

NEW ESTATE BUILDERS GUIDE
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 BUSINESS AND THEMES OF GENERAL INTEREST.

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THIS, the last full week of the calendar year, according to all prophecies, should be the ending of a period of financial stringency which has continued some eighteen months. We should know presently what to expect, whether the period of reaction is to be prolonged, or if we are really seeing the last of the bank crisis and its sequences; for the first ten days of January usually determine the course of business for a considerable portion of the ensuing year. Even with normal conditions the real estate market is dull in December usually, but after the holidays improves rapidly. If the month of January sees the usual rebound, the augury will be good for even a more prosperous era in real estate and building affairs than the previous one, which began in 1897 and was choked off in 1906—choked off, as is now known, by pernicious banking methods, and not terminated by any real exhaustion of resources or overproduction of material. The present case, therefore, differs from any preceding national panic and should not be attended by a similar sequence of events. The money which the banks of the city should have loaned to local business channels, and especially to real estate interests, was poured into Wall Street instead. Aside from the bank flurry, conditions have never been better in the United States than they are now, certainly not in New York; but something is fundamentally wrong with a banking system which allows, yet does not through its workings, directly cause, these periodical panics. In Canada there has been nothing of the sort in thirty years, while this country has passed through three or four. The harm done to young business men from being turned back in their careers by recurring financial eclipses cannot be expressed in words or set down in figures. After the experience which the banks and investors have had this year in Wall Street there ought not to be much difficulty hereafter in getting money for building loans and permanent real estate mortgages, and this is the belief with which the allied interests approach the new year.

IS the City being trifled with by public service corporations? Several cases that have recently been exposed to public view are rather confirmatory of this suspicion. For a while the Steinway (or Belmont) tunnel projection seemed to be running away with a franchise for a transportation line without making a proper settlement with the city. For some years the New York Central Railroad Company has been using portions of Twelfth avenue without taking the trouble to inquire what the rent might be, or to make any payments at all to the City for the use of lands which are unquestionably the property of the municipality. Again, it transpires that two railroad corporations chartered to compete for local traffic with existing railroad systems from the Harlem River to the State line are actually owned or controlled by one of these existing systems, with the probabilities strong that one of the

projects, the New York, Westchester & Boston, has been for several years engineered in the interests of the corporation which now avowedly controls all the roads, unknown to the public. At any rate, the termination of the long and circuitous proceedings in which the projects for the construction of one or more high-speed electric railroads into the northern suburbs is into the financial arms of the New York, New Haven & Hartford Railroad Company, with prophecies decidedly against any new road whatever being built. For several years the Borough of the Bronx and the adjoining county of Westchester have based large anticipations upon assurances of the completion of at least one of the two projects, it did not matter which, but whatever may be the result now, since the New Haven president has openly admitted his control of both lines through the media of the Millbrook Company, it is apparent that the advantages which property interests expected to follow from a promised competition will not arise under any circumstances which the New York & New Haven can dominate. So numerous have been the disappointments to the public under the head of transportation, the impulse is strong to advise investors never to believe until they see. Added to this present disappointment is the further circumstance that the official notice which has been served upon property owners that a railroad has been laid out from the Harlem River to the city line casts a certain cloud over the parcels affected, which makes the case all the more disagreeable when taken with the remoteness of the probability of the completion of either of the roads. When the application of the New York & Portchester Railroad Company for a change of route was made an express and authoritative denial was recorded at the same time that the Millbrook Company was in any way allied with the New York & New Haven Railroad, this denial being made to the representative of the Board of Estimate, as he has testified to in an official report. Under all the circumstances which confront real estate interests and citizens generally, they have need to gather up all the patience and loyalty that come from faith in American principles and wait for the time when the country will get back into "the old paths" and respect once again the old landmarks of truth and honesty.

The Annual Number of the Record and Guide Will Be Issued Next Week, Saturday, January 4.

It will be the Best Review of Real Estate and Building Conditions for the Year 1907.

Articles by the Leading Authorities on the Subjects Treated, with Numerous Illustrations.

