of Brooklyn, to Emanuel Schleissner. 3d av, Nos 744 and 746, w s, 50.5 n 46th st. 50x100. Leasehold. All title. Given as additional security to same loan of \$2,400 on No 62 Pitt st. Due, &c, as per bond. Sept 27, 1907. 5:1301. 2,400

Doelger, Peter with GERMAN SAVINGS BANK, N Y. Amsterdam av, No 440, n w cor 81st st, No 201, 27.2x100. Agreement modifying terms of mort. Sept 30, 1907. 4:1229. nom

Danenberg, Ury, and Isaac and Samuel Untermyer trustees Isaac Danenberg with Karl Shapiro. Rivington st, No 242. Extension mort. Sept 20, Oct 1, 1907. 2:339. nom

Deutsch Amerikanische Schuetzen Gesellschaft (German-American Shooters Society) with BOWERY SAVINGS BANK. St Marks pl, No 12 (8th st). Extension mort. Aug 13, Oct 1, 1907. 2:463. nom

Dillon, Joseph to EMIGRANT INDUSTRIAL SAVINGS BANK. 71st st, No 218, s s, 229 w Amsterdam av, 17x100.5. Oct 1, 1907, 3 years, 4½%. 4:1162. 14,000

Eagleton, Eliza to Ezekiel Fixman. 65th st, No 164, s s, 192 e Amsterdam av, 18x100.5. Prior mort \$18,000. Oct 1, 1907, 3 years, 6%. 4:1163. 3,000

Epstein, Simon to Hyman D Baker and ano. 136th st, No 44, s s, 138.9 e Lenox av, 38.9x99.11; 136th st, No 42, s s, 177.6 e Lenox av, 38.9x99.11. Sept 30, due Oct 1, 1908, 6%. Oct 1, 1907. 6:1733. 6,000

EMIGRANT INDUST SAVINGS BANK with Walter Brooks and Yorkville Realty Co. 34th st, No 215 to 221 West. Extension mort. Sept 26, Sept 30, 1907. 3:784. nom

EMIGRANT INDUST SAVINGS BANK with Aaron Coleman. 133d st, No 142 West. Extension mort. Sept 27. Sept 30, 1907. 7:1917. nom

Eggers, John with Rector, &c, of the Church of the Ascension in N Y. Amsterdam av, No 755. Extension mort. Aug 5. Sept 27, 1907. 7:1851. nom

EQUITABLE LIFE ASSUR SOC of the U S with Saml McMillan. West End av, w s, 50.11 n 97th st, 75.3x100. Extension mort. Sept 12. Sept 28, 1907. 7:1887. nom

EQUITABLE LIFE ASSUR SOC of the U S with Broad & Beaver St Co. Broad st, Nos 61 to 69, s e cor Beaver st, Nos 32 to 46, runs s 99.8 x e 100 x s 0.6 x e 26.8 x n 7 x e 11.6 x n 10.3 x e 67.3 x s 30.8 x e 37.7 x s 39.10 to n s South William st, No 8, x e 25.6 x n 63.10 x w 10.6 x n 59.11 to s s Beaver st, x w 211.1 to beginning. Extension mort. Sept 12. Sept 28, 1907. 1:29. nom

EQUITABLE LIFE ASSUR SOC of the U S with Bessie Kittenplan. 136th st, No 220 West. Extension mort. Sept 12. Sept 28, 1907. 7:1941. nom

EQUITABLE LIFE ASSUR SOC of the U S with Ray W Sundelman. 104th st, No 6 West. Extension mort. June 1. Sept 28, 1907. 7:1839. nom

EQUITABLE LIFE ASSUR SOC of the U S with Louis B Seligman. 78th st, No 105 West. Extension mort. Aug 7. Sept 28, 1907. 4:1150. nom

EQUITABLE LIFE ASSUR SOC of the U S with Emanuel H Schwartz. 78th st, No 179 East. Extension mort. July 1. Sept 28, 1907. 5:1413. nom

EQUITABLE LIFE ASSUR SOC of the U S with Wm E D Stokes. 75th st, No 259 West. Extension mort. April 30. Sept 28, 1907. 4:1167. nom

EQUITABLE LIFE ASSUR SOC of the U S with Mary N Wright. 46th st, No 224 West. Extension mort. May 31, 1907. Sept 28, 1907. 4:1017. nom

EQUITABLE LIFE ASSUR SOC of the U S with Wm E D Stokes. South st, Nos 248 and 249. Extension mort. April 30. Sept 28, 1907. 1:248. nom

Everard, James with Chas Seidenweg. Av C, No 144, n e cor 9th st, No 701, 22.11x58. Extension mort. Oct 6, 1905. Oct 2, 1907. 2:379. nom

Same with same. Same property. Ratification of above agreement. Sept 28. Oct 2, 1907. 2:379. —

Egler, Frederick to Wm Lewin. 178th st, s s, 100 w Amsterdam av, 50x96x50.1x99.3. P M. 1 year, 6%. Oct 3, 1907. 8:2132. 3,500

Ellis, Saml to Irving I Kempner. Roosevelt st, Nos 119 to 125, s w cor Water st, No 319, runs s 78.5 x w 41.6 x n w 79.1 to Water st, x e 50.8 to beginning. P M. Prior mort \$17,000. Sept 20, 5 years, 6%. Oct 3, 1907. 1:108. 16,750

Fargis, Jos H to Otto H Schlobohm. 16th st, No 139, n s, 500 w 6th av, 17.4x92; 16th st, No 141, n s, 517.4 w 6th av, 17.4x92.1 x 21.1x92. P M. Oct 1, 1 year, 5%. Oct 2, 1907. 3:792. 30,000

Freehold Construction Co with American Mortgage Co. 102d st, Nos 119 and 121, n s, 227.6 e Park av, 50x½ block. Subordination agreement. Oct 1. Oct 3, 1907. 6:1630. nom

Furmann, Jacob and Abraham S Weltfisch to Barret. Goldfein. Pleasant av, Nos 437 and 439, w s, 25.11 s 123d st, 50x100. Prior mort \$42,000. Sept 26, due Mar 26, 1908, 6%. Sept 28, 1907. 6:1810. 4,000

Foote, Sherman K to Eliza Spencer widow. 103d st, No 126, s s, 350 w Columbus av, 20x100.11. P M. Prior mort \$16,000. Sept 30, due, &c, as per bond. Oct 1, 1907. 7:1857. 1,500

Foote, Sherman K to Walter S Gurnee et al trustees for Grace G Dyer and ano will Walter S Gurnee. 103d st, No 126, s s, 350 w Columbus av, 20x100.11. P M. Sept 30, 5 years, 5%. Oct 1, 1907. 7:1857. 16,000

Flint, Austin with BOWERY SAVINGS BANK. 5th av, No 418. Extension mort. Sept 24. Oct 1, 1907. 3:839. nom

Goldberg, Maurice to Jennie H Morrison. 116th st, No 129, n s, 325 w Lenox av, 25x100.11. Prior mort \$30,000. Sept 30, due Mar 1, 1908, 6%. Oct 1, 1907. 7:1901. 1,700

Same to Helen H Steele. Same property. Sept 30, 5 years, 5%. Oct 1, 1907. 7:1901. 30,000

Goldberg, Maurice to Jennie H Morrison. 116th st, No 135, n s, 317.9 e 7th av, 28.6x100.11. Prior mort \$33,000. Sept 30, due Mar 1, 1908, 6%. Oct 1, 1907. 7:1901. 2,400

Goldsmith, Bella to Isaac Stern. 137th st, No 122, s s, 275 w Lenox av, 25x99.11. P M. Prior mort \$15,000. Sept 30, due Oct 1, 1911, 6%. Oct 1, 1907. 7:1921. 10,000

Goodman, Morris, Harry Clarish and Nathan Orlans to Rebecca Orlans. Gouverneur st, No 56, s e cor Monroe st, Nos 212 and 214, 66.2x50.2x69.10x50.5. Prior mort \$51,000. 2 years, 6%. Sept 30, 1907. 1:261. 10,000

Ginsburg, Simon to Aaron Goodman. Lenox av, No 620, n e cor 141st st, Nos 75 to 79, 99.11x150. Building loan. Due April 1, 1908, 6%. Sept 27, 1907. 6:1739. 30,000

Gass, Frank to Magdalena Lohbauer. 3d av, No 1058, w s, 75.5 s 63d st, 17.11x100.1x22.11x100. All buildings on said lot. Sept 26, due Jan 1, 1909, 6%. Sept 28, 1907. 5:1397. 5,000

Goldfine (Joseph) Realty Co and John Bogart and Beckie Lacov with John Katzman. Hamilton st, Nos 14 and 16. Subordination mort. Sept 27. Sept 28, 1907. 1:253. nom

Goldstein, Sarah and Emile J Murray with Nathan Blumenthal. 4th st, Nos 310 and 312 East. Subordination mort. Oct 1. Oct 3, 1907. 2:373. nom

Goldman, Nellie to John Manheimer. 9th st, No 716, s s, 208 e Av C, 25x93.11. Prior mort \$28,800. Oct 1, due April 1, 1909, 6%. Oct 3, 1907. 2:378. 1,500

Grun, Simon to Morris Davidowitz. 11th st, No 507, n s, 95.6 e Av A, 25x103.3. Prior mort \$—-. Sept 24, installs, 6%. Oct 2, 1907. 2:405. 6,000

Goldflam, Annie to Mary C Maguire. 113th st, No 14, s s, 225 e 5th av, 18.9x100.11. Sept 30, 5 years, 5½%. Oct 2, 1907. 6:1618. 16,000

Glick, David to STATE BANK. 129th st, Nos 35 and 37, n s, 391.8 e Lenox av, 50x99.11. Sept 30, 5 months, —%. Oct 2, 1907. 6:1727. Notes. 10,000

Gildersleeve, Eliz H wife of Henry G Gildersleeve of Middlesex Co., Conn, to Percy D Adams. Nagle av, c 1, 380 s w c 1 Ellwood st, runs s e 250 x s w 50 x n w 250 to c 1 Nagle av, x n e 50 to beginning. Prior mort \$—-. Sept 25, 1 year, 6%. Oct 2, 1907. 8:2171. 1,000

Giordano, Felix, of West Hoboken, N J, to TITLE GUARANTEE AND TRUST CO. West Broadway, No 400, n w s, 67.6 s w Spring st, runs s w 22.3 to alley, x n w 59 x s w 4 x n w 16 x n e 26.3 x s e 75 to beginning. All title to alley. Sept 10, due, &c, as per bond. Oct 2, 1907. 2:488. 10,000

Gold, Michael G to Kate Sibbel. 5th av, No 1483, e s, 25.10 n 119th st, 25x91. Prior mort \$20,000. Sept 30, due Dec 22, 1910, 6%. Oct 2, 1907. 6:1746. 5,000

Glick, David to STATE BANK. 6th st, Nos 713 to 717, n s, 195.3 e Av C, 58.3x90.10. Sept 30, 10 months, —%. Oct 2, 1907. 2:376. Notes, 10,000

Goldstein, Sarah to Nathan Blumenthal. 4th st, Nos 310 and 312, s s, 102 e Av C, 44x96.2. Oct 2, 1907. 5 years, 5%. 2:373. 45,000

Hoag, Lena K wife of and Wm E to County Holding Co. 43d st, No 6, s s, 158 e 5th av, 41x100.5. Oct 2, 1907, 3 years, 5%. 5:1277. 185,000