A DECIDEDLY serious turn is given to the contemplation of the pollution of New York Harbor and the Hudson River by a report from a committee of the Merchants' Association upon the sanitary conditions of the waterfront, together with studies of the consequences of these conditions upon the populations on the shores. Only a few observers of the steady process of contaminating the waters have considered it a present danger. For the most part people have regarded the subject with feelings similar to those with which they think of the time the land will be denuded of forests, as something not likely to arrive in their lifetime, and as nothing for them to worry about. They regret that the water of the river and harbor is not so pure as it was within their remembrance; that the fish are disappearing and that even the once blue waters of the central Hudson have become offensive to the eye and the nostrils and deadly to the taste. But, like the man who will not plant a tree because he cannot live to enjoy its shade, they think the case is not up to them and therefore dismiss it from their thoughts. But they cannot in truth give it the "go-by" much longer. Over five thousand cases of typhoid and other intestinal diseases were reported in this city within a period of three months in this present year, and scientific investigation has actually traced the fecal bacteria in its course from the eddying masses floating on the surface of the river, or exposed on the shores near the outfall of sewers, to the family boards, in the homes of the people, throughout the city. It has long been contended that the discharge of sewage into the Hudson from the growing cities on its banks was only sentimentally objectionable, as the disease germs contained therein were rendered innocuous by the natural action of the moving

waters; but the recent investigations of the Metropolitan Sewage Commission proved conclusively that the pollution never finds its way to the sea. On the contrary, it remains in the adjacent waters, much of it floating on the surface or exposed on the edges, to become breeding places for flies—the common house fly—which are causing, as we understand from this report, seven or eight thousand deaths in this city every year through the spread of intestinal diseases. Mosquitoes are not to be compared with flies as disseminators of disease. Deaths from malaria (the mosquito's specialty) numbered only fifty-two. The case against the fly has been conclusively proved; the time of the year at which it is most active and most numerous corresponds exactly with the time of the contracting of the diseases referred to. In one instance a fly captured in South Street last summer was found to be carrying over one hundred thousand fecal bacteria. The connection between the sordid deposits in the river and our homes has been detected and convicted. When these flies effect a lodgment in food intended for human consumption the evidence of the connection is plain to the intelligent mind. The consequences to humanity of the present method of disposing of sewage, with the eventual effect upon the value for residential purposes of land bordering on our shore drives, are also plain. Maps printed by the Merchants' Association show that deaths from intestinal diseases occur in greatest number within a few blocks of the river, and where the sewage conditions are worst. The morale is so plain it need scarcely be written: the time has come to adopt other and more sanitary and less destructive methods of sewage disposal.

Shall Church Property Be Taxed?

To the Editor of the Record and Guide:

With the annual increase of assessed valuations of real estate in Greater New York, the higher tax rate for 1908 and the prospects of still higher rates to come, if pending and future improvements are to be finished and put through, the time must surely arrive soon, when we shall be confronted with a limitation. The question then, as well as now, will present itself—where future new taxable resources are to come from. The only exempt real estate in greater New York whether rightfully exempt or not, is that of the churches, with its \$150,000,000 of assessed land value (the actual value of which is probably nearer \$250,000,000), situated largely in the most favorable and valuable locations.

Shall this aggregation of real estate wealth, now untaxed, contribute its proportionate share towards easing the heavy burdens of taxation to the majority of property owners of this city, or shall it remain forever an incubus upon our taxables?

An equitable taxation of such property would greatly tend to solve the all-absorbing question of lower rents, not alone for apartment dwellers, but especially so to the tenement population—a question fast becoming a serious one for both landlords and tenants alike.

This great subject will have to be met sooner or later by our city requirements and its financial vicissitudes, and the sooner it is met face to face, the better for all concerned. We certainly are not prepared for conditions like those recently enacted and encountered by our sister Republic, France! Shall we have the courage to take this great question up, in a sober and clear businesslike manner and discuss it in such a way?

W. S.

The Furniture of the Plaza.

Perhaps no man, aside from Mr. Beinecke and Mr. Sterry, has taken more of a personal interest in the interior decorations of the new Plaza Hotel than E. F. Pooley, of the Pooley Furniture Co. Long before actual work had begun on the present structure, one of his staff of designers made a tour of Europe, visiting the latest and best productions that Europe affords and thoroughly studying the points of fine furniture and decoration that the hotels of England, Germany, Austria, France and Italy have produced. So that when he himself went abroad with Mr. Hardenbergh, the architect, Mr. Beinecke and Mr. Sterry, he was able to be of valuable assistance to them in placing the Plaza on the high standard of artistic excellence which it now holds.