ATLAS PORTLAND CEMENT

Is the *Standard American Brand*

30 Broad Street (Send for Pamphlet) New York

- Heydt, Herman A with Sidonia Weiss. 2d av, No 113, w s, 42.8 s 7th st, 21x98. Extension mort. Sept 30. Oct 2, 1907. 2:-462. nom
- Heydt, Helene with Sidonia Weiss. 2d av, No 113, w s, 42.8 s 7th st, 21x98. Extension mort. Sept 30. Oct 2, 1907. 2:-462. nom
- Hambrock, Frederick to GERMAN SAVINGS BANK, N Y. 94th st, Nos 52 and 54, s s, 475 w Central Park West, 50x100.8. 3 years, 5%. Oct 3, 1907. 4:1207. 50,000
- Same to Henry Eggers. Same property. Prior mort \$50,000. 3 years, 5%. Oct 3, 1907. 4:1207. 10,000
- Horwitz, Hyman to Abijah M Dederer. 146th st, Nos 514 to 524, s s, 180 w Amsterdam av, 120x99.11. Subordination mort. Sept 20. Sept 28, 1907. 7:2077. nom
- Hanemaayer, Huig and Albert W Meyer to David Taylor. Cedar st, Nos 135 and 137, n s, 90 e Washington st, runs n 53 x e 16.9 x e 19.5 x s 54 to st, x w 36.2 to beginning. Prior mort \$35,000. Sept 19, due, &c, as per bond. Sept 28, 1907. 1:54. 25,000
- Henderson, Simon to Joseph H Cohen. Jefferson st, No 48, w s, 70 s Madison st, 30x26.1. Due, &c, as per bond. Sept 27, 1907. 1:271. 6,000
- Hunterdon Realty and Construction Co to Theo C Wood. 139th st, No 52, s s, 250 e Lenox av, 50x99.11. Prior mort \$43,000. Sept 27, 3 years, 6%. Sept 30, 1907. 6:1736. 10,000
- Same to same. Same property. Certificate as to above mort. Sept 27. Sept 30, 1907. 6:1736.
- Hamilton Heights Syndicate to Louis J Frey. 3d av, No 1133, n e cor 66th st, No 201, 40.5x100. Prior mort \$70,000. 2 years, 6%. Oct 1, 1907. 5:147. 10,000
- Same to same. Same property. Certificate as to above mort. Sept 30. Oct 1, 1907. 5:1421.
- Hess, Charles to Louise Kennedy. 127th st, No 358, s s, 275 e Columbus av or Morningside av E, 25x99.11. P M. Prior mort \$21,000. Sept 30, 3 years, 6%. Oct 1, 1907. 7:1953. 2,000
- Hoquet, Robert J to BANK OF WASHINGTON HEIGHTS. 142d st, n s, 100 w Broadway, 100x99.11. Prior mort \$10,000. May 31, 1 year, 6%. Oct 1, 1907. 7:2089. 31,000
- Hyde, Wm C to Geo Geffers. 136th st, No 140, s s, 350.6 e 7th av, runs s 62 x w 0.6 x s 37.11 x e 16.8 x n 99.11 to st, x w 16.2 to beginning. Sept 30, 1 year, 6%. Oct 1, 1907. 7:1920. 2,500
- Investors & Traders Realty Co to U S TRUST CO in City N Y. 19th st, No 122, s w cor Irving pl, 25x92. June 5, due Aug 1, 1912. 5%. Oct 3, 1907. 3:874. 45,000
- Janos, Morris and Jacob to Louis I Rosenzweig and ano. 7th st, Nos 111 to 115, n s, 264 w Av A, 62.9x82.5x69.6x111.9. Sept 25, 1 year, 6%. Oct 3, 1907. 2:435. 1,500
- Jammes, Albert F to Chas L Jones guardian Frederic G Carnochan and ano. 37th st, No 4, s s, 141.6 w 5th av, 21.6x98.9. Oct 2, 3 years, 5%. Oct 3, 1907. 3:838. 70,000
- Jones, Joseph T B to Abram V Whiteinan. Chambers st, No 144, s s, abt 75 w West Broadway, 25x75. P M. Prior mort \$25,000. Oct 1, due Jan 3, 1909, 6%. Oct 2, 1907. 1:137. 30,000
- Klein, Louis to Isaac O Schiff and ano. Essex st, No 107, w s, abt 150 n Delancey st, 25x87.6. P M. Prior mort \$26,500. Oct 1, 3 years, 6%. Oct 2, 1907. 2:410. 6,250
- Kelly, Thomas to Mary Domschke. 58th st, No 243, n s, 85 w 2d av, 20x100.5. P M. Oct 1, 3 years, 5%. Oct 2, 1907. 5:-1332. 10,000
- Kleinhans or Kleinhans, Conrad to Rosa Mahon. 70th st, No 310, s s, 150.4 w West End av, 16.4x100.5. P M. Prior mort \$8,000. Oct 1, due, &c, as per bond. Oct 2, 1907. 4:1181. 4,030
- Kesting, Henry to Louise Cramer. 11th av, No 768, e s, 60.5 s 54th st, 20x72. P M. Oct 1, 5 years, 5%. Oct 2, 1907. 4:-1082. 8,000
- Katz, Jacob and Chas I Weinstein with Austin B Fletcher and ano trustees Jackson S Schultz. Waverly pl, Nos 164 and 166, s s, 40 e Grove st, 43.8x97x29x97. Subordination mort. Oct 3, 1907. 2:592. nom
- Kiernan, John to John Stanton Brewing & Malting Co. 11th av, No 666 n e cor 48th st, —x—. Saloon lease. Demand, 6%. Oct 3, 1907. 4:1077. 2,507.14
- Kaplan, Harris, of Corona, L I, and Banet Steinberg, of N Y, to Hebrew Orphan Asylum of City N Y. 102d st, No 60, s s, 151 w Park av, 30x100.11. Oct 2, 3 years, 5%. Oct 3, 1907. 6:1609. 22,000
- Same and David May with same. Same property. Subordination agreement. Oct 3, 1907. 6:1607. nom
- Keil, Eliz to Anna D Keil. 16th st, No 407, n s, 144 e 1st av, 25x92. Equal lien with mort for \$10,700. Aug 12, due Oct 10, 1910, 5%. Oct 3, 1907. 3:948. 10,700
- Same to William Keil. Same property. Equal lien with mort for \$9,800. Aug 12, due Oct 10, 1910, 5%. Oct 3, 1907. 3:948. 9,800
- Keil, Phebe L, of White Plains, N Y, to Henry W Keil. 17th st, No 428 s s, 194 w Av A, 25x92. Equal lien with mort for \$9,800. Aug 12, due Oct 10, 1910, 5%. Oct 3, 1907. 3:948. 9,800
- Same to Margareta Keil et al exrs and trustees Geo C Keil. Same property. Equal lien with mort for \$10,700. Aug 12, due Oct 10, 1910, 5%. Oct 3, 1907. 3:948. 10,700
- Kee, David C and Martha Beck to Manhattan Mortgage Co. 171st st, n s, 100 e Audubon av, 57.6x95. Oct 2, due Dec 2, 1907, 6%. Oct 3, 1907. 8:2128. 4,000
- Kramer, Saml to Edw J Thompson. 84th st, No 122, s s, 370 w Columbus av, 30x102.2. Prior mort \$33,000. Sept 30, 3 years, 6%. Oct 3, 1907. 4:1214. 8,500
- Kelly, Wm J to G Clifford C Goodwin. Hamilton pl, No 107, s e s, 22.10 s 142d st, 15.9x55.9x14.6x48.8. P M. Sept 23, due Jan 1, 1911, 5%. Oct 3, 1907. 7:2073. 2,250
- Kresner, Lewis to Morris Denbosky. Thompson st, No 168, e s, 80 n Houston st, 18x75x17.8x75. P M. Sept 30, 2 years, 5½%. Oct 1, 1907. 2:525. 7,000
- Kellogg, Gertrude E wife of John K to GREENWICH SAVINGS BANK. 16th st, No 134, s s, 177.5 e Irving pl, 25x103.3. 1 year, 5%. Oct 1, 1907. 3:871. 4,000
- Kidder, Susan M to Fanny C K Marshall extrs, &c, Jacob P Marshall. Mott st, No 30, e s, 80.9 s w Pell st, 24x95x24.2x94.8. Sept 28, 3 years, 5%. Sept 30, 1907. 1:162. 9,000
- Kleinman, Morris to Barnet Feinberg. 117th st, No 107, n s, 115 w Lenox av, 20x100.11. P M. Prior mort \$15,000. Due Mar 30, 1910, 6%. Sept 30, 1907. 7:1902. 4,500
- Kaulbach, Edna M, Ray M and May M heirs Susan L Kaulbach decd and Jas N Kaulbach with Lawyers Mortgage Co. 87th st, No 542 East. Extension mort. Sept 21. Sept 27, 1907. 5:1583. nom
- London, Albert and Moses S Shill to Robert McGill. Riverside Drive, n e cor 127th st, runs n w 161.6 x n e 141.11 x s e 91.7 x s 30.1 x s w 28 x s 146.11 to n s 127th st, x w 100 to beginning; Riverside Drive, n e s, 193.10 s e on curve from 129th st, 50x92.1x51.7x79.3; 129th st, s s, 125 e Riverside Drive, 50x115 x53.10x95. Sept 3, due Jan 1, 1908, 6%. Oct 1, 1907. 7:1995. 32,908.56
- Lewis, Eugene to TITLE INSURANCE CO of N Y. 71st st, No 333, n s, 307 w West End av, 15x102.2. Oct 1, 3 years, 5%. Oct 2, 1907. 4:1183. 14,000
- Lorch Emilie to Mary Els. 113th st, No 14, s s, 225 e 5th av, 18.9x100.11. Prior mort \$16,000. Sept 30, 3 years, 6%. Oct 2, 1907. 6:1618. 2,500
- Lever, Victor A to Rosalie Goldberg. Madison av, No 1631, s e cor 109th st, Nos 52 and 54, 25.6x95. P M. Prior mort \$—. Oct 1, 3 years, 6%. Oct 2, 1907. 6:1614. 10,000
- Lipman, Saml to Samson Lachman. Horatio st, No 50, s e cor Hudson st, No 636, 46.10x55x52.1x50. Prior mort \$27,000. Oct 1, due Feb 1, 1908, 6%. Oct 2, 1907. 2:626. 9,000
- Levy, Joseph, Isaac Burke and Joseph Siegel to Louis Levin. 3d st, No 65, n s, 265 e 2d av, 20x96.2x19.11x96.2. P M. Oct 1, 5 years, 6%. Oct 3, 1907. 2:445. 5,500
- Leighton Jo'n A to James P Robertson. 205th st, n e s, at n w s, 9th av, 100x99.11. Prior mort \$19,000. Oct 2, 2 years, 6%. Oct 3, 1907. 8:2202. 10,000
- Lipschitz, Isaac and Morris to Nathan Relkin. Orchard st, No 196, s e s, 68.10 s w Houston st, 24.10x87.10x24.9x87.10. Sept 26, 3 years, 6%. Sept 27, 1907. 2:412. 4,000
- Levin, Louis to FARMERS LOAN AND TRUST CO. 3d st, No 63, n s, 265 e 2d av, 20x96.2x19.11x96.2. 3 years, —%. Sept 27, 1907. 2:445. 12,000
- Lichtenberger, Adam to F & M Schaefer Brewing Co. Prince st, No 68. Saloon lease. Demand, 6%. Sept 30, 1907. 2:496. 1,500
- Liguori, Vincenzo to Giovanni Lordi. Cherry st, No 27, s s, abt 190 w Roosevelt st, 29x68x25x67 e s. Sept 26, due Nov 26, 1907, 6%. Sept 30, 1907. 1:109. 1,000
- La Cagnina, Orazio to Louis Roseno. 117th st, Nos 19 and 21, on map No 17, n s, 300.3 w 5th av, 34.8x100.11; 140th st, No 66, s s, 110 e Lenox av, 40x100. P M. Prior mort \$—. Sept 25, 5 years, 6%. Oct 1, 1907. 6:1601. 6:1737. 11,000
- Langan, Patrick to Lion Brewery. Park av, No 1094. Saloon lease. Sept 23, demand, 6%. Oct 1, 1907. 5:1500. 1,000
- Lansing Co to The Maximilian Fleischmann Co. Riverside Drive, n e cor 156th st, runs e 250 x n 99.11 x w 140.10 x n 49.11 x w 81.5 to Drive, x s 155.1 to beginning. Due, &c, as per bond. Oct 1, 1907. 8:2134. 85,000
- Same to same. Same property. Certificate as to above mort. Oct 1, 1907. 8:2134.
- Mitchell, Nathan and Benj Silberstein to Lion Brewery. West st, No 305. Saloon lease. Sept 23, demand, 6%. Oct 1, 1907. 2:596. 4,500
- Martine, Emily R. Madison av, No 1325. Certificate as to payment of \$6,000 on account of mort made by Jas V S Woolley to U S TRUST CO. Oct 1, 1907. 5:1505.
- Meyrowitz, Emil B to Archibald A Gulick. 5th av, No 235, e s, 28 n 27th st, 15.4x100; 5th av, No 237, e s, 43.4 n 27th st, 15.4 x100. Prior mort \$225,000. Sept 30, 1 year, 6%. Oct 1, 1907. 3:857. 15,000
- Morche, Ernest W, Brooklyn, to Carl Schuster and ano EXRS August Koening. 16th st, No 605, n s, 113 e Av B, 25x74.2. 5 years, 5%. Oct 1, 1907. 3:984. 11,000
- Mechanics and Trad'rs Realty Co to Josephine E Carpenter. 125th st, No 434, s s, 350 e Amsterdam av, 25x100.11. Oct 1, 3 years, 5%. Oct 3, 1907. 7:1965. 25,000
- Same to same. Same property. Certificate as to above mort. Oct 3, 1907. 7:1965.

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Merkel, Henry G to Julia D Martin. Park av, No 629, e s, 80 n 65th st, 22.8x80. P M. Prior mort \$36,000. Due April 1, 1909, 6%. Sept 30, 1907. 5:1400. 7,000

McDonald, Mary J to Eliz Dietz. 39th st, No 520, s s, 300 w 10th av, 25x98.9. P M. Prior mort \$—. Aug 22, due Oct 1, 1910, 6%. Sept 27, 1907. 3:710. 2,500

Marks, Montague with Hattie D Day. 134th st, No 128 West. Agreement as to ownership of mortgage. Sept 24. Sept 27, 1907. 7:1918.

MERCANTILE TRUST CO with Investment Securities Co of N J. Madison av, No 678, s w cor 62d st, No 28, runs s 125.5 x w 95 x n 25 x e 73 x n 100.5 to st x e 22 to beginning. Extension mort. Sept 12. Sept 30, 1907. 5:1376. nom

Marshall, J Oscar to Albert Peiser. 113th st, No 20, s s, 281.3 e 5th av, 18.9x100.11. P M. Prior mort \$16,000. Sept 28, 1907. 1 year, 6%. 6:1618. 2,000

McManus (Thomas J) Association, a corpn to Francis Neher and ano. 9th av, No 728, e s, 50.2 n 49th st, 20.6x100. Oct 1, 3 years, 6%. Oct 3, 1907. 4:1040. 5,000

Same to same. Same property. Certificate as to above mort. Oct 1. Oct 3, 1907. 4:1040.

Meyer, Harry J to TITLE GUARANTEE AND TRUST CO. Worth st, No 15, n e s, abt 125 w West Broadway, 25x100. Oct 2, due, &c, as per bond. Oct 3, 1907. 1:179. 4,000

Manhattan Life Ins Co with Barnard Realty Co. 97th st, No 314, s s, 225 w West End av, 75x100.11. Agreement as to share ownership of mort. Nov 13, 1906. Oct 3, 1907. 7:1887. nom

Martin, Bruno to Frederick Quenzer. 51st st, No 427, n s, 252.4 e 1st av, 16.8x100.5. Prior mort \$9,500. Oct 2, 1907, 5 years, 6%. 5:1363. 1,000

Martin, Bruno to Bella Unterberg. 51st st, No 427, n s, 252.4 e 1st av, 16.8x100.5. P M. Prior mort \$5,500. Oct 1, 4 yrs, 6%. Oct 2, 1907. 5:1363. 2,000

Minzsheimer, Herman to Chas L Gates and ano exrs Louis Gates. 111th st, No 160, s s, 87.6 e Lexington av, 18.9x100.11. P M. Oct 2, 1907, 5 years, 5%. 6:1638. 9,000

May, Saml to P W Eng & Sons, a corpn. Broadway, No 825. Saloon lease. All title. Sept 1, demand, —%. Oct 2, 1907. 2:564. Note, 3,250

Mullen, John and Patrick to Geo Ehret. West End av, No 161, n w cor 67th st. Saloon lease. Oct 1, demand, 6%. Oct 2, 1907. 4:1179. 8,000

Niemer Co to Harold L Rockmore. 156th st, s s, 400 w Amsterdam av, 50x99.11. June 26, due Dec 26, 1907, 6%. Oct 2, 1907. 8:2114. 1,448.43

Nagel, Isaac to Morris H Feder and ano. Suffolk st, No 15, w s, 125.5 n Hester st, 25x100.1x25x100.2. P M. Prior mort \$30,000. Oct 2, 4 years, 6%. Oct 3, 1907. 1:312. 3,500

Nissnewitz, David to Shapiro, Levy & Starr. Jackson st, Nos 71 to 77, w s, 70 s Water st, runs w 78.2 x s 70 to n s Front st, No 386, x e 78.2 to Jackson st, x n 70 to beginning. P M. Prior mort \$—. Sept 26, due April 5, 1909, 6%. Sept 27, 1907. 1:243. 15,000

Nunziata, Pasquale to Luigi Cacace. 18th st, No 425, n s, 265 w Av A, 25x92. Prior mort \$12,000. Sept 25, due, &c, as per bond. Sept 27, 1907. 3:950. 6,600

Nathan, Effie to TITLE GUARANTEE AND TRUST CO. Lexington av, No 816, w s, 61.5 s 63d st, 19.6x80. Sept 28, due, &c, as per bond. Sept 30, 1907. 5:1397. 14,500

Natale, Luigi to Bernheimer & Schwartz Pilsener Brewing Co. 111th st, Nos 235 and 237, n s, 150 w 2d av, 50x100.11. Demand, 6%. Oct 1, 1907. 6:1661. 700

O'Neill, Mary to LAWYERS TITLE INS AND TRUST CO. Broome st, Nos 260 to 264, n w cor Orchard st, No 91, 65.2x35.10x65.2 x56.6. June 28, 5 years, 5½%. Re-recorded from July 2, 1907. Sept 30, 1907. 2:414. 60,000

O'Connor, John to Central Brewing Co. 8th av, No 2111. Saloon lease. Apr 8, demand, 6%. Sept 27, 1907. 7:1848. 10,000

Obendorfer, Gustav to Seaman Lichtenstein. 94th st, No 316, s s, 135 e Riverside Drive, 63.5x100.8. Prior mort \$70,000. Due Feb 1, 1909, 6%. Sept 27, 1907. 4:1252. 14,000

Portland Realty Co to Harry A Bordon. 176th st, n s, 100 w Amsterdam av, 4 lots, each 42.6x99.11. 4 mortg, each \$5,000. 4 prior mortg \$35,000 each. Oct 1, 3 years, 6%. Oct 3, 1907. 8:2132. 20,000

Pitt, Mary A and Cath A Todd to TITLE GUARANTEE AND TRUST CO. 147th st, No 421, n s, 175 w St Nicholas av, 18x99.11. Sept 17, due, &c, as per bond. Sept 27, 1907. 7:2062. 8,000

Pearl, Robert P to DeWitt C Flanagan and ano TRUSTEES, &c. Allen st, No 164. Saloon lease. Sept 21, demand, 6%. Sept 27, 1907. 2:416. 792.20

Potter, Virginia to Casimir C Patrick. Riverside Drive, No 410, n e cor 113th st, 52.7x98.7x50.11x85.3. Prior mort \$50,000. Sept 20, due Mar 25, 1908, 6%. Sept 30, 1907. 7:1895. 15,000

Parsons, Geo F to Wm A Martin. 87th st, No 314, s s, 200 w West End av, 20x100.8. 3 years, 5%. Oct 1, 1907. 4:1248. 15,000

Quintin, John B to American Mortgage Co. 22d st, No 420, s s, 159.6 w 9th av, 15.6x70. P M. Sept 30, 5 years, 5%. Oct 1, 1907. 3:719. 7,000

Reilly, John J with BANK FOR SAVINGS in City N Y. 54th st, Nos 153 to 157 West. Extension mort. Sept 26. Sept 30, 1907. 4:1007. nom

Ryan, Ellen C to Venantius A Sauer and ano. 107th st, No 173, n s, 168 w 3d av, 17x100.11. P M. 5 years, 5%. Sept 30, 1907. 6:1635. 8,000

Rupp, John indiv and Mary Jockel admrx Conrad Jockel to Conrad Ruhl. 15th st, No 435, n s, 119 w Av A, 25x103.3. Sept 27, 2 years, 6%. Sept 30, 1907. 3:947. 2,000

Reynolds, Peter to Beadleston & Woerz. Park av, No 1875. Saloon lease. Sept 27, demand, 6%. Sept 30, 1907. 6:1776. 3,000

Reismann, Lily indiv and as extrx of Milton M Reismann and Wm Goodman exr same to Mayer Katzenberg. 69th st, Nos 311 and 313, n s, 175 w West End av, 2 lots, each 25x100.5. 2 mortg, each \$11,000. 3 years, 5%. Sept 30, 1907. 4:1181. 22,000

Rosenfeld, Henry to Caroline Holm. 3d av, No 1962, w s, 25 s 108th st, 25x73. P M. Prior mort \$15,000. Sept 16, 5 years, 6%. Sept 27, 1907. 6:1635. 9,000

Rellim Construction Co to Republic of Panama. Riverside Drive, Nos 65 to 67, s e cor 79th st, No 326, 93.7x101.8x92.4x86.4. 3 years, 5%. Oct 3, 1907. 4:1186. 250,000

Same to same. Same property. Certificate as to above mort. Oct 3, 1907. 4:1186.

Rogers, Flora E to Eugenie S Joyce. 88th st, No 336, s s, 420 w West End av, 21x100.8. P M. Oct 1, due, &c, as per bond. Oct 2, 1907. 4:1249. 25,000

Raymond, Howard A to Mary F Dodge and ano. Lenox av, No 273, w s, 66.11 s 124th st, 17x75. P M. Oct 1, 5 years, —%. Oct 2, 1907. 20,000

Same to same. Same property. P M. Prior mort \$20,000. Oct 1, due, &c, as per bond. Oct 2, 1907. 7:1908. 2,000

Renwick, Harold S to TITLE GUARANTEE AND TRUST CO. Park row, No 31, s e s, 82.10 s w Beekman st, 24x108.6 to Theatre alley, x26.1x97.7. ¼ part. All title. Sept 30, due, &c, as per bond. Oct 2, 1907. 1:90. 15,000

Regnault, John B and Chas H to Kate Richter. 3d av, No 565, e s, 49.5 n 37th st, 24.8x105. Prior mort \$18,000. Oct 1, 3 years, 6%. Oct 2, 1907. 3:918. 1,000

Rhineland, William and Matilda O his wife to FARMERS LOAN & TRUST CO. 38th st, No 68, s s, 100 e 6th av, 20.10x98.9; 38th st, No 66, s s, 120.10 e 6th av, 20.10x98.9. P M. Sept 28, 3 years, —%. Oct 1, 1907. 3:839. 81,000

Saideman, Mary to Joseph G Engel. Norfolk st, No 101, w s, 70.8 n Delancey st, 29.9x51.3x29.4x51.3. Prior mort \$22,000. Oct 2, 1907, 3 years, 6%. 2:353. 8,000

Stoops, Marie E wife of James C with John A Reilly. 22d st, No 267, n s, 200 s e 8th av, 25x98.9. Extension mort. Sept 27. Oct 1, 1907. 3:772. nom

Sroka, Louis to Walter J Moore. 56th st, Nos 231 to 237, n s, 200 w 2d av, 100x100.5. Prior mort \$—. Oct 1, 1 year, 6%. Oct 2, 1907. 5:1330. 17,000

Specter, Isaac to Caroline Richheimer. 69th st, No 233, n s, 80 w 2d av, 25x100.5. Oct 1, 2 years, 6%. Oct 2, 1907. 5:1424. 3,250

Specter, Isaac to Caroline Richheimer. 69th st, No 231, n s, 105 w 2d av, 25x100.5. Oct 1, 2 years, 6%. Oct 2, 1907. 5:1424. 3,250

Schneider, Israel to Anna E Maginn. 132d st, No 550, s s, 275 w Amsterdam av, 25x99.11. Oct 2, 1907, 3 years, 5%. 7:1986. 17,000

Shapiro, Ike to Erna Englander. Ludlow st, No 24, e s, abt 100 s Hester st, 25x86. Prior mort \$—. Sept 30, 1 year, —%. Oct 2, 1907. 1:297. 2,250

Sound Realty Co with TITLE GUARANTEE AND TRUST CO. Broadway, n e cor 145th st, 99.11x125. Subordination agreement. April 8. Oct 1, 1907. 7:2077. nom

Stier, Aaron and Elias Hertzberg to North American Brewing Co. Ludlow st, No 126. Saloon lease. Sept 16, demand, 6%. Oct 1, 1907. 2:410. 2,000

Stoops, Marie E wife of James C to John A Reilly. 22d st, No 267, n s, 200 e 8th av, 25x98.9. Due Sept 16, 1910, 5%. Oct 1, 1907. 3:772. 3,600

Stern, Louis to Conrad Steinmann. 113th st, No 172, s s, 100 w 3d av, 20x100.11. Sept 30, due, &c, as per bond. Oct 1, 1907. 6:1640. 3,000

Shields, Mary to UNION TRUST CO of N Y. 88th st, No 158, s s, 305 e Amsterdam av, 19.6x100.8. 5 years, 5%. Oct 1, 1907. 4:1218. 4,000

Shandley, Kate to Louis Adams. 104th st, No 123, n s, 200 e Park av, 20x100.11. 5 years, 5%. Oct 1, 1907. 6:1632. 9,000

Schultz, Philomena to Emma E Horn. 24th st, No 43, n s, 241.8 e 6th av, 20.10x98.9. ½ part. Sept 3, demand, —%. Sept 27, 1907. 3:826. 1,500

Setaro, Joseph J and Anna Zaccaro to Myrtila F and Harmon W Hendricks as exrs, &c, Henry H Hendricks. 29th st, No 236, s s, 120 w 2d av, 20x98.9. Sept 25, 5 years, 5%. Sept 27, 1907. 3:909. 15,000

Same to Frank Zaccaro. Same property. Prior mort \$15,000. Sept 25, 3 years, 6%. Sept 27, 1907. 3:909. 3,000

Silverman, Joseph, Morris Goldstein and Jacob Davidson to Noah Loder, Jr. Av C, No 192, e s, 52.6 s 12th st, 25x62.6. 2 yrs, 6%. Oct 3, 1907. 2:381. 3,200

Shulman, Chas H to Moses Goldsmith and ano. Bowery, Nos 79½ and 81, on map No 81, e s, 163.4 s Hester st, 25.2x115.11x24.3 x114.6; Bowery, No 81½, e s, 150.11 s Hester st, 12.5x114.6x12.5 x113.10. P M. Sept 30, 5 years, 5%. Oct 3, 1907. 1:303. 50,000

Same to same. Same property. P M. Prior mort \$50,000. Sept 30, 1 year, 6%. Oct 3, 1907. 1:303. 10,000

Schoenfeld, Saml to Joseph Isaac. 11th st, No 509, n s, 120.6 e Av A, 25x103.3. P M. Prior mort \$19,500. Oct 2, 5 years, 6%. Oct 3, 1907. 2:405. 9,750

Sackin, Louis and Harris to Harry Strasbourger. Henry st, No 304, s s, 215.3 e Scammel st, 24x95x23.11x95. P M. Prior mort \$20,000. Oct 1, 7 years, 6%. Oct 3, 1907. 1:267. 7,000

Schaaf, Anna to Hugh McKee. 53d st, No 221, n s, 375 w 2d 16.8x100.4; 53d st, No 219, n s, 391.8 w 2d av, 16.8x100.5. Oct 1, 3 years, 5%. Oct 3, 1907. 5:1327. 14,000

Schendel, Henry S and Harry Stark to Gerd H Witte. 104th st, No 224, s s, 260 e 3d av, 25x100.11. P M. Prior mort \$10,000. 5 years, 6%. Oct 3, 1907. 6:1653. 11,000

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- Schlomowitz, Elias to Albert Schaefer. 2d av, No 2095, n w cor 108th st, No 241, 25x100. 3 years, 5%. Oct 3, 1907. 6:1658. 22,000
- Simpson, Maria S to American Mortgage Co. 22d st, No 248, s s, 300.3 e 8th av, 24.9x99. P M. 3 years, 5%. Sept 30, 1907. 3:771. 13,000
- Same to same. Same property. P M. Prior mort \$13,000. 1 year, 6%. Sept 30, 1907. 3:771. 2,000
- Steffens, Caroline J to Delia A Holston. 140th st, No 542, s s, 215.4 e Broadway, 16.4x67.3. P M. Prior mort \$7,000. Sept 28, 1 year, 6%. Sept 30, 1907. 7:2071. 2,500
- Spies, Geo V of N Y, and Chas F Spies, of Belmar, N J, to LAWYERS TITLE INS AND TRUST CO. Amsterdam av, No 768, w s, 75.5 s 98th st, 25.5x92.5. 5 years, 5%. Sept 30, 1907. 7:1869. 10,250
- Silverson, Abraham to STATE BANK. 108th st, Nos 8 and 10, s s, 150 w Central Park West, 50x100.11; 108th st, Nos 4 and 6, s s, 100 w Central Park West, 50x100.11; 85th st, Nos 434 to 440, s s, 119 w Av A, 75x102.2; 128th st, Nos 79 and 83, n s, 75 e Lenox av, 60x99.11. Jan 28, 6 months, 6%. Sept 27, 1907. 7:1843, 5:1564, 6:1726. 30,000
- Schwoerer, Margt to Maud H Gillies. 146th st, No 407, n s, 140 w St Nicholas av, 25x74.11. Prior mort \$21,000. Sept 24, 5 years, 6%. Sept 27, 1907. 7:2061. 2,500
- Same with same. Same property. Agreement modifying mort. Sept 24, 1907. 7:2061. nom
- Silverman (C M) & Son Inc to METROPOLITAN LIFE INS CO. Broadway, No 3480, n e cor 142d st, 99.11x100. Due Nov 1, 1912. 5 1/2%. Sept 27, 1907. 7:2074. 175,000
- Silverman (C M) & Son Inc to METROPOLITAN LIFE INS CO. Broadway, s e cor 143d st, 99.11x100. Due Nov 1, 1912. 5 1/2%. Sept 27, 1907. 7:2074. 175,000
- Silverman (C M) & Son Inc to METROPOLITAN LIFE INS CO. Broadway, e s, extends from 142d to 143d sts, —x100. Certificate as to two mortgs for \$175,000 each. Sept 27, 1907. 7:2074.
- Schlachetzky, Philip to Mary A McQuade. 12th st, No 340, s s, 450 s e 2d av, 20x— to e 1 Stuyvesant st, x23.9x—. P M. Sept 5, 4 years, 5%. Sept 28, 1907. 2:453. 8,750
- Simon, Morris, of Brooklyn, N Y, to Louis Mutnick. Suffolk st, No 12, e s, 75 n Hester st, 25x50. Prior mort \$16,500. Sept 26, due Mar 26, 1908, 6%. Sept 28, 1907. 1:313. 5,000
- Tatham, Charles to TITLE GUARANTEE AND TRUST CO. 76th st, No 145, n s, 432 w Columbus av, 18x102.2. Oct 2, 1907, due, &c, as per bond. 4:1148. 20,000
- Taylor, Wm H to Bernard Frank. 1st av, No 281, n w cor 16th st, No 345, 23.8x65.6x24.6x65.6. Oct 2, 3 years, 5%. Oct 3, 1907. 3:922. 13,500
- Tuomey, Thos J to Jacob Stern. 72d st, No 157, n s, 179.6 w 3d av, 30.5x102.2. 3 years, 5%. Oct 3, 1907. 5:1407. 35,000
- Tappen, James M to GERMAN SAVINGS BANK in City N Y. 73d st, No 263, n s, 193 e West End av, 19x102.2. Due Sept 1, 1908, 5%. Sept 30, 1907. 4:1165. 15,000
- Thees, Anna S, Oscar D and John D Jr to Lizzie L Ball trustees Eliza Schwarz. Lenox av, No 75, w s, 25.2 s 114th st, 25.2x75. Oct 1, 3 years, 5%. Oct 3, 1907. 7:1823. 8,000
- Tinker, Henry C to BOWERY SAVINGS BANK. Forsyth st, No 138, n e cor Delancey st, Nos 36 and 38, 100x50. Sept 6, 3 yrs, 4 1/2%. Sept 30, 1907. 2:420. 50,000
- Toch, Maximilian to Louis Sachs et al exrs Samuel Sachs. 86th st, n s, 338 e Riverside Drive, 20x100.8. 3 years, 5%. Sept 27, 1907. 4:1248. 30,000
- Taylor, Wm H to Wm H Taylor exr and trustee Wm Taylor. 1st av, Nos 283 and 285, w s, 69 n 16th st, runs w 65 x s w 44.5 to point 24.6 n 16th st, x e 22.10 x s 0.6 x e 42.1 to av, x n 45.3 to beginning. 1/2 part. Sept 25, demand, 5%. Oct 1, 1907. 3:922. 15,000
- Utard, Emil to Pierre Campaux. Grand st, No 60, n s, 125 w Wooster st, 25x100. Prior mort \$45,000. Oct 1, 3 years, 6%. Oct 3, 1907. 2:475. 7,500
- Uhfelder, Simon and Abraham Weinberg with Wm R Rose. 70th st, Nos 506 to 512, s s, 175 e Av A, 148x100.4. Subordination agreement. Oct 1. Oct 3, 1907. 5:1481. nom
- Von Hinken, Herman to Henry Von Hinken. 52d st, No 357, n s, 225 e 9th av, 20x100.5. P M. Sept 26, 3 years, 4 1/2%. Sept 27, 1907. 4:1043. 6,000
- Vanderpoel, Waldron B to Geo B Vanderpoel and ano exrs, &c, Jacob Vanderpoel. Pearl st, No 384, e s, abt 80 s Oak st, 18.4 front, x e 71 n s x n 17.11 x e 30 x s 33.4 x 104.1 to Pearl st, at beginning; Cherry st, Nos 24 to 30, n s, 208.7 e Franklin Square, runs e along st, 97.7 x n 241 x e 10 x n 31.1 x w 20 x n w — x s w 30.11 x s e 7 x s w 4 x s e 8 x s w 21 x w 13.4 x n w 7.10 x w 10.5 x s 230.7 to beginning; Oak st, No 5, s s, abt 50 e Pearl st, adj above, —x—. Aug 20, 1 year, 5 1/2%. Oct 1, 1907. 1:112. 10,000
- Wendell & Evans Co and Fred Orth with EQUITABLE LIFE ASSUR SOC of the U S. Charlton st, Nos 1 to 7. Subordination mort. Oct 1. Oct 2, 1907. 2:519. nom
- Weill, Rachel to GERMAN SAVINGS BANK, N Y. 131st st, No 66, s s, 142.6 w Park av, 17.6x99.11. Oct 2, 1907, 3 years, 5%. 6:1755. 5,500
- Weintraub, Fischel to Lambert Suydam. Rivington st, No 140, n s, abt 100 e Norfolk st, 22.1x100. Oct 2, 1907, due, &c, as per bond. 2:354. 20,000
- White, Peter to MUTUAL LIFE INS CO of N Y. 37th st, No 512, s s, 200 w 10th av, 25x98.9. Due, &c, as per bond. Oct 1, 1907. 3:708. 5,000
- Wendell & Evans Co to EQUITABLE LIFE ASSUR SOC of the U S. Charlton st, Nos 1 to 7, n s, 13.9 w MacDougal st, 125x125. 2 years, 6%. Oct 1, 1907. 2:519. 55,000
- Same to same. Same property. Certificate as to above mort. Oct 1, 1907. 2:519.
- Wahn, Herman and Saml M Rheinstrom to F & M Schaefer Brewing Co. Broadway, No 2658, s e cor 101st st. Saloon lease. Demand, 6%. Sept 27, 1907. 7:1872. 7,300
- Weil, Elizabeth, of Elmhurst, L I, to UNION TRUST CO of N Y. Orchard st, No 93, w s, 56.6 n Broome st, 19.2x65.1x19.2x65.2. Due Oct 1, 1912, 5%. Oct 3, 1907. 2:414. 12,000
- Wright, John P to J Fred Boss. 82d st, No 161, n s, 217.2 w 3d av, 19.2x82.2. P M. Prior mort \$6,000. 3 years, 6%. Oct 3, 1907. 5:1511. 5,000
- Wallach, Reisler & Co to Clifford L Weston. 174th st, s s, 95 e Audubon av, 2 lots, each 37.6x100. 2 certificates as to two mortgs for \$11,000 each. Sept 23. Sept 30, 1907. 8:2130. 1,000
- Wolinsky, Charles to Pauline Jacobs. 79th st, No 239, n s, 110 w 2d av, 25x102.2. Prior mort \$22,000. 1 year, 6%. Sept 27, 1907. 5:1525. 2,000
- Wallach, Reisler & Co to Clifford L Weston. 174th st, s s, 95 e Audubon av, 2 lots, each 37.6x100. 2 mortgs, each \$11,000. 2 prior mortgs \$26,000 each. 3 years, 6%. Sept 27, 1907. 8:2130. 22,000
- Wallach, Reisler & Co to North American Mortgage Co. 174th st, s s, 95 e Audubon av, 75x100. Prior mort \$74,000. Demand, 6%. Sept 27, 1907. 8:2130. 1,000
- Wallach, Reisler & Co to Isaac Bell. 174th st, s s, 95 e Audubon av, 37.6x100. 5 years, 5%. Sept 27, 1907. 8:2130. 26,000
- Same to same. Same property. Certificate as to above mort. Sept 23. Sept 27, 1907. 8:2130. 1,000
- Wallach, Reisler & Co to Wm Jay exr, &c, Florence M Bagnell. 174th st, s s, 132.6 e Audubon av, 37.6x100. 5 years, 5%. Sept 27, 1907. 8:2130. 26,000
- Same to same. Same property. Certificate as to above mort. Sept 23. Sept 27, 1907. 8:2130.
- Wechselman, Minna wife of and Solomon to Max Oberfelder. 137th st, No 316, s s, 196 w 8th av, 16x99.11. P M. Sept 24, 3 years, 6%. Sept 28, 1907. 7:1960. 4,000
- Wallach, Henry with Emanuel Newman and Henry Wollner. 97th st, No 235, n s, 100 w 2d av, 25x100.11. Extension mort. June 27. Sept 27, 1907. 6:1647. nom

BOROUGH OF THE BRONX.

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

- Ambricola, Gaetano to Amalia Cook. Hughes av, e s, bet 189th st and Pelham av, and being lot 204 map property S Cambreling et al, 25x87. Sept 6, 2 years, 6%. Sept 28, 1907. 11:3078. 1,500
- *Audreith, Emerich to Hudson P Rose Co. Bessett av, w s, 75 s Saratoga av, 25x100. P M. Sept 16, due Oct 1, 1910, 5 1/2%. Sept 28, 1907. 3:50
- *Arata, Louis to Henry Storck. Taylor st, e s, 225 s Columbus av, 25x100, except part for Taylor st. P M. July 1, 3 years, 5 1/2%. Oct 2, 1907. 8:60
- Adler, Albert to John A Sonntag. 156th st, n s, 25 w Kelly st, 25x100. Oct 1, due, &c, as per bond. Oct 3, 1907. 10:2701. 1,000
- *Anopol, Walter to Gertrude B Cornell. Commonwealth av, w s, 200 n Merrill st, 25x100. Sept 30, 3 years, 5 1/2%. Oct 1, 1907. 1:500
- Abelman Construction Co to Realty Operating Co. Jennings st, Nos 1111 and 1113, n s, 106.3 w Wilkins av, 75x100.1x70.1x100. Prior mort \$33,527.79. Aug 29, due, &c, as per bond. Sept 27, 1907. 11:2965. 8,472.21
- Same to same. Same property. Certificate as to above mort. Aug 29. Sept 27, 1907. 11:2965.
- Same to Wm Ehrlich. Same property. Prior mort \$42,000. Sept 26, due Mar 26, 1908, 6%. Sept 27, 1907. 11:2965. 10,000
- Same to same. Same property. Certificate as to above mort. Sept 27, 1907. 11:2965.
- Arndtstein, Moser to Wm Dannheim. Beekman av, e s, 180 n 141st st, 40x104.1x40x105.6. Prior mort \$26,000. Sept 25, 3 years, 6%. Sept 27, 1907. 10:2554. 8,000
- Same to same. Beekman av, e s, 260 n 141st st, 40x101.3x40x102.8. Prior mort \$30,000. Sept 25, 3 years, 6%. Sept 27, 1907. 10:2554. 4,000
- *Arthur, Mary A to Henry Barre. Morris Park av, s s, 150 e Adams st, except part for Morris Park av. P M. Prior mort \$4,500, 2 years, 6%. Sept 27, 1907. 2:000
- Same to Wm Peters. Same property. P M. 2 yrs, 6%. Sept 27, 1907. 1:000
- Badanas, Bernard and Solomon Lehrer to Benj F Jackson. Bryant av, e s, 100 n Jennings st, 25x100. P M. Sept 17, 2 years, 6%. Sept 30, 1907. 11:3000. 1,500
- Backer, Abraham H to Christian G Norman and ano exrs and trustees Geo Chase. Park av, No 4133 (Myrtle av), w s, 181 n 175th st, late Fitch st, 59.8x150, except part for av. Sept 26, 3 yrs, 5%. Sept 30, 1907. 11:2900. 6,380.37
- Backer, Sarah to Amelia W Dusenbury. Loring pl, w s, 16.7 n 183d st, 21.6x105.3x21.5x106.8. P M. Sept 25, 3 years, 5%. Sept 27, 1907. 11:3225. 10,000
- Backer, Sarah to Amelia W Dusenbury. Loring pl, w s, 16.7 n 183d st, 21.6x105.3x21.5x106.8. P M. Sept 25, 2 years, 6%. Sept 27, 1907. 11:3225. 2,500
- Burmeister, Lillie to Robert C Walker. Willis av, w s, 75 s 143d st, 25x106. Sept 25, 2 years, 5 1/2%. All title. Sept 27, 1907. 9:2305. 3,200
- Broderick, Mary A to A Hupfels Sons, a corpn. Jerome av, s w cor Burnside av, runs w 227.10 to e s Davidson av, proposed, x s 3.6 x e — x n 76.8 to beginning. P M. Prior mort \$31,000. Sept 27, demand, 6%. Oct 2, 1907. 11:2863. 1,375
- Buonainto, Teresa to Aniello Bosilici. Morris av, s e cor 152d st, 25x72. 1-3 part. Sept 25, 1 year, 6%. Oct 2, 1907. 9:2411. 300
- *Blass, Gustav to Sarah E Buckhout et al. Olinville av, late 2d av, w s, 625 n 216th (2d) st, 25x100. Oct 1, 3 years, 5 1/2%. Oct 2, 1907. 4:500
- Browne, Emma to Martha J Coulter. Tinton av, n w s, 216 s w 169th st, runs n w 124.10 x s w 24.11 x s w 55.3 x s w 34 x s w 90.8 to av x n e 26.7 to beginning. Oct 1, 5 years, 5%. Oct 2, 1907. 10:2663. 2,500
- Bucker, Fredk to Jacob D Blume. Courtlandt av, No 906, s e cor 162d st, No 364, 27.10x77.6x25x65. P M. Prior mort \$10,000. Oct 1, due, &c, as per bond. Oct 3, 1907. 9:2408. 10,000
- Bucker, Frederick to Henry Kroger & Co. Courtlandt av, No 906, s e cor 162d st, No 364, 27.10x77.6x25x65. P M. Prior mort \$20,000. Installs, 6%. Oct 1, 1907. 9:2408. 3,000
- Carnevale, Clemente to Checchina I Carucci. Belmont av, Nos 2389 to 2395, late Cambreling av, s w cor 187th st, No 914, 100x25. P M. Prior mort \$17,500. Installs, 6%. Sept 30, 1907. 11:3074. 6,000

DENNIS G. BRUSSEL

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Interior Telephones, Pumps, Elevators Installed
15 West 29th Street, N. Y.