Mr. Pooley's judgment and taste can be seen in all the French furniture of the first floor, which was designed and made in Paris, says the Decorative Furnisher. The Pooley Furniture Co. stands in the foremost ranks of the manufacturing concerns of to-day, in equipment, staff and production, and with such monuments to its credit as the Plaza, Waldorf-Astoria, Hotel Manhattan, St. Regis and Knickerbocker, in New York; the Bellevue-Stratford in Philadelphia, and the Fairmount in San Francisco, this concern should feel a just pride in the fact that it has been such a potent factor in the interior equipment of the country's representative hotels.

Laws Relating to Real Estate During 1907.

By WALTER LINDNER.

EACH year the law relating to real estate and to the methods of conveyancing undergoes some changes by legislation and the decisions of the courts. The attention of each legislature of this State is called to some amendments of the substantive law or in methods of procedure which appear to have been made necessary by difficulties in the examination of titles or because of changes in the conditions attaching to ownership of real property. Questions relating to taxation are always up for consideration and tinkering with the tax laws is continually going on. Real property as the principal subject of taxation under our system is often affected by the resulting enactments. Moreover the schemes of radicals who seem to seek to effect change merely for its own sake are always coming up. A consideration of the year's changes in the law relating to conveyancing involves not only examination of the laws of the session of 1907, but also of the decisions affecting rights in or settling uncertainties in the law relating to real property.



WALTER LINDNER.

Among the laws of 1907 of general interest to real estate owners and those dealing with it are the following:

Foremost in interest is Chapter 340, being amendments to the mortgage tax law. The most important of these permit bringing old mortgages under the mortgage tax law to make them exempt from other taxation, and the recording of correction and supplemental mortgages without requiring the payment of additional tax.

Chapter 628 directs the appointment of a commission by the Governor to investigate the Torrens system of title registration and to report on it and on any other amendments to the law relating to title to real property which may appear advisable. This commission has been appointed, has held several public hearings and is now considering the subjects committed to its charge.

Chapter 669 amends the "Personal Property Law" in such manner as to make clear the right of trustees to purchase guaranteed mortgages and to allow a premium at a rate not exceeding one-half of one per cent. per annum to be retained by the guarantor.

Chapter 207 amended by Chapter 559 adds a new section to the "Executive Law," under which instruments acknowledged before a notary public and intended to be recorded in the same county, if that county have a register, may not be accepted by that officer unless the notary shall have filed with the register a certificate of his appointment and his autograph signature. If the principle of this law is good it stops far short of accomplishing what is necessary to make it an efficient safeguard.

Chapter 633 adds to the officers who may certify to the official character and genuineness of the signature of acknowledging officers of other States, officials of cities and parishes. If this law be further amended to cover the situation in the District of Columbia a frequent embarrassment to passing titles will be obviated without destroying any necessary safeguards.

Chapter 49 amends the Code of Civil Procedure, so that now the proceedings to sell lands of infants or incompetents may be employed to obtain a release of the possibility that land will revert after breach of a condition, without the necessity of first breaking the condition.

Discharges of mortgages are the subject of three laws, Chapters 289, 621 and 347. The first of these extends the proceedings under which in the case of satisfaction the production of lost mortgages may be dispensed with to include those which are mutilated or from which the signatures have been removed. The second dispenses with the necessity of conducting such a proceeding where the mortgage covers land in more than one county and the mortgage has been discharged in another county and returned to the recording officer of the county where first discharged. The third of these laws directs a recording officer to furnish a certificate of discharge when required.

Chapter 302 adds Section 205A to the Charter of the City of New York and permits the Sinking Fund Commission with the approval of the Board of Estimate and Apportionment to exchange lands of the city no longer required for a public purpose for other land in the same borough needed for public purposes.

A number of decisions of the courts have been handed down during the year affecting dealings in and owners of real estate. Some of these will be of interest to the readers of this paper.

Important questions concerning the relations of vendor and

THE REALM OF BUILDING.

Schedule of Charges, A. I. A.