- Carroll, Cornelius V, of Brooklyn, N Y, to Stephen Wray. Topping av, w s, 463 n 174th st, old line, 17x95. 5 years, 5½%. Oct 1, 1907. 11:2798. 2,500
- Cohn, Sarah wife of and Daniel to Joseph Lewin. Valentine av, No 2094, e s, 132.3 n 180th st, 18.11x89.8x18.9x87.4. 3 years, 5%. Oct 1, 1907. 11:2144. 4,000
- Same to Jacob Rosenthal. Same property. Prior mort \$4,000. 3 years, 5%. Oct 1, 1907. 11:3144. 1,000
- Carscallen & Cassidy, a corpn, with TITLE GUARANTEE & TRUST CO. Washington av, No 1780. Subordination agreement. Sept 24. Oct 3, 1907. 11:2916. nom
- Carpenter, Adelia A with Jacob B Theiss. 183d st, No 682 East. Extension mort. July 10. Oct 3, 1907. 11:3038. nom
- *Cavanagh, Michl J to Wm F Kuntz. Main st, w s, lot 1, map in partition of land of heirs Capt Cornell Ferris, 25x101.4x25.5x100, except part for West Farms road. Oct 1, 3 years, 5%. Oct 2, 1907. 3,500
- Cohen, Saml to Julius B Denicke. 179th st, s w cor Bronx st, also described as Clover st, s w s, adj lot of First Dutch Reformed Church, runs s e 80 to n w s Bronx st, x s w 77.6 x n w 80 x n e — to beginning, being lots 18 and 19 map property Jo'n Mapes, except part for 179th st. 5 years, 6%. Sept 27, 1907. 11:3139. 2,000
- Same and Edwin L Kalish with same. Same property. Subordination mort. Sept 27, 1907. 11:3139. nom
- *Capodilupo, Mary to Alex P Falconer. 226th st, n s, 305 e White Plains road, 25x114. Sept 20, due, &c, as per bond. Sept 28, 1907. 1,500
- Chambers, Margt M to Thomas Chambers. Honeywell av, e s, 109.3 s 182d st, runs e 20.3 to w s old 1st st, x s 56.6 to n s Old West st, x n w 22.1 to av, x n 53.4 to beginning. Sept 20, due April 1, 1908, 6%. Sept 28, 1907. 11:3125. 5,000
- *Chapman, David B R to Mary F Ward. 222d st, n s, 280 w White Plains road, and being lot 908 and 11 ft. of lot 907, 10x100, Wakefield. Sept 30, due, &c, as per bond. Oct 1, 1907. 2,800
- *Same to same. 223d st, s s, 280 or at east line lot 907, runs s 103 x w 100 x n 103 to st x e 100, being part of lot 907 same map. Sept 30, due, &c, as per bond. Oct 1, 1907. 2,200
- Dempsey, Patrick. Morris av, s e cor 144th st, runs e 48 x s 47.11 x s w 100 to n s 143d st x w 5.8 to av x n 126.11 to beginning. Certificate as to receipt of \$500 on account of mort made by Russel Realty & Impt Co. Sept 27, 1907. 9:2324. —
- Delaware & Hudson Realty & Impt Co with Mary J Heuer. 181st st, s e cor Belmont av, 19.2x140.2x2.3x141.3; 181st st, s s, 19.2 e Belmont av, 66.1x140.2x66.1x140.2. Extension mort. Sept 25. Sept 30, 1907 11:3081. nom
- Dawson Realty Co to North American Mortgage Co. Wales av, s e cor Dawson st, runs s 277.6 x e 100 x n 60.2 x n e 137.6 to st, x w 195.11 to beginning. Prior mort \$80,000. Sept 27, due Jan 27, 1908, 6%. Sept 28, 1907. 10:2654. 8,700
- Same to same. Same property. Certificate as to above mort. Sept 28, 1907. 10:2654. —
- Davis, Patrick to Fordham Realty Co. Kingsbridge terrace, w s, 272.1 n Kingsbridge road, runs w 67.5 x s 25.2 x e 62.6 to terrace x n 25 to beginning. P M. Oct 2, 1907, installs, 5½%. 12:3256. 2,250
- Downes, Frederick A, of Brooklyn, N Y, to Sarkis Papazian. 183d st, No 766, s s, old line, 148 w Bathgate av, old line, 16x92.3, except part for st. P M. Prior mort \$2,000. Sept 26, 2 years, 6%. Oct 2, 1907. 11:3050. 1,600
- Same to same. 183d st, No 764, s s, old line, 158.5 w Bathgate av, old line, 15.4 to Bassford av x82.8x12.10x82.8. Prior mort \$3,000. Sept 20, due Sept 26, 1909, 6%. Oct 2, 1907. 11:3050. 1,000
- Dietzel, Wilhelm to A Hupfels Sons. Washington av, No 1570. Saloon lease. All title. Sept 30, demand, 6%. Oct 2, 1907. 11:2912. 4,000
- *Durant, Alva to Magdalena Klotz. Lot 71 amended map Adee Park, east of Botanical Gardens. Sept 2, 3 years, 6%. Sept 30, 1907. 3,500
- *Delellis, Salvatore to Julius Landauer. Taylor st, w s, 175 s Morris Park av, 25x100, except part for Taylor st. P M. Prior mort \$3,000. Sept 27, 2 years, 6%. Sept 30, 1907. 500
- Donovan, Jeremiah to Arthur D Katcher. Vyse av, No 1157, w s, 360 n 167th st, 20x100. P M. Prior mort \$9,500. Sept 25, due Mar 25, 1910, 6%. Sept 30, 1907. 10:2752. 500
- *English, John to Isabella Beatty. Unionport road, n e cor Van Nest av, runs e — x n 86 x w — x s 61. P M. 5 years, 5½%. Sept 27, 1907. 8,000
- *Same to Bernheimer & Schwartz Pilsener Brewing Co. Same property. Prior mort \$8,000. Demand, 6%. Sept 27, 1907. 1,000
- *English, John to Isabella Beatty. Victor st, e s, 100 n Columbus av, 25x95. Sept 25, 3 years, 5½%. Sept 30, 1907. 2,500
- *Same to same. Same property. Sept 25, 5 years, without interest. Sept 30, 1907. 300
- Eastburn Construction Co to Belmont Realty & Construction Co. Eastburn av, e s, 188.3 n 174th st, 50x95. P M. Prior mort \$— Aug 24, due, &c, as per bond. Oct 1, 1907. 11:2796. 4,000
- Eckhardt, Maria to KNICKERBOCKER TRUST CO. 3d av, s e s, 51.3 s w Rose st, Now 152d st, 30x100, except part for av. Prior mort \$23,000. Feb 7, 1905, demand, 6%. Oct 3, 1907. 9:2362. 10,000
- *Einersen, Christine to Hudson P Rose Co. Rhineland av, s s, 181.6 e Eastchester road, 25x100. P M. Sept 14, due Oct 1, 1910, 5½%. Sept 28, 1907. 480
- *Feinberg, Benj and Jacob to Land Co "A" of Edenwald. Jefferson av, s s, 50 e Wilder av, 50x100. P M. Oct 1, 3 years, 5%. Oct 3, 1907. 600
- *Same to same. Jefferson av, n s, 100 w Monaghan av, 25x100. P M. Oct 1, 3 years, 5%. Oct 3, 1907. 300
- Fanning, Arthur L trus for Mary I Lane will Anthony Lane with Jacob B Theiss. 183d st, No 688 East. Extension mort. July 10. Oct 3, 1907. 11:3038. nom
- Fox, Maskell E to Clairville E Benedict guardian James A Benedict and ano. 136th st, s e cor Rider av, 25x100. Sept 19, 5 years, 5%. Oct 1, 1907. 9:2320. 11,000
- Fleischman, Jacob to Herbert Realty Co. 3d av, e s, 225 s 171st st, 50x100. P M. Prior mort \$— Sept 26, due April 1, 1908, 6%. Sept 27, 1907. 11:2927. 3,000
- Roley, Mary E to Warren B Sammis. 241st st, s w cor Katonah av, 8x40. Sept 12, demand, 5%. Sept 27, 1907. 12:3381. 4,000
- *Gamache, Joseph to Mary A Herral. Morris Park av, n s, 265 w White Plains road, 25x95. Sept 26, 3 years, 5½%. Sept 30, 1907. 6,000
- Gollubier, Adelina to Anna Stein. Chisholm st, s w cor Jennings st, 25x76.5x25x76.6. Prior mort \$10,000. Sept 30, due Aug 1, 1909, 6%. Oct 1, 1907. 11:2971. 2,000
- Gerhards, Victor with Gaetano Palma. Home st, No 1125. Extension mort. Sept 12. Oct 1, 1907. 11:2974. nom
- *Gerard, Ellen M to James W Elgar. Pelham road, n s, 50 e Pilgrim av, 50x108x50x95. Sept 30, 3 years, 5½%. Oct 1, 1907. 2,300
- Greenspan, Abraham to Samuel Makransky and ano. Union av, w s, 41 s 168th st, 42x91.1. P M. Prior mort \$56,000. Oct 1, due Apr 1, 1910 6%. Oct 3, 1907. 10:2672. 2,080
- Gleason, Michael to Anna A Byrne. Bathgate av, n e cor 176th st, 26x70. Oct 1, 3 years, 6%. Oct 2, 1907. 11:2924. 5,000
- Gleason, Sarah J to TITLE GUARANTEE & TRUST CO. Washington av, No 1780, e s, 217 s 175th st, late Fitch st, 53x120. Oct 2, 1907, due, &c, as per bond. 11:2916. 5,000
- Geary, Julia to TITLE GUARANTEE & TRUST CO. Hull av, s s, 105.11 e Mosholu Parkway North, 50x110. Sept 27, due, &c, as per bond. Sept 28, 1907. 12:3332. 1,000
- Grant, Harry and Henry to Cecilia O Murphy. 146th st, No 364, s s, abt 95 e 3d av, runs e 25.9 x s 74 x w 0.9 x s 26.9 x w 25 x n 100 to beginning. Sept 21, 5 years, 5%. Oct 1, 1907. 9:2307. 8,000
- Hughes, John to A Hupfels Sons. Bailey av, No-2896. Saloon lease. All title. Sept 24, demand, 6%. Oct 2, 1907. 12:3261. 2,485
- Howey, Alfred with Jacob B Theiss. 183d st, No 684 East. Extension mort. July 10. Oct 3, 1907. 11:3038. nom
- Hank, Adolbh to Marie C Neuhaus. Forest av, No 1064, e s, abt 200 s 166th st, 25x135. Due Jan 1, 1911, 5%. Oct 1, 1907. 10:2660. 6,000
- Heuther, Geo E to Leonhard Bauernfeind. 3d av, No 3599, w s, 49.6 n 169th st, 22.9x96.3x22.3x95.5. Sept 30, 3 years, 5%. Oct 1, 1907. 11:2910. 12,000
- Howley, Thomas P with TITLE GUARANTEE AND TRUST CO. Jackson av, No 1061. Subordination mort. Sept 26. Sept 27, 1907. 10:2640. nom
- Kelleher, Hannah M to Frank A Shaw. Sedgwick av, No 1780, e s, abt 380 s Undercliff av, —x—, P M. Prior mort \$5,000. Sept 26, 1 years, 6%. Sept 28, 1907. 11:2880. 1,500
- Klein, Samuel to Lewis V La Velle. Bryant av, No 1523, w s, 200 n 172d st, 25x100. Prior mort \$6,000. Due Aug 1, 1910, 6%. Sept 30, 1907. 11:2996. 1,500
- Kaufman, Abraham to Hannah M Sloane. Bristow st, w s, 75 n Jennings st, 25x87.2. Prior mort \$6,000. Oct 1, 5 years, 6%. Oct 3, '07. 11:2963. 1,900
- Kaufman, Abraham to Hannah M Sloane. 155th st, s s, 125 e Courtlandt av, 25x100. Oct 1, 5 years, 6%. Oct 3, 1907. 9:2401. 2,000
- Kaufman, Abraham to Samuel Kahn. Bristow st, No 1379, w s, 75 n Jennings st, 25x87.2. Oct 1, 5 years, 5%. Oct 2, 1907. 11:2963. 6,000
- Liebert, Joseph to Anna wife Fredk McCarthy. Prospect av, w s, 282.2 s 165th st, 70x160. Subordination mort. Sept 30, Oct 2, 1907. 10:2678. nom
- *Leske, Emil to Edith L Gaines. 225th st, s s, 330 w 4th av, 25x114, Wakefield. Oct 1, 3 years, 5½%. Oct 2, 1907. 4,000
- *Same to same. 225th st, s s, 305 w 4th av, 25x114, Wakefield. Oct 1, 3 years, 5½%. Oct 2, 1907. 4,000
- Levy, Gottlieb to Henry Bloch. Trinity av, e s, 214.11 n 165th st, 18.9x90. Prior mort \$6,000. Sept 26, due Apr 1, 1908, 6%. Oct 1, 1907. 10:2640. 1,500
- *Laks, Max to Eliz K Dooling. Van Nest av, s s, 25 w Matthews av, 25x100. 3 years, 5½%. Oct 1, 1907. 2,000
- *Levin, Simon to Christian Biersack. 228th st, s s, 205 w 6th av, 100x114, Wakefield. Sept 28, 4 years, 6%. Sept 30, 1907. 1,800
- Lonergan, Cath A to Minnie Mazziotta. Alexander av, No 181, w s, 50 s 136th st, 16.8x70. P M. Prior mort \$6,320. Sept 26, due June 26, 1910, 6%. Sept 27, 1907. 9:2311. 880
- Levins, Matilda to Cumberland York Co. 178th st, s s, 167.1 w Grand Boulevard and Concourse, 25x94.2x25x94.4. Oct 2, due Jan 2, 1908, 6%. Oct 3, 1907. 11:2808. 1,750
- *McManus, Caroline G to Gustave Blass. Olinville av, w s, 625 n 216th st, 25x100. P M. Oct 1, 3 years, 6%. Oct 2, 1907. 1,500
- McCafferty, John to Luey A Woods. 161st st, n s, 196.10 w Sheridan av, runs e 48.5 x n 116.2 x w 48.4 x s 116.9. P M. Prior mort \$4,200. Sept 30, 1 year, 6%. Oct 2, 1907. 9:2460. 900
- Same to Frank S Gannon et al. Same property. P M. Sept 30, 3 years, 5½%. Oct 2, 1907. 9:2460. 4,200
- Same to same. 161st st, n s, 245.2 w Sheridan av, runs e 48.5 x n 116.9 x w 48.4 x s 117.3. Prior mort 4,350. P M. Sept 30, 1 year, 6%. Oct 2, 1907. 9:2460. 900
- Same to Frank S Gannon et al. Same property. P M. Sept 30, 3 years, 5½%. Oct 2, 1907. 9:2460. 4,350
- Same to same. 161st st, n s, 99.11 w Sheridan av, 48.5x116.2x48.4x115.7. P M. Sept 30, 3 yrs, 5½%. Oct 2, 1907. 9:2460. 4,200
- Same to Lucy A Woods. Same property. P M. Prior mort \$4,200. Sept 30, 3 years, 6%. Oct 2, 1907. 9:2460. 800
- Same to same. 161st st, n s, 245.2 w Sheridan av, runs n 117.3 x w 99.11 to e s Grand Boulevard and Concourse x s 68.4 x — 78.8 to st x e 49.10 to beginning. P M. Prior mort \$15,600. Sept 30, 1 year, 6%. Oct 2, 1907. 9:2460. 900
- Same to Frank S Gannon et al. Same property. P M. Sept 30, 3 years, 5½%. Oct 2, 1907. 9:2460. 15,600
- Same to W C Woods. 161st st, n s, 99.11 w Sheridan av, runs n 115.7 x w 244.11 to e s Grand Boulevard and Concourse x s 68.4 x — 78.8 x e 195.1 to beginning. P M. Prior mort \$31,850. Sept 30, 1 year, 6%. Oct 2, 1907. 9:2460. 5,000
- McCarthy, Fredk to Anna McCarthy his wife. Prospect av, w s, 282.2 s 165th st, 70x160. Sept 30, due March 30, 1908, 6%. Oct 2, 1907. 10:2678. 25,000
- Murray, Thomas F to Jane Claven. Park View pl, s e s, 452.11 s w 190th st, 75x90. Aug 17, 3 years, 5%. Oct 1, 1907. 11:3219. 3,500

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Maleolm, Thomas D to Eliz Malone and ano extrx Magdalena Frees. 155th st, Nos 350 and 352, s s, 225.6 e Courtlandt av, 50.3x100x 50x100. P M. Sept 25, 1 year, 5 1/2%. Sept 28, 1907. 9:2401. 11,000
Markert, John C with Helen A Kydlich. 156th st, No 984 East. Extension mort. Mar 15, 1906. Oct 3, 1907. 10:2665. nom
Maves, Albert E to John T Hewitt. Anthony av, No 2078, e s, 25.1 s 180th st, 25.1x97.4x25x94.3. P M. Oct 1, 1 year, 5 1/2%. Oct 3, 1907. 11:3156-3149. 1,000
Morrin, Daniel A to Geo D Kingston. 198th st, s s, 100.11 w Marion av, 25x98.10x25x99.1. P M. 3 years, 5%. Oct 3, 1907. 12:3289. 7,500
Same to same. Same property. P M. Prior mort \$7,500. In-stalls, 6%. Oct 3, 1907. 12:3289. 2,500
McNulty, John to John H Loos. Bainbridge av, e s, 150 s Woodlawn road, late Scott av, 50x100. P M. Oct 1, 3 years, 5%. Oct 3, 1907. 12:3334. 2,750
McCarthy, Frederick to Joseph Liebertz. Prospect av, w s, 282.2 s 165th st, 70x160. Prior mort \$25,000. Sept 30, 1 year, 6%. Oct 1, 1907. 10:2671. 10,000
Murphy, Agnes to Sadie B Clocke. 177th st, n w cor Morris Park av, -x77.11x-x100. 3 years, 6%. Oct 1, 1907. 2,800
McDowell, James to Katharina Gass. 4th st, s e s, 201.1 n e Union av, 18.11x99.11x17.4x100. Sept 27, 2 years, 6%. Sept 30, 1907. 550
Murphy, Josephine F B to Danl S Doran. Lots 2 to 6, 9, 24, 40, 63, 64, 83, 84, 114 to 121, 124 to 126, 158, 159, 177, 178, 187, 188, 189, 200, 210, 215, 235, 236, 255, 256, 257 map estate Joseph Husson at Clasons Point. Prior mort \$5,500. 1 year, 6%. Sept 30, 1907. 2,000
Norman, Wm to TITLE GUARANTEE AND TRUST CO. Jackson av, No 1061, w s, 159 s 166th st, 17.7x87.6. Sept 26, due, &c, as per bond. Sept 27, 1907. 10:2640. 4,500
Nerenberg, Sarah to Sarah C Buckenham. Poplar st, n s, 201 e Forest st, 25x102.6x25.5x99.10. Sept 28, 3 years, 6%. Sept 30, 1907. 3,500
Odes, Philip to Charles C Schmitt. Hall pl, No 1072, e s, 163.1 s 167th st, runs e 51.8 x e 48 w s Intervale av, x s 28 x w 56.7 x w 52.7 to pl, x n 30 to beginning. P M. 5 years, 5%. Sept 30, 1907. 10:2700. 6,000
O'Brien, Mary E to Anna R McCoy. Valentine av, No 2112, e s, 299.11 n 180th st, 25.1x101.4x24.9x98.2. 3 years, 5 1/2%. Oct 1, 1907. 11:3144. 4,000
Proll, Ludwig to GERMAN SAVINGS BANK in City N Y. Cambreleng av, w s, 71.6 n 189th st, 17.3x100. 3 years, 5%. Oct 1, 1907. 11:3091. 2,500
Payne, C Leicester with TITLE GUARANTEE AND TRUST CO. Washington av, No 1780. Subordination mort. Sept 23. Oct 3, 1907. 11:2916. nom
Parrish, Andrew to Otto Huber Brewery. Daly av, s e cor 178th st, 19.5x72.4x20.10x72.11. Prior mort \$2,500. Sept 27, demand, -%. Oct 3, 1907. 11:3126. 2,000
Pirk, Amalia to Laura F Henry. Creston av, e s, 98 s 198th st, 22.2x100. Prior mort \$ - -. Sept 10, 1 year, 6%. Sept 28, 1907. 12:3315. 1,000
Same to Louis Gates. 198th st, s s, 43.6 w Grand Boulevard and Concourse, 25x98. Prior mort \$ - -. Aug 12, due Feb 12, 1908, 6%. Sept 28, 1907. 12:3315. 1,000
Pirk, Amalia to Nora DeHart. Decatur av, w s, 150.4 n 195th st, 25x126.6x25.5x131.11. July 1, 1 year, 6%. Sept 28, 1907. 11:3283. 1,000
Pistone, Frederick to BRONX BOROUGH BANK. 205th st, late Ernescliff pl, s s, 292.2 w Lisbon pl, 25x136x25x135.5. Sept 26, 1 year, 6%. Sept 27, 1907. 12:3311. 10,000
Pletz, Charles to Gaines-Roberts Co. Prospect av, n e cor 162d st, 33.7x100. P M. Prior mort \$35,000. Oct 2, 1907. 3 years, 5 1/2%. 10:2690. 12,000
Rousseau, David, of Ossining, N Y, to F A K Bryan. Walton av, w s, 102.2 n 138th st, 83.11x89.2x65.7x89.7. Prior mort \$35,000. Oct 1, due May 1, 1908, 6%. Oct 2, 1907. 9:2344. 3,000
Reutler, Charles and Peter Stonetsch to A Hupfels Sons. St Anns av, No 169, Saloon lease. All title. Sept 27, demand, 6%. Oct 2, 1907. 9:2263. 4,100
Reinhardt, Marie to Gustave Dressler. 148th st, late Mott st, s s, 111.10 e Park av, late Terrace pl, runs w 25 x s 100 x e 50 x n 100 to st x w 25 to beginning. Prior mort \$8,000. Oct 1, 3 years, 5%. Oct 2, 1907. 9:2336. 1,200
Reich, May to Rose M Clifford. Clinton av, No 1798, e s, 57 s 175th st, 27x84. P M. Prior mort \$5,850. Sept 25, 3 years, 6%. Sept 28, 1907. 11:2948. 850
Reilly, Josephine A to Mitchel Silverstein. Fox st, No 1071, on map No 1069, w s, 229 s 167th st, 25x100. Prior mort \$4,000. Sept 28, 3 years, 5%. Oct 1, 1907. 10:2717. 1,800
Stevenson, Archibald E and Edw J L Raldiris to Joseph Weber. Brook av, w s, 75 s Wendover av, 25x60x26.11x70.2. 3 years, 5 1/2%. Sept 27, 1907. 11:2896. 12,500
Schwab, Saml to James E Dougherty. Tremont av, s s, 100 w Marmion av, 50x100. P M. Prior mort \$5,000. Sept 27, 3 years, 6%. Sept 30, 1907. 11:2956. 6,000
Stroh, Julia A to Luhr Wohlken. 139th st, No 440, s s, 375 e Willis av, 41.8x100. Prior mort \$25,000. Due, &c, as per bond. Oct 1, 1907. 9:2283. 11,000
Stroh, Louis with Julia Stroh and Luhr Wohlken. 139th st, No 440 East. Subordination mort. Sept 28. Oct 1, 1907. 9:2283. nom
Seebach, Geo J to James Johnstone. Decatur av, s s, 138.4 w 205th st, 25x112.6. P M. Sept 30, due Mar 30, 1909, 6%. Oct 1, 1907. 12:3353. 1,300
Steinmetz, Bertha J to James Sharkey. Hoe av, e s, 200 n Jennings st, 25x100. Sept 25, 3 years, 5%. Oct 1, 1907. 11:2988. 500
Schrodt, Gertrude B to James C Green et al. West Farms road, n w s, abt 82 (?) n Rodman pl, and being lots 35 and 36 map land of estate Wm Crowther, 46x100x35x103, n s, July 9, due Oct 9, 1910, 5%. Sept 27, 1907. 11:3016. 11,000
Stahl, John and Henry to Matthew F O'Brien and ano exrs Margt O'Brien. 224th st, n w cor Bronx Terrace, 162x85, Wakefield. P M. Sept 26, 3 years, 5%. Sept 28, 1907. 2,500
Savio, Benny to Robert C Walker. Park av, w s, 115.6 s 183d st, 24x80.4x24x80.5. Oct 1, due Jan 1, 1911, 5 1/2%. Oct 2, 1907. 11:3030. 7,500
Siemers, Henry Jr to Henry J Flohr. Topping av, No 1746, e s, 175 n 174th st, 25x95. P M. Prior mort \$5,000. Oct 1, 1907, 3 years, 6%. 11:2799. 3,250
Thiel, Henry W to Henry Seligman. Bryant av, No 1409, w s, 85 n Freeman st, 20x100. P M. Prior mort \$3,500. Oct 1, due July 1, 1909, 6%. Oct 2, 1907. 11:2994. 600
Thiel, Henry W to Henry Seligman. Bryant av, No 1411, w s, 105 n Freeman st, 20x100. P M. Prior mort \$3,500. Oct 1, due June 1, 1909, 6%. Oct 2, 1907. 11:2994. 600
Tofano, Frank to Frank M Patterson. 4th st, s w cor Ruskin st, 36.10x119x31x120.6; Sheil st, n s, 75.10 e 4th st, 33x105.6, Williamsbridge. Sept 27, due, &c, as per bond. Sept 28, 1907. 600
Tiffany, Sarah M, of Washington, D C, to Mary E Radcliff guardian Albert E Radcliff. Home st, late Lyon st, s w cor Hoe av, 75.8x28.10x71.11x37.3. Sept 27, 2 years, 5%. Oct 1, 1907. 10:2745. 2,000
Taylor, Lydia to Walter W Taylor. Lot 541 map Arden property. Sept 17, 3 years, 5%. Oct 1, 1907. 800
Unlandherm, John H to Hamilton F Dean. Brook av, No 1206, e s, 286.1 s 168th st, 25x104.5x25x103.4. 3 years, 5%. Oct 1, 1907. 9:2393. 13,000
Vogt, Bertha to Hugh O'Brien Barker av, w s, 100 n Elizabeth st, 50x125, Olinville. Sept 26, 1 year, 5%. Sept 27, 1907. 1,000
Wellbrock, Wm H to City Island Land & Dock Co. Carroll st, n s, at mean high water mark L I Sound, runs s 133 x e 400 x n 133 x w 400 to beginning, land under water, &c, City Island. P M. Due Mar 30, 1908, 6%. Sept 30, 1907. 2,500
Wehrenberg, Ehler F to Wm E Schott. 178th st, No 717, n s, 100 w Clinton av, 25x95. P M. Sept 25, 3 years, 5%. Sept 27, 1907. 11:3092. 5,000
Wade, Harry C and Carl L Gibbons to Leopold Salamon. 219th st, No 90, late 5th st, n s, 150 e White Plains road, 27x114. P M. Prior mort \$2,800. Sept 28, 2 years, 6%. Oct 1, 1907. 2,200

JUDGMENTS IN FORECLOSURE SUITS.

Sept. 27.
5th av, s w cor 158th st, 99.11x120. Celia Uhlfelder agt David Schoenfeld et al; Max Silverstein, att'y; Joseph Gallagher, ref. (Amt due, \$9,066.60.)
176th st, s s, 100 w Audubon av, 150x73x-x85. Knickerbocker Trust Co agt Herman Strauss; Lincoln Wescott, att'y; Philip J Sinnott, ref. (Amt due, \$34,223.75.)
Sept. 30.
121st st, No 317 East. Annie Kovner agt Emanuel S Gates; Abramson & Potter, att'ys; Charles Sullivan, ref. (Amt due, \$8,837.06.)
Oct. 1.
121st st, No 319 East. Annie Kovner agt Emanuel S Gates; Abramson & Potter, att'ys; Bankson T Morgan, ref. (Amt due, \$8,784.56.)
85th st, s s, 375 w West End av, 25x102.2. Jacob Levy agt William Rosenzweig Realty Operating Co; Arnstein & Levy, att'ys; Elias B Goodman, ref. (Amt due, \$2,608.75.)
Riverside av or drive, s e cor 129th st, runs s - to 127th st, x e 352.5 x n w 48.1 x n 156 to e l 128th st, x w 12.3 x n e 70.7 to Manhattan st, x n w 394.9 x w 280.9 to beg, except parts released. Robert McGill agt Louis Meryash et al; Warner, Johnson, Johnson & Wilson, att'ys; Alvin Untermyer, ref. (Amt due, \$41,176.36.)
Oct. 2.
76th st, Nos 506 and 508 E. Samuel Korman agt Samuel M Hoffberg et al; Charles Schwick, att'y; Vincent W Woytisek, ref. (Amt due, \$6,561.)
Oct. 3.
18th st, No 159 West. John Hooper agt Linda S Stachelberg et al; action to foreclose mechanics lien; att'ys, Wait & Foster.
Madison av, n w s, 103 s w Kingsbridge rd, 25 x190.5x25x190.2. Morris av, No 700.
Bathgate av, w s, 128 s Kingsbridge rd, 25x190. Marx Levy agt Geo H Rosenthal; action to impress trust, &c; att'y, L Goldberg.
Oct. 4.
Mapes av, n e cor 178th st, 114.6x145.2x114.7x 145.2. Antonio D'Angelo agt Herbert Realty Co; action to foreclose mechanics lien; att'ys, Kramer, Bourke & Koch.
Aqueduct av, n e cor 178th st, 27.10x78x14.7x 79.1. Julia S Richardson et al agt Margaret Sullivan et al; action to set aside will, etc.; att'y, J C Edmonds.
164th st, n s, 100 e Summit av, 25x100. Wm T Hookey agt Margaret K Collieran et al; action to foreclose mechanics lien; att'y W A Schumacher.
Madison av, No 1318. John F Walsh et al agt Gustav Stelljes et al; action to enforce mechanics lien; att'y, V Taylor.
227th st, n s, 156 e Barnes av, 25x100. Van Nest Wood Working Co agt Jacob Minka et al; action to foreclose mechanics lien; att'y, D S Decker.
Perry av, e s, 125 s 200th st, 25x100. John A Muller agt Helene Poppelau et al; action to foreclose mechanics lien; att'y, B J Kelly.
165th st, s s, 325 e Amsterdam av, 25x102.6x irreg. Henry Uebelacker agt Charles Uebelacker et al; partition; I N Williams.

LIS PENDENS.

Sept. 28.
6th st, No 312. Henrietta Bennett agt Albert E Lowe; specific performance; att'y, C Schwick.

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FORECLOSURE SUITS.

Sept. 28.
110t hst, Nos 342 to 346 East. Mary P Searle agt Samuel C Baum et al; att'y's, Wayland & Bernard.
169th st, s s, 95 e Audubon av, 50x85. Minnie Price agt Louis Peck et al; att'y, I Cohn.
Sept. 30.
Wendover av, No 758. Julius Lichtenstein agt Leizer Ehrenhaus et al; att'y's, Ernst, Lowenstein & Cane.
Oct. 1.
75th st, No 125 West. Clairville E Benedict et al agt Mary C Murray et al; att'y's, Odell & Odell.
122d st, Nos 335 and 337 East. Corporate Realty Assn agt Barnet W Rod; att'y's, Strauss & Anderson.
Oct. 2.
Bryant st, s e cor Jennings st, 125x100. Geo W Robinson agt Randolph Backer Co et al; att'y, A Knox.
Amsterdam av, s w cor 170th st, 75x250x irreg. Roosevelt Realty & Construction Co agt Barnet Miller et al; att'y, S Bernstein.
70th st, s s, 175 e Av A, 100.4x148. Simon Uhlfelder et al agt Jacob Boltan et al; att'y, M Silverstein.
Rivington st, No 310. City Real Estate Co agt Herman Haar et al; att'y, H Swain.
Oct. 3.
102d st, No 324 East. Annie Maguire agt Joseph Louis et al; att'y, H M Goldberg.
102d st, n s, 227.6 e Park av, 50x100.11. Freehold Construction Co agt Benjamin F Bernstein et al; att'y's, Bowers & Sands.
Amsterdam av, s w cor 170th st, 75x250x irreg. Lillian S Davidow agt Barnet-Miller et al; att'y, S Bernstein.
Oct. 4.
123d st, n s, 162.6 e 1st av, 18.9x100.10.
123d st, n s, 181.3 e 1st av, 18.9x100.10.
The Title Ins Co of N Y agt Jacob Siegel et al; att'y, A L Wescott.
Lot 150, map of Village of Williamsbridge, Bronx. Adelaide P Myers agt Irving Realty Co et al; att'y's, Einstein, Townsend & Guiterman.
Hamilton pl, w s, whole front between 144th and 143d sts, —x—.
Broadway, s e cor 144th st, 100x199.10.
Realty Transfer Co agt John V Signell Co et al; att'y, H Swain.
143d st, n s, 525 e Broadway, 75x99.11. Realty Transfer Co agt John V Signell Co et al; att'y, H Swain.
73d st, s s, 150 w Av A, 25x102.2. Charles Griffen et al agt John S Scott et al; att'y, W M Powell.
61st st, n s, 375 w 10th av, 25x100.5. Charles Griffen et al agt Frederick Heerlein et al; att'y, W M Powell.
177th st, n s, 100 e Audubon av, 170x90x170x 101. Isidor Londner agt David Periman et al; att'y's, Heighan & Necarsulmer.