At the recent convention of the American Institute of Architects the committee on the revision of the schedule of charges submitted a report, of which the following is the essential portion. The revisions are here set down in detail in a column parallel with the present paragraphs they are intended to replace. The remainder of the paper is unchanged.

PROFESSIONAL PRACTICE OF ARCHITECTS AND SCHEDULE OF USUAL AND PROPER MINIMUM CHARGES.

Present Reading.	Proposed Substitutions.
The architect's professional services consist in making the necessary preliminary studies, working - drawings, specifications, large-scale and full-size details, and in the general direction and supervision of the work, for which the minimum charge is 5 per cent. upon the cost of the work.	The architect's professional services consist of the necessary preliminary conferences and studies, working-drawings, specifications, large-scale and full-size details, and in the general direction and supervision of the work, for which except as hereinafter mentioned, the minimum charge is 5 per cent. upon the total cost of the works executed under his direction.

For new buildings costing less than \$10,000, and for furniture, monuments, decorative and cabinet work, it is usual and proper to charge a special fee in excess of the above.

For alterations and additions to existing buildings, the fee is 10 per cent. upon the cost of the work.

Consultation fees for professional advice are to be paid in proportion to the importance of the questions involved.

None of the charges above enumerated covers alterations and additions to contracts, drawings and specifications, nor professional or legal services incidental to negotiations for site, disputed party walls, right of light, measurement of work, or failure of contractors. When such services become necessary, they shall be charged for according to the time and trouble involved.

Where heating, ventilating, mechanical, electrical and sanitary problems in a building are of such a nature as to require the assistance of a specialist, the owner is to pay for such assistance. Chemical and mechanical tests, when required, shall be paid for by the owner.

Necessary traveling expenses are to be paid by the owner.

Drawings and specifications, as instruments of service, are the property of the architect.

The architect's payments are due as his work progresses in the following order: Upon completion of the preliminary sketches, one-fifth of the entire fee; upon completion of working drawings and specifications, two-fifths; the remaining two-fifths being due from time to time in proportion to the amount of work done by the architect in his office and at the building.

Until an actual estimate is received, the charges are based upon the proposed cost of the work, and payments are received as instalments of the entire fee, which is based upon the actual cost to the owner of the building or other work, when completed, including all fixtures necessary to render it fit for occupation. The architect is entitled to extra compensation for furniture or other articles purchased under his direction.

If any material or work used in the construction of the building be already upon the ground or come into the owner's possession without expense to him, its value is to be added to the sum actually expended upon the building before the architect's commission is computed.

In case of the abandonment or suspension of the work, the basis of settlement is as follows: Preliminary studies, a fee in accordance with the character and magnitude of the work; preliminary studies, working drawings and specifications, three-fifths of the fee for complete service.

The supervision of an architect (as distinguished from the continuous personal superintendence which may be secured by the employment of a clerk of the works) means such inspection by the architect, or his deputy, of work in studios and shops, or of a building or other work in process of erection, completion or alteration, as he finds it necessary to ascertain whether it is being executed in conformity with his drawings and specifications or directions. He is to act in constructive emergencies, to order necessary changes and to define the true intent and meaning of the drawings and specifications, and he has authority to stop the progress of the work and order its removal when not in accordance with them.

On buildings where the constant services of a superintendent are required, a clerk of the works shall be employed by the architect at the owner's expense. Respectfully submitted,

EDGAR V. SEELER, Chairman.
WM. RUTHERFORD MEAD,
JOHN M. CARRERE,
JOHN LAWRENCE MAURAN.

Mr. Almirall on the Building Outlook.

Raymond F. Almirall, architect, 51 Chambers street, has optimistic views of the outlook for the building trades:

"The mere statement that the present value of buildings in course of erection is less than it was a year, two years or three years ago, does not in my opinion sum up the situation," said Mr. Almirall.

"There has been during the past few years a marked increase, as every one knows, in the number of buildings erected from year to year. Building activity has endeavored to keep pace with enormous business expansion. It would hardly have been reasonable to expect this increase to have continued indefinitely. The building industry is so intimately dependent upon the commercial activity of the country that it must constantly adjust itself to current requirements. Business expansion, having now progressed to a point where it is capable of meeting all demands upon it, ceases, though there may be no diminution of business. So, without any retrograde movement whatever, there is an apparent lull in the so closely correlated enterprise known as 'building operations.'