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. and Oct.
28 Appleby, Katherine R—Arthur L Swift, \$591.91
28 Alexander, Charles—Aaron Ward & Sons. 54.22
30 Adams, Nicholas & James—Isidor Cahn. 1,034.22
1 Anton, Joseph B—Joseph F Wittemann et al. 68.63
2 Allen, Oliver H—Amos L Prescott et al. 781.24
3 Andrea, Geo C—Geo H Everall. 331.81
4 Alexander, Reno B—Chas A Jackman et al. 31.65
4 Adams, Joseph—R B Henry & Sadler Co. 33.01
4 Andrews, Frank M—H T Julius Fuehrman. 434.72
28 Bell, Thomas—Frances L Glover. 77.61
28 Bos, Marius F—Edw A Raymond. 131.18
28 Becker, Morris—Schwab Bros Co. 121.63
30 Bush, Daniel—Isaac Adler. 39.65
30 Brauner, Meier—Maurice J Katz. 340.65
30 Bierman, Julius—the same. 340.65
30 Bied, Samuel L—Chas M R Ward. 333.12
30 Belmont, Arthur—Isidor Scheinbein. 219.95
30 Berger, Nathan—Chas R Bailey. 64.29
30 Bolin, Samuel and Lottie—Ignatz Rosen-zweig. 26.72
30 Blut, Louis—Solomon S Leff. 84.65
30 Bassett, Geo T—Maurice Goodman. 325.91
30 Byrnes, John J and Nellie—August Schieck. 39.72
1 Bendix, Mary—Elise S Freisinger. 89.65
1 Brody, Simon H—Cudahy Packing Co. 114.44
1 the same—Swift & Co. 1,162.50
1 Busing, Gerhard—Anna M Ohlickers. 32.41
2 Barstow, Jacob P—Henry W Goodrich. 569.90
2 Burnham, Ralph—John L Chadwide et al. 300.54
2 Bantz, Katherine—John D Haar et al. 277.18
2 Block, Joe or Joseph—Simon Lefkowitz. 114.02
2 Browkaw, William—Am Ice Co. 32.09
2 Bernstein, Julius—Amelia Phyte. 129.41
2 Bauman, Adolph—Ada V Tinsley. 93.00

2 Barker, Joseph H—D Sherwood Green. 152.09
3 Born, Jose—Paul Outerbridge. 248.41
3 Berthet, Emily C—Henry E Jaeger. 26.81
3 Berman, Samuel & Israel—Israel H Maaget. 119.41
3 Beals, Hallock W—New Publication Co. 185.86
3 Barra, Maria or Ottavia Berardi—Adelaide Congiassi. 215.41
3 Butterworth, Frank—Edw J Lusk. 658.35
3 Berenbaum, Otto—Max E Bloch. 114.47
3 Buehler, Leon M—Aeolian Co. 902.54
3 Bronner, Henry M—Henry W Martin. 103.25
3 Bocard, Philemone—Jacques Pacheteau. 298.36
3 Brestein, Louis—Abraham I Levin. 266.41
3 Brice, Stewart M—Kips Bay Realty Co. 234.97
3 Brown, George—Eleanor M Greacen. 7,846.46
4 Block, Jacob—Mendel Weinstein. 54.05
4 Butterworth, Frank—Highland Park State Bank. 1,588.63
4 Baumell, John M—Abraham Cohen. 266.41
4 Bryan, J Conger—John Wanamaker. 116.62
4 Bassen, William—Sonn Bros Co. 188.87
28 Child, Frederick—Am Sight Seeing Coach Co. 22.35
28 Clute, Wm L—Edward Zimmer et al. 4,670.69
28 Coates, Ray W—Wm G McParlane. 324.18
28 Ciletti, Samuel—Geo H Rosenblatt. 45.46
28 Cohen, Morris—Schwab Bros Co. 121.63
30 Curry, John J—Angelo Myers. 558.23
30 Charap, Fizzel—Maurice J Katz. 340.65
30 Clow, James W—Geo F Sandford. 369.82
30 Courtney, Charles—Abraham Smith. 136.72
30 Clarendon, Hal—Selwyn & Co. 217.66
30* Calligaris, Alexandre—Patrick J McMahon. 312.22
30 Cossino, Jimi—Arrigo Arrigoni. 223.32
1 Cisneros, Jose L—Wm A Juchs. 332.55
1 Child, Frank W—C S Hammond & Co. 189.56
1 Chapin, Frederic—Ernest M Garbe. 186.88
1 Casole, Joseph—Angelo Camera. 274.52
2* Camardella, James V—Peter Igoe et al. 331.04
2 Cohen, Samuel—Julius H Reiter. 30.11
2 Carr, Daniel A & Annie—Alphonse D Winter. 97.67
2 Cohn, Joseph M—Holcomb & Caskey. 344.88
3 Culpepper, Chas E—Jennie C Bartlett. 25.39
3 Cisneros, Jose L—Central Syndicate Bldg Co. 48.65
3 Corey, Michael J—Lord & Taylor. 25.12
3 Clarke, Henry S—James L Fling. 2,606.42
3 Caruso, Angelo—Myron Sulzberger. 144.41
3 Clark, Guy R—Chas H Young et al. 386.33
3 Caultel, John J—Kingston Ntl Bank. 376.14
3 Cooley, James C—Chas A Dards. 66.91
3 Cohen, Fannie—Columbia Bank. 271.34
3 Cochran, Wm H—Bertie Frank. 47.42
3 Coste, John B—Salasse Fibre Co. 16.98
3* Carson, Harry A—Battery Pl Realty Co. 138.15
4 Cohen, Abraham—Isaac Kern et al. 208.30
4 Chadwick, William—Franklin L Sheppard et al. 40.41
4 Colby, Chas B—National Bridge Works. 987.48
4 Cohen, Elias A—Empire City Wood Working Co. 937.96
28 Demacos, Maria A—Darwin R James, Jr. 208.87
28 Duclos, William—Max Borosky. 59.79
1 de Palma, Allisandro—Samuel S Wortley. 29.72
1 Davis, Everly M—Anna Vreeland et al. 32.40
1 the same—the same. 7.40
1 Di Maggio, Tommaso—Henry Eggers et al. 33.81
1 Dworkowitz, Samuel—Marks Kerber. 134.09
1 Demar, J Edw—Wendell L Nichols. 398.15
1 Dowling, Michael F—National Alumni. 71.32
2 Danis, Louis—Geo F Moore, Inc. 190.76
3 Dormitzer, Louis G—Christian Loetscher et al. 427.26
3 Devlin, John B—Murray & Reid Co. 245.39
4 Dayton, Edwin D—Frank V Burton et al. 635.12
4 Demacos, Maria A—Joseph Kaplan. 145.90
4 Dobrozynski, Isador—Title Guarantee & Trust Co. 85.04
30* Eppolito, Thomas—Ruy Suarez & Co. 29.31
30 Ellsworth, Albert W—Augustus H Skillin et al. 31.08
2 Elden, Ralph W—Quincy F Cushing. 44.31
3 Evans, Alice B—Quincy F Cushing. 268.16
3 Epstein, Joseph—Blue Ridge Enamelled Brick Co. 164.71
3 Engelhardt, Albert F—Battery Place Realty Co. 138.15
4 Echner, Emanuel A—Chas J Norquite et al. 106.83
28 Farara, Joseph—Finin Sachs. 92.01
28 Friese, Bernhard—Hugo A Hilliss. 47.24
30 Fanshawe, Henry E—Andrew D Meloy. 293.41
30 Fiedelman, Max—Henry Fried. 131.73
30 Franz, Clara—Herman Treptow et al. 26.97
2 Forsstrom, Francis A—Joseph Petluck. 37.22
2 Feld, Simon—Wm J Davidson. 206.49
2 Feldman, Frank—J Rheinfrank & Co. 36.91
2 Feigensohn, Daniel—Wm A Thomas Co. 146.52
3 Feinsten, Abraham—Samuel Abramson et al. 1,364.03
3 Furniss, Wm P—Alexandro Lyle. 94.85
4 Fuchs, John—Frank McCormack. 169.41
4 Farrell, Wm W—Frank W Bowker. 79.67
4 Frank, Jacob—Cross, Austin & Ireland Lumber Co. 978.10
4 Felix, Joseph—Benjamin Jacobs et al. 27.74
4 Feigensohn, Dr Daniel—Henry G Silleck, Jr. 515.95
28 Garlick, Abraham—David Fuerstein. 119.41
28 Gaden, Garland—James Foster et al. 41.42
28 Goldberg, Morris—Edward Davis. 42.26
1 George, James H—Hencken & Willenbrock Co. 224.35
1 Goldstein, Abraham—Mark Kerber. 134.09
2 Gillman, Aaron—David Reggel. 8.27
2* Grossman, Newman—J Rheinfrank & Co. 36.91
2 Goldsmith, Leonard H* & Dudley—Dumrauf & Wicke. 65.19

3 Greenleaf, Charles—Bryant Willard. 111.81
3 Gross, Samuel—Patrick F Keogh. 35.67
3 Goldman, Annie* & Kalman—Moses N Schleider et al. 30.15
3 Graham, Harriet W—E J Galway Bldg Co. 32.72
3 Garvin, Edw B—White Clover Farms Co. 61.70
3 Geilich, Abraham—John G Philbrick & Bro. 494.24
3 Goldstein, Levy—N Y Butchers Dressed Meat Co. 248.55
4 Grady, Patrick—Childs H Childs et al. 239.41
4 Gottlieb, Jacob—Fannie Meyers. 139.41
4 Goldberg, Jacob—Gerson Kleinfeld et al. 447.91
4 Gleich, Harry M—Moses Lamer et al. 34.65
28 Halbads, Chas E—John A Minaldi. 94.65
28 Herbst, Abram—Meyer Lippman. 421.63
28 Horn, Charlotte* and Charles—Hadley M Green. 379.72
28 Herrington, John J—Central Foundry Co. 268.97
28 Herrington, John J and Edw C—the same. 94.44
30 Harnden, Francis—Isidor Scheinbein. 219.95
30 Herrnstadt, Simon—Marcus M Marks. 50.84
30 Hartung, Edmund G—Jerome J Wilson. 113.14
30 Hofstadter, Meyer—Samuel Klepner. 303.71
1 Hatch, J Leffingwell—Mary E Strong. 234.72
1* Henriques, Clifford—Wm A Juch. 332.55
1 Hanlon, Philip O—Wm E Brower. 38.51
1 Hollingshead, Roy K—U S Lithograph Co. 317.96
1 Hill, Geo H—John J Sheehan. 444.72
1 Herrington, Edw C* and John J—John Simons Co. 529.41
2 Hittesheimer, William—Peter Igoe et al. 331.04
2 Holland, David—Robert H Armstrong et al. 209.00
2 Hoffman, Mayer—Bernard Horn et al. 121.30
2 Hoff, Chas L C—Helen B Powers. 151.65
2 Howard, Louis C—Goodyear Tire & Rubber Co. 64.88
3 Hoh, August—Henry Dreyfuss. 121.90
3 Hagenbucher, Frank—Wm J Anderson. 23.97
3 Hofman, George—Sonn Bros Co. 320.31
3 Hendrick, Frank—Aeolian Co. 60.78
3 Hansen, Dethlef C—Aeolian Co. 37.72
3 Handel, Benjamin—Western Distillery Co. 45.21
3 Holston, Frithjof A—Art Novelty Co. 330.34
3 Hirshkowitz, Fanny & Samuel—Max Feld. 224.72
3 Hillinger, Yetta—Wolf Walcatch. 260.33
4 Harrison, Henry—Louis Bralover et al. 88.17
4 Hammond, Louis E—W R Ostrander & Co. 79.30
4 Hardman, Frank—Tenuis H Van Brunt et al. 47.87
4 Hirschel, Frank—Franklin L Sheppard et al. 107.66
4 Harris, Louis & Samuel—David Shapiro. 184.01
4 Horn, George—Curtis Blaisdell Co. 86.92
28 Isaacman, Max B—Jacob Dold Packing Co. 156.27
28 Jenks, A Murray—Alim C Cass. 70.41
28 Jotis, James—Frederick Huhn. 39.74
28 Jaffe, Benjamin—Schwab Bros Co. 121.63
1 Jewel, Julius—Wm H Holzapfel. 74.41
2* Jaffe, Meyer—Harry Gropper et al. 76.04
28 Kurzman, Elias—Julius M Rosemann. 133.95
30 Kupperberg, Isaac—Maurice J Katz. 340.65
30 Kanrich, Simon—Philip Slabodsky et al. 118.37
1 Kingsbury, Audrey—Elise S Freisinger. 89.65
1 Kahn, Harris—Excelsior Floor Arch Co. 141.10
1 Kirkpatrick, Robert T—Edw P Floyd Jones. 388.91
1 Kalchheim, William—Louis Speigel. 319.70
2 Krinsky, Isaac—Davis Materson. 141.59
2 Krims, Robert—the same. 141.59
2 Kern, Lewis—Joseph Stern et al. 380.20
2 Kahn, Ben—U S Lithograph Co. 203.81
3 Kinwood, Samuel—Israel H Maaget. 119.41
3 Kalisky, Harry A—Bertha Spellman. 385.65
3 Kohen, Samuel—Louis Seiler. 47.71
3 Kleinman, Raymond—J C Bogert Co. 168.51
3 Kennedy, Patrick J—James Plunket. 408.97
3 King, Andrew—J C Lyons Bldg & Operating Co. 13.08
4 Kleinfeld, Beckie—Am Radiator Co. 220.75
4 Kelleher, Kathleen M—August Ripperger, Jr. 1,640.30
4 Klapper, Harry—J Frank Knorr et al. 97.76
30 Lebraf, Nini—Patrick J McMahon. 312.22
30 Ligerty, Horon—Thomas Clinchy. 192.33
1 Luethy, Herman—Geo H Bruck et al. 377.69
1 Lowenberg, Eugene—Ritter Realty Co. 78.01
1 Lubasch, Otto—Max G eenebaum. 371.11
2 Levin, Sam—Bernard Horn et al. 319.91
2 Lipchitz, Jacob—Harry Gropper et al. 76.04
2 Laux, Jacob—Abraham Friedenheim. 500.42
2 Levy, Jacob—Simon Lefkowitz. 114.02
2 Levine, Bessie—J Rheinfrank & Co. 36.91
2* Lewine, Solomon—Geo F Moore, Inc. 190.76
2 Lennon, Alice—Frederick A Nokes. 116.72
3 Lipkowitz, Philip—Chas F Smith. 106.05
3 Laubscher, Ernest—Hugo Prager. 40.37
3* Lubolsky, Abraham—Abraham I Levin. 263.41
4 Lee, John F—Samuel Block. 12.41
4 Lieberman, Jere—Lawyers Title Ins & Trust Co. 88.03
4 Lucas, John—James H Parker et al. 616.62
4 Laird Frank S—Thomas M Applegarth. 136.59
4 Lippman, Harry—Leonardo Corio. 94.72
4 London, Albert—Robert H Young. 288.12
4 Lowe, Allen—Katherine Davit. 49.52
28 Mooney, James F—S Morill Banner. 245.31
28 Meyer, Adolph, Jr.—Darwin R James, Jr. 208.87
28 Martin, Ralph—Louis Gorsel. 63.36
28* Manuccos, Paul—Frederick Humn. 39.74
28 McGieban, Cornelius D—Daily Attractions in New York. 60.67
30 March, William—Chas F Matilage & Sons. 24.75

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|---|--|--|
| <p>30 Minster, Isidore—Max Swirsky et al. 51.00
30 Martin, Geo R—Jacob Bauman . . costs, 32.65
30 McManus, Arthur J L—Maude A Kelley, 174.90
30 Mittedorf, Asher & Meyer—Solomon Sheff. 84.65
1 Maguire, Frank J—John Lees 90.05
1 Muriano, Vincenzo—Foundation & Con-
tracting Co. costs, 63.18
1 Moore, Chas C—Wallace W Bruce 39.41
1 Miller (Hugh)—Lorena Co 154.73
1 McClelland, Robert—Nora Ryan 224.61
2 Morgenroth, Isaac—Rudolf Gersman. 120.98
2 Murphy, John—Am Ice Co. 37.47
2 Meacle, Catherine—Charles Izmirian. 114.18
2 McCarthy, Wm T—Chesebro Whitman Co. 166.91
2 McLaughlin, Frank—Edw A Freshman. 211.44
2 Mayor, Jack—Quincy F Cushing. 42.31
2 Miller, Samuel—Wm A Thomas Co. 221.59
2 Montanye, Austin F—Wm J Montanye. 1,926.80
2 Mowbray, Wm E—Wm H De Forest, Jr. 67.35
3 Martin, Louise—People, & c. 50.00
3 Murphy, John H—Nellie H Miller. 50.28
3 Moore, James—James Plunket et al. 172.40
3 McLean, Robert J—Edward Hymes et al. 69.41
4 Meyer, Adolph, Jr—Joseph Kaplan. 145.90
4 Many, Robert H—Martin H Healey. 1,569.07
4 Murphy, Richard F—the same 1,569.07
4 Mulvaney, Mary C—Robert S Moore. 33.00
4 Morris, Morris B—Louis Lese et al. 22.65
4 Milliken, Wm A—Arthur C Booth. 226,628.93
4 Merryash, Louis—Robert H Young. 288.12
4 Marcus, Morris—J Krank Knorr et al. 97.76
4 MacNicholl, Wm A—Stowe & Eddy Co. 94.62
30 Nitto, Charles—Ruy Suarez & Co. 24.21
30 Nankeville, Wm E—Haverly Co. 9,266.20
1 Nash, Henry P—Wm H Van Steenberg. 174.94
1 Neuman, Wm G—John Brewer et al. 174.67
2 New, Jennie—Octavia A Moss. 257.01
3 Nehring, Ulrich—New Evening Journal Pub
Co. 137.97
3 Normoyle, Michael—Max Feld 224.72
28 Osterman, Lester—Mortimer B Newman. 617.59
2 Ogden, Kate—People, & c. 25.00
4 Osgoodby, Russell H—New Haven Clock Co. 208.44
28 Perham, Henry B, prst.—Michael M Dolphin. 1,968.45
28 Pierson, Thomas M, vice-pres—the same 1,968.45
28 Paradise, Teresa—Robert G Wilson. 214.65
30 Pratt, Carolina A—William Zilliakus. 231.81
1 Phillips, John—D Theodore Kelly 2,635.02
1 Parrelli, Charles—Joseph Monett 107.71
1 Powell, Edw H—Martin J O'Brien 41.07
2 Presutty, Nicholas—John V McEvily Co. 426.92
2 Pariser, Abraham M—Julius H Reiter. 39.91
2 Pastor, Gersherm—Wm A Thomas Co. 79.26
3 Peck, Louis—John Best 113.96
3 Prago, Wm L & Louis—Jefferson Bank. 73.41
4 Preber, John J—Samuel Black. costs, 12.41
4 Pullman, John—Abraham Cohen. 154.30
4 Pang, Wm C A—Amelia Phyfe. 79.41
4 Philips, Wm G—Sigourney M Burnham. 56.41
4 Pickles, Frederick H—Ntl Bridge Works. 987.48
1 Quimby, Fredk J—Paul Shortland 517.83
28 Rod, Barnet W—William Rosenbaum et al. 270.25
28 Ryan, Lawrence & Frank—Warren Ross et
al 152.48
28 Ries, Herman J—Sigmund Galewski 27.19
30 Rod, Chomas—Maurice J Katz 340.65
30 Rosen, David and Rosie—Emil Hermann. 114.72
1 Rod, Barnet W—Mayer Marbin et al. 240.80
1 Reichard, Herman—Louis Spiegel 319.20
1 Rudy, Nicholas—Ora B Coates et al. 178.82
1 Rendle, Arthur E—Chas J Chapman. 82.04
2 Rod, Barnet W—Carrie Toscani et al. 162.72
2 Rothberg, Joseph—Julius H Reiter. 30.11
2 Rockmore, Louis* & Alex—Bernard Horn
et al 319.91
2 Rosen, Joseph—Bertha Rauth. 119.91
2 the same—the same 90.91
2 Robinson, Frederick M—First Ntl Bank of
Bayonne, N J. 4,040.23
2 Rolfe, Frederick—The Royal Tailors. 29.41</p> | <p>2* Roenblum, Alexander—North Side Bank of
Brooklyn 318.90
2 Rabinowitz, Morris—Pittsburg Plate Glass
Co. 458.50
3 Rabinowitz, Osiat—Louis Sepler 67.33
3 Rosenberg, Charlie—Hartman F Gundrum. 398.90
3 Romm, Hyman—Max Horowitz et al. 52.31
3 Richter, Adolph—Edward Poppe Co. 72.41
3 Roger, Charles or Roger Spitz—Revillon
Freres 102.22
3 Rod, Barnet W—John Best 396.47
3 Rockow, Abraham—Johnson & Johnson. 117.26
3 Reichenbach, John G—Joseph Spiero. 39.83
3 Raymond, Wm H—Smith & Wessler Co. 391.71
3 Reid, Homer—Simon Sichel et al. 293.81
4 Robinson, William—Hyman Kessner. 34.61
4 Rosenson, Samuel—N Y Butchers Dressed
Meat Co. 149.23
4 Riker, Carroll L—John J Bowes. 586.11
4 the same—the same 395.86
4 Rod, Barnet W—Am Radiator Co. 318.85
4 Rosenhaus, Isidore—Payson Varnish Co. 44.21
4 Rockmore, Abraham—Moses Launer et al. 34.65
28 Schmidt, William—Carl Puerhr . . costs, 32.41
30 Schanzenberg, Herman A—John A Schatz-
ler et al 17.28
30 Saalfeld, Elizabeth J—John G Ambler. 14.66
30 Sugarman, Solomon—Bank Law Pub Co. 159.87
30 Smith, Geo D—Geo L Storms & Co 129.20
30 Smith, James A—Michael J Drummond. 2,935.98
1 Sternberger, Morris—Walter C Martin. 140.00
1 Shapira, Louis—Caroline Brickelmaier et al. 100.51
1 Small, Abraham—Martin Kellow 554.67
1 Schmookler, Isador—Louis Spiegel 319.70
1 Spies, George—J C Bogert Co. 89.31
2 Sommello, Giuseppe & Maria—Theodore
Palumbo 112.41
2 Schacher, Morris—Abraham Friedenheim. 500.42
2 Silber, Joseph—Morris Schechter. 1,942.42
2 Simpson, Nicholas—North Side Bank of
Brooklyn 318.90
2 Stetson, Thomas—Lucy C Butman. 153.12
2 Seckel, Christine F—Helen J Erickson. 89.91
2 Staff, Emanuel—Daniel A Shaw. 135.06
2 Shipman, Frank J—Marie Schmauk. 95.61
2 Swartwout, Frank G & Everett W—E Dairs
Co. 69.72
2 Schmidt, Katie—Julius Schmidt. costs, 28.86
2 Schlossman, Sam—Samuel Rodman. 266.00
3 Schneider, Nanette L—James C Forbes. 1,271.71
3 Secor, Richard J—Stowe & Eddy Co. 63.00
3 Sugarman, Abraham—John A Philbrick &
Bro. 494.24
3 Sherman, Pery W—Louis Silverman. 517.50
3 Shapiro, Aaron S* & Isaac L* & Philip D—
City Fireproofing Co 207.78
3 Secor, Chas A—Am Surety Co of N Y. 26.61
3 Sacks, Simon—Nassau Newspaper Deliv-
ery Express Co. 213.49
3 Spitz, Roger or Charles Roger—Revillon
Freres 102.22
3* Scoboloff, Max—John Best 113.96
3 Stevenson, Robert—Yvonne Graham 301.82
3* Sarno, Rudolph—Max E Bloch. 114.47
3* Simon, Louis—the same 114.47
3 Stahl, Frank—Henry Dreyfuss 121.90
4 Stein, Samuel—Schwarzschild & Sulzberger
Co. 828.85
4 Swanholm, Chas J—Nathan Erenstoft. 40.75
4 Shakin, Isidor—Levy Goldstein. 122.68
4 Schultz, Louis W—Allen Fitch. costs, 115.45
4 Schodky, Max—J T Dill Co. 38.31
4 Stamp, Frederick—Wm K Gold. 209.91
4 Sexsmith, Alfred W—Edw A Scott. 240.41
4 Spivak, Joseph—Edward Koscherak. 138.92
4 Sprickerhoff, George—David Gordon. costs, 198.25
4 Scharnberger, Gustave—the same. costs, 198.25
4 Stuurman, John H G, Jr—Pine Products Co. 269.02
30 Travin, Samuel, Jr—Abraham Nemirowsky. 84.49
1 Travin, Samuel—Marx Alter 29.41
2 Tileston, Clarence A—Charles Barry. 98.15</p> | <p>3 Thomas, Andrew J—Michael F O'Neill. 146.87
3 Trowbridge, Austin C—Chas M Cass et al. 1,060.49
3 Tripp, Dwight K—Patrick J Maloney. 748.86
4 Tung, Lee—Lun Gee Tong. 128.36
30 Uellendahl, Albert—Carl Neppach 158.04
3 Ufland, Louis & Harry—Rachel Lesser. 119.85
4 Underwood, Herman M—Meyer S Blumberg. 167.70
3 Vose, Samuel J S—Eugene C Potter et al. 91.81
28 Wolfson, Samuel—Joseph Gold 79.38
28 Wallenstein, Samuel—Albert Cohen 351.15
28 Weidl, Louis—Budde & Westermann 17.39
30 Weissberg, Jacob—Maurice J Katz 340.65
3 Wagner, Henry C—Ebling Brewing Co. 397.62
3 Weston, Harold E—Mark C Meagher. 188.97
30 Werder, Jessie M—Mussgiller, Mangels Co. 540.12
1 Wendelburg, Alexander—James G C Hamil-
ton 538.91
1 Walton, E Errold—Wm A Snead 579.41
1 Wolf, Charles—Henry M Mayer 34.41
2 Ward, Joseph—Wm J Davidson. 206.41
2 Walter, Edw T—Harry Lipschuetz. 218.62
2 William, John—Orpheum Co. costs, 32.41
2 Weinstein, Louis J—Mail & Express Co. 23.81
3 Weiss, Adolf & Morris—Josef Rosman. 84.65
3 Wagner, Henry C—Mallard Distilling Co. 124.41
3 Walsh, John C—H B Christensen Co. 62.22
3 Woods, Edward—Leopoldine Obendorfer et
al. 329.41
3 Weening, Joseph—Moses L Van Moppee. 519.65
3 Wiggins, Frank E—Joseph Adelson et al. 148.21
3 Windeler, Peter—Crandall & Godley Co. 272.68
4 Weber, Paul—Frank McCormack. 169.41
4 Wilfong, Geo C—Hotel Rennert of Balti-
more City 245.03
4 Wilchinsky, Harry—Washeit Pub Co. 74.65
1 Yetter, Andrew B—Arnold C Weil et al. costs, 32.41
30 Zudek, Harry—Isidor Scheinbein. 219.95
30 Zachs, Oscher—Maxwell E Slutsky. 65.00
2* Zaconick, Marie—Bertha Rauth. 119.91
2* the same—the same 90.91
3 Ziegler, Herman—Edward Poppe Co. 103.79</p> |
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CORPORATIONS.

- 28 Santa Clara Lumber Co—St Regis Paper Co. 174,204.61
28 Terhune, Jr, & Co—James M Shaw. 85.88
30 The Greater N Y Extracting Co—Maurice J
Katz 340.65
30 D E Baxter & Co—Chas M R Ward 333.12
30 Alfred Boote Co—Clay B Acken 891.35
30 Buchan's Soaps Corporation—Merchants Re-
view Pub Co 626.06
30 Aaron Miller Realty Comp—Isidor Schein-
bein 219.95
30 Gleich & Rockmore—Gatius Fireproof Con
Co 123.41
30 The Haverly Mastodon Minstrels—Haverly
Co 9,266.20
30 New York Pneumatic Service Co—Henry A
Schmohl 419.72
30 Buzzini & Co—Gilbert T Sutterley et al. 82.25
30 G L Steinreich & Co—Daniel Stern. 200.49
1 N Y City Ry Co—Edward Coffey 50.00
1 Westminster Realty Corp—N Y Telephone
Co. 129.50
1 Kinnears Hod Elevating Co—Hencken & Wil-
lenbrock Co 37.70
1 Phoenix Lead Co—Thornton Earle 2,739.86
1 Wilkes Construction Co—Richard Buyer. 122.30
1 American Hydrolit Co—Menko H Wolfe et
al 89.33
1 Atlantic Cement Co—Theodore Koehler. 416.41
1 Alfred Boote Co—Chas A Christman. 273.46
2 Manhattan Damp Proofing Co—Henry M
Toch et al 25.72
2 Citizens Independent Ice Co—Frank Mc-
Lear & Bros 110.25
2 New Jersey Automatic Beverage Co—Liquid
Carbonic Co. 281.91
2 Trident Tire Co—Goodyear Tire & Rubber
Co. 119.67

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MECHANICS' LIENS.

Sept. 28.

- 247-Amsterdam av, w s, whole front between 134th and 135th sts, 199.10x100. Casmento Roofing Co agt Interborough Building Co. 510.00
248-10th st, Nos 466 to 472 East. Gillo Ferrando agt Max Rubin and David Perlman. 150.00
249-Amsterdam av, s w cor 170th st, 190x100. Central Radiator Co agt Miller & Mofenson and Builders Heating Co. 1,025.09
250-Lafontaine av, s w cor 178th st, 25x100. Thomas B Bowne & Son Co agt J Chas Weschler and Andrew J Thomas. 2,284.79
251-Washington av, e s, 200 n 171st st, 50x 122. Central Radiator Co agt Haft, Williams & Grodinsky and Builders Heating Co. 639.83
252-Tiffany st, n w cor 165th st, 93x68. Same agt Frankenfeldt & Lippmann and Builders Heating Co. 323.87
253-Broadway, s w cor 142d st, 100x100. Same agt Elias Sussaroff and Builders Heating Co. 1,042.87
254-Amsterdam av, n w cor 109th st, 100.10x 100. Same agt Irving Judis and Builders Heating Co. 642.80
255-56th st, No 57 East. Same agt Mary H, Wm C & A Edw Lester and Builders Heating Co. 219.77
256-138th st, Nos 33 to 37 West. Samuel Adams agt Herman B Goldberg and Robert G Idstein. 205.00
257-85th st, No 556 East. Central Radiator Co agt I Ullman and Builders Heating Co. 97.58
258-East Houston st, No 342. Louis Golden agt Sarah Teitelbaum and John Greif. 740.00
259-Lexington av, Nos 63 and 65. Ronalds & Johnson Co agt Bernard Reisch and Thomas Clinchy. 750.00
260-161st st, No 628 East. Louis Sonkin agt Joseph Finenger. 25.90
261-156th st, n s, 200 e Broadway, 275x99.11. Nathan Reisler agt Louis Meryash. 6,700.00
262-143d st, Nos 294 to 300 East. Geo E Sealy agt Morris & Sussmann and Barnet W Rod. 104.00
263-42d st, s s, 40 w 7th av, 20x49.5. Edward Brickett agt John R Levison. 335.00
264-150th st, Nos 304 to 310 West. Rubin & Marcus agt S & R Construction Co. 1,200.00
265-Hamilton pl, w s, whole front between 143d and 144th sts, -x100. Broadway, e s, whole front between 143d and 144th sts, -x100. M Rauebon & Co agt John V Signell Co and Alfred Boote Co. 1,400.00
266-Central Park West, n w cor 85th st, 100x 125. Same agt Gotham Building Co and Alfred Boote Co. 426.70
267-Shakespeare av, e s, 127 n 169th st, 25x 100. Henry G Silleck, Jr, agt Wm H and Alice F Carr and Rose Bros. 474.81
268-Anderson av, w s, 164 s 165th st, 25x 100. Same agt R S Garton and Rose Bros. 448.63
269-Satisfied.
270-1st st, No 91. Adolph Shapiro et al agt Kier Bros and Theodore Schwartz. 244.97
271-Hamilton pl, w s, whole front between 143d and 144th sts, -x. 143d st, n s, 90.2 w Hamilton pl, 75x99.11. Rudolph Seus agt John V Signell Co. 11,500.50
275-Livingston pl, No 17. 100. E F Keating Co agt Irving Judis and Builders Heating Co. 579.24
273-Wales av, e s, 165 s Dawson st, 112x100. Same agt Dawson Realty Co and Builders Heating Co. 659.04
274-143d st, s s, 150 e 7th av, 250x100. Same agt Pelkelor Bros and Builders Heating Co. 872.18
275-Livingston st, No 17. Essex st, No 33. 100th st, Nos 306 to 340 East. Sam Friedman agt Louis Livingston, Meyer S Perstein, Abraham Samuels & Sam Horowitz. 121.21

Sept. 30.

- 276-Broadway, s w cor 142d st, 100x100. E F Keating Co agt Elias Gussaroff and Builders Heating Co. 217.83
277-56th st, No 55 East. Same agt Wm C, Edw A and Mary Lester and Builders Heating Co. 107.56
278-Lenox av, n e cor 135th st, 100x100. Same agt McKinley Realty Co and McKinley Realty & Construction Co and Builders Heating Co. 624.25
279-Prospect av, n w cor Boston road, 250x 130. Same agt Harris & Stegel and Builders Heating Co. 228.66
280-85th st, No 556 East. Same agt I Ullman and Builders Heating Co. 34.21
281-Lafontaine av, s w cor 178th st, 25x100. David Miller agt Chas J Weschler and Andrew J Thomas. 1,400.00
282-Central Park West, n w cor 85th st, 100x 125. Robert Rossman agt Gotham Building & Construction Co and Alfred Boote Co. 102.97
283-Madison av, No 51. T J Fanning, Inc, agt Madison Square Garden Co, owner; Electrical Show, Inc, lessee; New York Edison Co and James Milne. 825.00
284-127th st, Nos 75 and 77 East. E F Keating Co agt Louis Levine and Builders Heating Co. 73.65
285-59th st, No 311 West. Henry F Rumpe agt Rosette A Oakley and Ely J Rieser. 135.00
286-Satisfied.

Sept. 28.

- 287-114th st, No 203 East. Adolf Hopp agt John Adler and M Koupal. 19.00
288-116th st, No 203 East. Same agt same. 51.10
289-74th st, No 345 East. Jacob Brenner agt Fred Gcttilia and Antonio Sutura. 50.00
290-116th st, Nos 10 to 24 West. John F Cronin agt First Hungarian Congregation Ohab Zedek and Schaefer Carroll Construction Co. 71.08
291-Broadway, Nos 1876 to 1880. Thomas J Brooks agt Mary E A, Rebecca A D and Ella V E Wendell, Motor Mart and Frank E Malone and John T Finn. 290.00
292-Amsterdam av, s w cor 170th st, 100x 190. John Murray agt Miller & Mofenson and Builders Heating Co. 21.23
293-Broadway, e s, whole front between 158th and 159th sts, 200x125. Same agt Fluri Construction Co and Builders Heating Co. 38.09
294-Broadway, s w cor 142d st, 100x100. Same agt Elias Sussaroff and Builders Heating Co. 437.60
295-91st st, No 312 East. Campbell Supply Co agt Abraham Selinger and Otto J Grass, Jr. 150.64
296-144th st, n s, 100 w 7th av, 130x99.11. Isaac Werbst agt Louis Rosenberg & Lazarus Perelson. 150.00
297-8th av, 150th and 151st sts and Macomb's Dam road, whole block. Eastern Marble Co agt S & R Construction Co. 550.00
298-Union av, n w cor 150th st, 25x100. Henry G Silleck, Jr, agt Paul Doino. 212.70
299-8th st, Nos 311 and 313 East. United Cornice & Skylight Works agt Annie Kurzrok. 128.00
300-3d av, Nos 265 to 279. Wittcoff & Altman agt Goodman & Shupper and Krumholtz & Magid. 190.00
301-Hull av, w s, 100 s Woodlawn road, 125x 110. Harry Alexander agt Mary A Costello and Thomas F Costello. 270.00

Oct. 1.

- 1-Barnes av, e s, 995 n Morris Park av, 50x 100. Alexander Obricht agt A Ricordi & J Laquidara. 100.00
2-156th st, Nos 531 to 545 West. John Norton agt Louis Meryash. 4,750.00
3-98th st, s s, 450 w Central Park West, 25x 100.11. Frank W Herter agt Joseph Levine. 477.00
4-181st st, s s, 100 w Audubon av, 125x119. Rudolf Geismann agt Wm H Bingham Plumbing & Contracting Co and Wm H Bingham. 1,416.45
5-13th st, No 346 East. Fooks Engine Co agt Michael Goldman and Bernard Edelhertz. 31.75
6-Av A, Nos 1435 and 1437. Harry Gittelman agt John Miller, John Adler & John Finneran and Jacob Suskind. 36.00
7-10th st, Nos 34 and 36 East. Andrew J Waddell agt Brandor & Co and Samuel Jackson. 32.40
8-Broadway, s w cor 46th st, 128x118. The Corrier Construction Co agt 46th Street & Broadway Realty Co. 6,000.00

Oct. 2.