"Your question as to why work 'sags' in New York and not elsewhere almost answers itself. This city, being the pulse of the country's circulation, is naturally the first to respond to an advance, as it is the first to give indication that the requirements of the present day business have been caught up with. Building-cost is like everything else in its relation to supply and demand. When the demand for new buildings was abnormally great our capitalists cared less about the high cost of materials and labor. Now that the conditions have dropped back to a more nearly normal level we look more closely into the question of cost and profit in building operations. The market price of supplies can hardly follow so quickly a contraction in investment enterprises, and considering present demand, prices are high. In my opinion they will gradually drop to a point which will bring 'building costs' down to a figure at which profit will be found in building enterprises, as yet impossible to undertake.

"Therefore, I believe the whole question capable of self-adjustment. Purveyors of building materials and contractors who have sprung into mushroom-like growth, will drop back into the obscurity from whence they came. Building operations will go on as long as there is capital to be invested. Our merchants do not anticipate disaster because the day after Christmas shows trade dropping back to the normal level of three months before. Why, then, should we who are interested in building work, expect anything more or less than a return to the conditions of ordinary activity?"

Mr. Hopper on the New Building Code.

Hon. Isaac A. Hopper, president of the Building Trades Employers' Association, when called to his feet by Chairman Griffenhagen, told the Building Committee of the Board of Aldermen last Friday that some three years ago he had while Superintendent of Buildings, called the Borough President's attention to the necessity of revising and recodifying the Building Code, and also called his attention to the provisions of the charter that regulated the details of the work.

Mr. Hopper said he had not yet read a copy of the proposed new code, but had heard different parts of it freely discussed at the office of the Building Trades Employers' Association, and had heard many substantial objections raised to different parts. From the description and the criticisms he was fully satisfied that there was much room for improvement.

Mr. Hopper further stated that as three years had been spent since the Borough President's attention had been called to the necessity of the work, he felt that the matter was of so much importance to financial, real estate, business and public interests that it should not be pushed or rushed to completion without a careful consideration of each and every part of it.

Convention of Cement Users.

The fourth annual convention of the National Association of Cement Users will be held on January 20 to 25, in the old 65th Regiment Armory in Buffalo. A feature of the convention will be an exhibition of machinery and cement products. The opening session of the convention will be held at 10 o'clock on January 24, and the meeting will close with the evening session of January 24. The following are the officers of the Association: Richard L. Humphrey, Harrison Building, Philadelphia, Pa. president; Merrill Watson, 225 Fifth avenue, New York, first vice-president; M. S. Daniels, 24 State street, New York, second vice-president; O. U. Miracle, Minneapolis, Minn., third vice-president; A. Monsted, Milwaukee, Wis., fourth vice-president; H. C. Turner, 11 Broadway, New York, treasurer; D. H. Lewis, 760 Main street, Buffalo, New York, manager fourth convention.

Cement in Foreign Countries.

CANADA.—A summary of the mineral production of Canada for 1906, issued in advance of the annual report of the Geological Survey of Canada, states that the total quantity of Portland cement made in Canada in 1906 was 2,152,562 barrels, as compared with 1,541,568 barrels in 1905, an increase of 610,994 barrels, or 39.6 per cent. The total sales of Portland cement were 2,119,764 barrels as compared with 1,346,548 barrels in 1905, an increase of 773,216 barrels, or 57.4 per cent. Fifteen companies were operating plants in Canada during 1906, and four more were added this year. The average price per barrel at the works in 1906 was \$1.49 as compared with \$1.42 in 1905. The imports of Portland cement into Canada in 1906 were 694,503 barrels, valued at \$778,706, an average of \$1.12 per barrel. The duty is 12½ cents per hundred pounds, and the barrels of cement are reckoned at 350 pounds each. Very little cement is exported from Canada.

GERMANY.—The cement industry has had two profitable years in Germany, as compared with the previous four or five years.

This increase was due, first, to the building activity throughout the country; second, to steadiness in prices; and third, to the increase in exports of cement to the United States by reason of the demand for cement on the western coast. The San Francisco and the Valparaiso earthquakes were important factors in creating a foreign market for German cements.

There are in all 320 cement mills in Germany, of which 117 manufacture Portland cement. The business is overcrowded, and the margin of profit small. In Berlin cement is often sold at a profit of only 50 pfennigs (11.9 cents) per barrel to the manufacturer. In 1906 prices in that city averaged about \$1.35 per barrel of 170 kilograms or 375 pounds, including packing.

Germany has pushed her export trade into far-off markets, and now has direct communication with many of them in steamers flying her own flag. British and Dutch South Africa, Portuguese East Africa, British Molucca, Dutch India, China, France, Norway, Sweden, Russia, Mexico and both coasts of South America, British India, Hongkong, Kamerun, Australia, and the Philippines are all countries wherein German cement is marketed.

GREAT BRITAIN.—Since the San Francisco earthquake the demand for cement has been very large, and it is difficult to fill orders now, as the supply is running short. The demand for British cement on the Pacific coast for the five years has been light, and the British consul at San Francisco states that the cement trade there has during recent years been largely captured by Belgium and Germany.

SOUTH AFRICA.—This country has presented, since the British occupation, one of the best markets in the world for cement, because of the new activity in the public works department. During the past few years importations of cement have not fallen much short of \$1,000,000, and in 1903 the records show \$2,500,000 worth of cement imported into South Africa. America has had a very minor part in supplying this demand.

Before 1898 the United Kingdom furnished the bulk of all cement to Africa; but with the subsidizing of steamship lines, and cheap rates to seaports in Germany, that country began to supply cement and acquired about 16 per cent. of the South African trade. In 1902 Belgium and Denmark began to compete, and the list was as follows: United Kingdom, 43.4 per cent.; Germany, 37.2 per cent.; Belgium, 18 per cent., and the remaining 1.4 per cent. was divided between Denmark and other European countries, the United States not competing at all.

The one cement factory in South Africa is situated just outside Pretoria, and was a failure up to a year ago, when an American was placed in charge of it. An American kiln was immediately substituted for the one formerly used, and other American ideas were adopted. The result in 1905 was a production of 75,000 barrels of cement, which was marketed in Pretoria at \$6.08 per barrel, and many times that quantity could have been sold in Johannesburg alone. The capacity of this factory is to be trebled, and other mills are being planned for location in the Orange River colony near Johannesburg.

Contract Work to be Brisk Next Year.

"My personal opinion is that the present dullness is apt to continue in New York City for six or eight months, and that the resumption will be fairly active as soon as the natural conditions again prevail," remarked Architect Robert D. Kohn, of 170 Fifth avenue. "It appears to me that the building trades have been affected as much as they are by the financial difficulties of the local market because of the very high price of building previous to the stringency. As a result, building investments have not paid as they ought on the original cost, and consequently are not attractive to the public.

"Our experience of the last few weeks is that contract work is coming more nearly down to a proper and reasonable basis, and it would now be profitable for people owning real estate to improve it in the coming year, and so be ready to meet the new demand that is sure to come with the change in conditions."

Queens Building Statistics.

During the twelve months ending December 1st the building operations in Queens were as follows:

NEW BUILDINGS.		Estimated cost.
No. of bldgs.		
2,190	frame buildings	\$7,511,847
383	tenements	2,912,300
152	stores and dwellings	167,976
176	stables	167,976
324	other frame structures.....	242,781
516	brick dwellings	2,089,400
38	offices	67,335
30	factories	431,750
14	schools.....	1,169,000
14	churches	354,800
2	pump houses	425
54	stores	108,750
2	passenger stations	15,000
52	miscellaneous	187,510
2	club houses	25,900
50	garages	43,925
1	bath house	8,000
2	grand stands	25,500
6	ice plants	82,000
1	dance hall	12,000
4	hotels	32,000
2	fire houses	17,145
1	boarding house	12,000
1	bakery	40,000
1	nurses' home	10,000
5	parish houses and Sunday schools..	70,600
1	telephone exchange	58,000
Total		\$16,461,644
Total for 1906		13,676,484

ALTERATIONS.		Estimated cost.
No. of bldgs.		
665	frame buildings	\$498,293
47	tenements	20,370
90	stores and dwellings	72,625
78	stables	44,155
177	other frame structures	92,372
24	brick dwellings	20,525
15	offices	32,430
15	factories	69,360
4	schools	10,300
6	churches	18,150
2	pump houses	2,400
31	stores	16,700
181	miscellaneous	33,540
3	garages	950
14	fire houses	21,650
16	hotels	27,625
1	court house	500,000
1	car barn	15,000
1	club house	20,000
1	convent	4,000
1	field stand	60,000
1,373 Total		\$1,580,535
Estimated cost in 1906.....		\$687,692
Estimated cost in 1905.....		667,640

Imitation of Hardwoods.