- 9-Lafontaine av, s w cor 178th st, 25x100. James W Sheridan agt Andrew J Thomas and J Chas Weschler. 947.00
10-181st st, s s, 100 w Audubon av, 125x119. Thomas Stone agt William Bingham Contracting Co and William Bingham. 625.00
11-Broadway, e s, whole front between 158th and 159th sts. E F Keating Co agt Fluri Construction Co and Builders Heating Co. 1,325.67
12-Amsterdam av, n w cor 109th st, 100.10x 100. Same agt Irving Judis and Builders Heating Co. 579.94
13-Lexington av, Nos 61 to 65. Louis Bossertt & Son agt Elizabeth A Hayes and John Jordan & Son. 1,898.31
14-101st st, s s, 100 e 1st av, 100x100.11. Joseph Rosenblum & Co agt Anna Cirrito and Ratzkin, Berman & Prudovsky. 537.60
15-Hudson st, No 422. Richard G Hach agt Julius Wolford and Albert Dubois. 35.00
16-Riverside Drive, s e cor 97th st, -x. David Knaus agt Robert T Lyons. 225.00
17-Brown pl, e s, whole front between 136th and 137th sts, 200x90. 133d st, n s, 210 w 5th av, 100x99.11. Klingenberg & Co agt John Maisel and Max L Rohman. 1,560.06
18-8th st, Nos 311 and 313 East. Schwartz & Steiner agt Raphael Kurzrok and Annie Kurzrok. 23.80
19-90th st, No 315 West. Edwin Bumble agt Isabella M Jordan and John Jordan. 934.63
20-3d av, Nos 267 to 277. Nathan Hirschhorn et al agt Joe Goodman, George Schuppert and Krumholtz & Magid. 540.00

Oct. 3.

- 21-176th st, n s, 100 w Amsterdam av, 170x 100. 177th st, n s, 100 w Amsterdam av, 170x 100. Isaac Cohen et al agt Abraham Bernikow, David Perlman and Portland Realty Co. 4,675.00
22-85th st, No 556 East. Racich Asbestos Mfg Co agt I Ullman and Builders Heating Co. 14.32
23-7th av, n w cor 85th st, 75x75. Same agt Libman Contracting Co and Builders Heating Co. 16.94
24-Mulberry st, Nos 209 and 211. Herman Hurwitz agt Michael Baum and David Pearlman. 95.00
25-46th st, No 606 West. Louis Berger agt John Epstein and S Amchanitzki. 53.00

- 2 H-O Company-Walter W Fawcett. 526.82
2 J Franklin Whitman Co-Frank Dobson. 47.76
2 Blessington Co-Andrew Kallas et al. 266.30
2 The R N McCandlish Kinney Co-Gaol Wallin et al. costs, 27.65
3 The Underwriters Engineering & Construction Co-Sessions Foundry Co. 90.95
3 Buzzini & Co, Inc-Simpson Hendee & Co. 524.33
3 The Structural Concrete Co-United Building Material Co. 1,118.01
3 Lexington Hotel Co-Tower Mfg & Novelty Co. 117.57
3 Gleason Peters Air Pump Co-New Publication Co. 192.24
3 New York City Ry Co-John J Murphy. 493.30
3 Equitable Accident Co-Moses Schlansky. 519.72
3 the same-the same. 230.22
3 Kohl Hepp Brick Co-Broadway Trust Co. 2,536.15
4 The Lexington Hotel Co-Schwarzschild & Sulzberger Co. 1,886.55
4 Kohl Hepp Brick Co-American Process Co. 804.29
4 Terhune, Jr, & Co-Gustav Helmstetter. 86.86
4 Siphon Milk Co-Merritt B Miller et al. 148.95
4 Boylston Construction Co-Thomas J Pipitone et al. 163.20
4 Samson Realty & Construction Co-Empire City Wood Working Co. 937.96

SATISFIED JUDGMENTS.

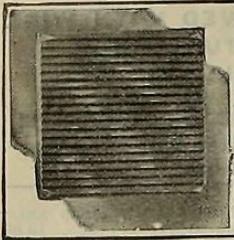
Sept. 28, 30, Oct. 1, 2, 3 and 4.

- Adams, Louis B-L Gleiss. 1907. 199.32
Bendit, Henry-A Galdwell et al. 1892. 379.09
Brafstein, Abraham-C F Siegelstein. 1907. 859.41
Bradley, Michael-M Loeb et al. 1905. 234.91
Bannon, Rose-B Altman et al. 1907. 730.31
Blair, Rebecca & Moritz Zeisler-H Spieman. 1907. 434.41
Curtis, Henry R & Edwin A Goates-C Booth et al. 1907. 9,255.91
Same-F H Sellman et al. 1898. 1,639.39
Same-C Bittel et al. 1898. 1,176.60
Domico, Raffaello-J Beck et al. 1907. 312.51
Dixon, Elmer R-A Ruhe. 1905. 268.22
Danziger, Simon-P Lehrer et al. 1906. 405.40
David, James-U S Guarantee Co. 1907. 203.66
Engel, Martin-N D Stern. 1907. 528.88
Forman, Theodore-James Rowland & Co. 1907. 558.36
Geiger, Charles & Solomon Braverman-M I Strumsky. 1907. 876.93
Geller, Joseph-A Prince. 1893. 125.24
Goldstein, Charles & Benjamin-L Siegbert et al. 1906. 266.53
Halloran, Aloisius G-Alfred Peats Co. 1907. 101.04
Kernochan, Geo E-A Sharp. 1896. 162.92
Kosson, Adelheid-J C Fargo. 1907. 106.90
Kiefer, H Prime-W McConihe. 1907. 42.65
Lewine, Julius-N Y, N H & H R R R Co et al. 1907. 110.70
Lowe, William-J Bloch. 1906. 754.09
Lewin, William-S De Young. 1902. 61.22
Lewin, William-S De Young. 1902. 61.22
Light, Benjamin & Meyer Weinberg-M Resnick. 1907. 922.74
Same-same. 1907. 152.94
Lavelle, John H & George H Hill-Dimock & Pink Co. 1907. 780.11
Minton, Matrice-C L Farrington. 1907. 81.31
Morris, Julius-L Schlesinger. 1906. 200.00
McCourt, Frank G-Metropolitan Street Ry Co. 1907. 108.88
Mintz, Louis or Louis Silverman-A Simon. 1907. 1,188.82
Pierce, Louis-J Finck. 1907. 610.57
Parsons, Geo F & Stephen M Ganum-C Repetti. 1899. 100.23
Nagle, Rudolph J & Herman Plate-J E Nichols et al. 1900. 288.21
Seligman, Minnie-E S Bittelheim. 1900. 96.54
Salvatore, Petro-W T Hookey. 1907. 1,424.27
Spain, David-J Kottek. 1907. 13.65
Schoen, Cecile-S Miller. 1907. 33.01
Stoeckler, Frank-Julius Wielor Co. 1902. 105.31
Siegmeister, William & Barnet & Isidor, also Isaac Rothfeld-S Bendick. 1907. 239.15
Soresi, Leonardo-C S Bloch. 1907. 115.40
Weinstein, Israel-S Mayer. 1898. 812.73
Weinberg, Julius, David Perlman and J Weinberg & Co-John C Orr Co. 1907. 2,602.69
Weinstein, Chas I-J Jordan et al. 1907. 320.67
Wales, Henry P-E E Tully. 1905. 117.67
Wallenstein, Saul-L C Lockwood. 1907. 1,034.90
William B Nisbet Co-H Alperstein. 1907. 46.11

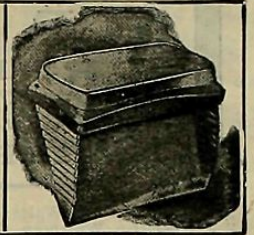
CORPORATIONS.

- 1Beadleston & Woerz-J A Hayes. 1901. 274.94
Portland Realty Co, David Perlman & Abraham Bernikow-V Contessa et al. 1907. 219.41
The Mutual Reserve Life Ins Co-J Moore. 1907. 4,158.83
Wabash R R Co-M Willinsky. 1907. 618.32
The Home Ins Co of City of N Y-A Prince et al. 1907. 92.45
Same-same. 1905. 4,205.61
The New York Contracting Co, Pennsylvania Terminal-H Gordon. 1907. 329.41

1Vacated by order of Court. 2Satisfied on appeal. 3Released. 4Reversed. 5Satisfied by execution. 6Annulled and void.



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- 26-1st av, n w cor 30th st, 25x75. Herman & Son agt H Koehler & Co and Hansen & Hansen... 146.00
27-8th st, Nos 311 and 313 East. Louis Krause agt Raphael Kurzrok... 100.00
28-Tremont av, Nos 1007 and 1009. Louis Rifkin et al agt Ignaz Modry and Louis Wiener... 445.00
29-Lexington av, Nos 61 to 65. Edward A Kyle agt Elizabeth A Hayes, Bernard Reich and John Jordan & Son... 1,000.00
30-Valentine av, Nos 2969 to 2973. American Radiator Co agt Wm C Bergen and Joseph F Murray... 392.26
31-Grand av, No 2595. Same agt Thomas H Thorn and Joseph F Murray... 158.93
32-Marion av, No 2558. Same agt John Young and Joseph F Murray... 148.31
33-Marion av, Nos 2777 to 2783. Same agt Wm C Bergen and Joseph F Murray... 604.58
34-Avenue B, s e cor 11th st, 50x100. Martin Ackerman agt Ignatz Eisner, John Gordon and John Stern... 415.00
35-Park av, n w cor 97th st, 50x100. Wm A Thomas Co agt Isaac Fox, Jacob Hofbinder and Joseph Schallek... 378.51
36-82d st, No 124 West. Isaac B Miller agt John Dce and Henry F Clarke... 12.50
37-83d st, Nos 142 to 148 West. Same agt John Doe and Henry F Clarke... 19.00
Oct. 4.
38-116th st, s s, 200 w 5th av, 100x100. Pelham Operating Co agt First Hungarian Congregation Ohab Zedek and Schaeffer Carroll Construction Co... 35.00
39-124th st, s s, 265 w 2d av, 116x100. Leon Noll agt Hyman Horwitz and Ratzkin, Beriman & Prudovsky... 700.00
40-Mulberry st, Nos 209 and 211. Keshin, Blitstein & Co agt Michael Bonn, David Perelman, Jacob Levine and Ike Rubin... 250.00
41-Av A, No 218. Ike Pearlman agt Regina Blaiman, Jacob Iseeks and Otto Goodman... 120.00
42-59th st, No 311 West. John J Fogarty agt Rosalie A Whitney and Ambrose A Gavigan... 450.70
43-Same property. Same agt same... 625.00
44-125th st, Nos 16 to 20 East. Edward Segal agt John Doe and Anton Bonagur... 200.00
45-All franchises, rights, &c, of New York City Ry on 1st av, from 59th to 125th st. Atlantic Cement Co agt New York City Ry Co... 18,865.51
46-125th st, Nos 205 & 207 West. C C Bohn Electric Co agt estate Benjamin Lichtenstein, Hurtig & Seaman and Benedict M Beck... 300.00
47-Mapes av, n e cor 178th st, 114.6x145.2x 114.7x145.2. Antonio D'Angelo agt Herbert Realty Co... 6,430.00
48-118th st, No 362 West. Julius Braunstein agt Max M Pullman... 400.00
49-116th st, s s, 200 w 5th av, 70x100.11. James B Brady agt First Hungarian Congregation Ohab Zedek... 284.25
50-Broadway, No 155. James B Brady agt Singer Mfg Co, John T Brady and Atlantic Cement Co... 409.75
51-Aqueduct av, e s, 100 s 183d st, 50x100. E M Pritchard & Son Co agt Elizabeth Carl and Perry Realty & Construction Co... 1,347.91
52-Mulberry st, Nos 209 and 211... Spring st, No 48. Jacob Levine et al agt Michael Bonn, David Perlman and Louis Rubin... 435.00
53-Av A, No 31. Louis Berliant agt James Roosevelt, Douglas Robinson, Robert H M Ferguson, trustees, and Sam Fox... 210.00
54-Spring st, No 48. Louis W Tiedt et al agt Estate of A Giannetti and A Giannetti... 140.00
55-49th st, No 21 East. Louis Hershheim agt Mary Seaton and Walker & Perret... 138.75

- 56-Washington av, No 972. Frederick D Shaper agt Henry Schug... 291.45
57-Water st, Nos 614 and 616. Bernard Garber et al agt Abraham Levy... 1,500.00

BUILDING LOAN CONTRACTS.

- Oct. 2.
Lenox av, n e cor 141st st, 99.11x150. Aaron Goodman loans Simon Ginsburg to erect a - sty building; 4 payments... 30,000
225th st, s s, 430 e White Plains av, 25x114. Edith L Gaines loans Emil Leske to erect a - sty building; - payments... 8,000
Oct. 4.
Randall av, s s, 50 W Murdock av, 50x100. T Emory Clocke loans Hans Anderson to erect a 2-sty dwelling; 2 payments... 2,000

SATISFIED MECHANICS' LIENS.

- Sept. 28.
Columbus av, w s, whole front between 81st and 82d sts. Henry W McMann et al agt The New Endicott Co et al. (Aug 28, 1907.)... 886.36
Prospect av, Nos 578 to 590. Barnet Masor agt Hercules Realty Co. (Apr 20, 1907)... 1,360.93
31st st, No 322 East. Lazar Cohen agt Frederick Vogel et al. (Sept 21, 1907)... 345.00
Sept. 30.
223d st, s e cor Barnes av. Giovanni Cantomessa agt Frank Boyle et al. (Sept 9, 1907)... 65.00
2d av, No 2423. Antonio Secci agt Adolph Jacobs et al. (July 25, 1907)... 244.00
Arthur av, No 2371. Charles Izmiriam agt Giosue Barba. (June 18, 1907)... 7.60
West 11th st, No 20. Fred F Steinebacher agt Geo H Benjamin et al. (Sept 9, 1907)... 362.00
55th st, Nos 611 to 619 West. Fiske & Co, Inc. agt Jacob Racich Asbestos Mfg Co. (Aug 1, 1907)... 87.38
Oct. 1.
Sullivan st, No 103. Samuel Desowitz agt Pasquale Monaco et al. (Sept 5, 1907)... 410.00
161st st, No 884 East. American Electric Construction Co agt Andrea Avatile et al. (July 24, 1907)... 30.35
Hicks st, e s, 100 n Morris st. C Cipolla & Co agt Alva Durant. (July 24, 1907)... 327.90
Hicks st, e s, 125 n Morris st. Same agt same. (July 25, 1907)... 335.40
Barnes av, e s, 995 n Morris Park av. John E Badum agt A Riccardi et al. (Sept 18, 1907)... 740.00
Oct. 2.
Allen st, No 57. Morris Hochberg agt Rose Fray et al. (Aug 26, 1907)... 40.00
Cauldwell av, No 695. Max Wieser agt Rosa Wiederman. (Jan 30, 1907)... 65.00
Park pl, Nos 5 and 7. Robert E Mackay Co agt O T Mackey & Co. (May 15, 1907)... 683.00
10th av, No 721. Ellie Hillberg agt Patrick J Mullane. (Aug 27, 1907)... 125.00
Oct. 3.
No Satisfied Mechanics Liens filed this day.
Oct. 4.
Amsterdam av, e s, whole front between 114th and 115th sts. New Jersey Terra Cotta Co agt Polstein Realty & Construction Co et al. (Sept 18, 1907)... 1,500.00
176th st, n s, 100 w Amsterdam av. Jacob H Werbelovsky agt Portland Realty Co et al. (Sept 21, 1907)... 1,616.00
Same property. Gildo Ferrando agt same. (Aug 27, 1907)... 2,167.00

- Same property. Same agt same. (Aug 24, 1907)... 1,000.00
Same property. Alfonso Lomonte et al agt same (Aug 28, 1907)... 635.00
78th st, No 115 East. Edwin Dumble agt Joseph Polstein. (Nov 15, 1906)... 7,713.73
Broadway, e s, whole front between 158th and 159th sts. E F Keating Co agt Fluri Construction Co et al. (Sept 28, 1907)... 1,325.67
55th st, Nos 611 to 619 West. Robert H Fishbeck et al agt Racich Asbestos Mfg Co. (July 31, 1907)... 214.34
Allen st, No 167. Abraham Mach et al agt M Helleman. (March 4, 1907)... 45.00
Amsterdam av, n e cor 118th st. Kathleen E Walsh agt Abraham Felt et al. (Sept 30, 1907)... 400.00

1Discharged by deposit.
2Discharged by bond.
*Discharged by order of Court.

ORDERS.

- 56th st, No 55 East. Builders Heating Co on Wm C & Edw A Lester to E F Keating Co... \$125.00
Lenox av, n e cor 135th st. Same on McKinley Realty & Construction Co to same... 350.00
127th st, Nos 75 and 77 East. Same on Louis Levine to same... 100.00
Wales av, e s, 165 s Dawson st. Same on Dawson Realty Co to same... 300.00
Broadway, n e cor 158th st. Same on Fluri Construction Co to same... 800.00
Prospect av, n w cor Boston road. Same on Harris & Siegel to same... 2,250.00
Amsterdam av, n w cor 109th st. Same on Irving Judis to same... 250.00

ATTACHMENTS.

- Sept. 28.
Lewis, John & James; S L & S Frank Horse Co; \$996; Eidlitz & Hulse.
Sept. 30.
The Maryland Quarry Co; Frank A Biedler; \$19,423.32; H B Walmsley.
Oct. 1.
American Bonding, Baltimore; Theresa Strasburger; \$2,500; E Hall.
Beale, John; Kingan Provision Co; \$286.64; Baggett & Ryall.
Oct. 2.
London, Philip; Christian Loetscher et al, trustees; \$625; Eidlitz & Hulse.

CHATTEL MORTGAGES.

- Sept. 27, 28, 30, Oct. 1, 2 and 3.
AFFECTING REAL ESTATE.
Alton, A. 2004 Amsterdam av..G B Curtiss. Hardware. \$550
Carti, E. 214th st, 75 ft e of Maple av..Nat M & L G Co. Mantels. 38
Same...same. Mantels. 60
Marks & Greenky. 156th st bet Prospect and Union avs..United States G F Co. Gas Fixtures. 250
Malcoln, T D. Park av, 50 ft n of 184th st.. Abendroth Bros. Ranges. 546
Norfolk Realty Co. North side 151st st and s s 152d st, 150 ft e of Broadway..National Elevator Co. Elevator. 4,900
Small & Maryash. 126th st and Manhattan av..N Y Gas E F Co. Gas Fixtures. 297
Sire, M L. 706-8 Madison av..A B See E E Co. Elevator. (R) 1,250

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