During the last few years the great increase in the price of hardwoods used in the manufacture of furniture has created a strong demand for wood which can be used in imitation of high-priced hardwoods. The two woods that are most often successfully imitated are mahogany and oak, particularly the quartered oak in the golden and darker finishes. Almost without exception, the manufacturer markets these imitations either as imitations or under some registered trade name, and does not pretend to deceive his customers.

For imitating mahogany, cherry was formerly used almost entirely, but the diminished supply and the increased price of this wood have led the manufacturers to seek a wood which would lend itself more readily to the stain than cherry and, at the same time, show the grain and hold the gloss. For these reasons birch, especially curly birch, maple, beech and gum are extensively used for all parts of furniture, says the Decorative Furnisher. Even in the better grades of mahogany furniture, birch and maple stained to a mahogany finish are often used for the posts and frames, while genuine mahogany, in the form of veneer, is used for panels, tops and rolls.

In making imitation quartered oak, almost any wood can be used, since in this case the original grain or the wood is first covered with a "filler" and then the quartering is printed on in dark ink by the impression of acutal quartered oak rolls or by a transfer from quartered oak prepared by special processes. The kinds of wood commonly used for this work are birch, maple, poplar and plain sawed oak. After the wood has been finished and polished, the imitation appears so real that only an expert can detect the difference.

National Convention of Builders.

A movement which is being supported by certain eastern Builders' Exchanges and journals has for its object a national convention to be held in Washington in March. This convention is being promoted largely on the open-shop principle. It has as its leading advocate, Mr. Edwin S. Williams, of Scranton, Pa., the president of the National Association of Builders' Exchanges. It is proposed that the various exchanges of the country send delegates to Washington to represent them and that these delegates lay the foundation for a broad and influential organization extending to all the States.

New Catalogues.

SPECIFICATIONS OF THE CLINTON FIREPROOFING SYSTEM.—By the Clinton Wire Cloth Company, No. 1 Madison av.

This catalogue shows the characteristics of a number of different methods of constructing floor and roof arches and ceilings. A feature of the Clinton Fireproofing System is its flexibility, whereby it can be adapted to meet any requirements. From the short, heavy span to hold the heaviest machinery, to the long spans for warehouses, depots, schools and dwellings, there is no style of floor or roof where the use of Clinton Welded Wire does not offer special advantages. Whether a plain ceiling, or an artistically formed ceiling is desired, the Clinton Fireproofing System fulfills the conditions better than any other. Clinton Welded Wire reinforcing is largely in use at the present time. On pages 8 and 9 of the catalogue is a concise table which will be found of value by engineers and architects when preparing specifications.

TWENTIETH CENTURY HARDWARE.—From the Columbian Hardware Co., Cleveland, O., manufacturer of spring hinges and hardware specialties.

Formerly the double acting hinge was produced by the use of two pairs of single-acting hinges and a strip of wood—one pair set to swing the door in, the other to swing it out, until finally a carpenter conceived the idea of riveting together the flanges of two pairs of hinges, and thus was produced, in a rough manner, a double-acting spring hinge. This idea was quickly taken up, and has developed into the neat appearing hinge of to-day. The American Double-Acting Spring Hinge was the first made under the new plan, and during these forty odd years it has continued in use to a large extent. Architects specify American hinges on doors where hinges are required to do hard work, on buildings such as banks, libraries, and public buildings of all kinds, where the doors are constantly in use. A modified form of the American was soon after placed upon the market, under the name of "The Gem," and it also is having a very large and increasing sale, even up to these years.

WATER LIFTED BY COMPRESSED AIR.—From the Ingersoll-Sergeant Drill Company. This catalogue serves to convey a general idea of the possibilities of compressed air for pumping water, and to outline the general conditions to be met. During recent years much progress has been made in the art of pumping water by compressed air. At first all systems for lifting water or liquids by compressed air were admitted to be extravagant, but with a large experience now behind us, and with marked improvements in air compressor economy, the air lift has made strides.

Speaking generally, the average cost per thousand gallons pumped depends on the size of plant and height of lift. In a 4,000,000-gallon plant, with a 50-foot lift, it is about 1-3c. per 1,000 gallons. In a larger plant, with a 35-foot lift, with coal at \$2, it is about 1½ mills. In another case, where the lift is 75 feet and the capacity 1½ million gallons, the cost is 1c. per 1,000 gallons, coal costing \$2. In a plant pumping 3,000,000 gallons 75 feet high, the cost is 4.5c., and where the lift is 50 feet, 3.5c. In Pennsylvania, a plant giving 175 gallons per minute at 75-foot lift, costs 1 1-3c. per 1,000 gallons. In a proposed municipal plant, 100,000,000 gallons per 24 hours, 50-foot lift, and with coal at \$1.50 a ton, the cost figured 1 mill or 1-10c. per 1,000 gallons, including all fixed and operating expenses.

Points on the Material Market.

Stetson, Cutler & Redmond quote spruce lath at \$3 to \$3.25 to dealers.

The president of the International Paper Co. is quoted as saying that the 1908 range of prices for paper will average fully 20 per cent. above that of 1907, which means an increase of 20 per cent. in gross sales for his company, even if they do not manufacture a ton more of paper than during the present year. And yet there are people who wonder why it is that the publisher insists on getting the money for all the papers he sends out.

The "Cement Age" calls attention to the dissolution of the Western Cement Association as an indication of how generally Portland cement has displaced the natural cements. The Western Cement Association represented the Louisville mills and when it was formed "the great American market was practically divided between the Louisville and Rosendale districts, which manufactured natural cement of the best quality and of which many enduring monuments of engineering skill have been built." Rosendale is the district along Rondout Creek in the neighborhood of Kingston, which formerly furnished nearly all the cement used in this part of the country. The industry has been a diminishing one for a good while, though Rosendale cement is a reliable article.

Death of Ernest G. Stedman.

Ernest G. Stedman, vice-president and treasurer of the J. C. Lyons Building and Operating Co., which went into the hands of a receiver last week was killed by a subway train at the 14th st station last Thursday. For some days prior to his death Mr. Stedman had complained of ill health. It is thought by members of his family that he had a sudden attack of vertigo, as he fell headlong on the track in front of the train. It is reported that Mr. Stedman lost \$500,000 by the recent failure, besides having endorsed notes for the Lyons company for about half a million dollars.

—In many cases the (new) lofty buildings are protected and isolated by their own surrounding property, but already in the case of the Singer Building the growth of the huge City Investing Company's Building has amalgamated itself with

it, and as the white trimmings of the Singer Tower accords fairly well with that of its aspiring neighbor, the composite architecture is not without attraction, especially when viewed from a North River ferryboat. In fact, the January Architectural Record says, that for appearance sake, the architect of the Investing Building might have dispensed with a broken skyline for the Singer Tower supplies this gratis for all time.

Bulletin of the Tenement House Department.

Bulletin No. 19.—Where in tenement houses erected prior to April 12, 1901, the construction of entrances to stores and apartments, and of store windows, is of such a character that the lowest balcony of the front fire escapes is somewhat slightly in excess of 14 ft. above a safe landing place, and the circumstances are such that the standard landing balcony or landing grating cannot (in the opinion of the Commissioner or the Deputy Commissioner) be provided without serious interference with the ingress and egress to the building and stores, the department will permit, in lieu of such landing platform or landing grating, the use of a special type of drop ladder, exceeding 14 ft. in length but constructed in accordance with the specifications provided by the department to meet each such condition, said ladders in no case to exceed in weight the weight of the maximum length standard drop ladder, as outlined in section 12 of the Tenement House Act.

Such drop ladders will not be permitted on tenement houses erected since the passage of the Tenement House Act, or on existing tenements which have been or are hereafter altered in such a manner as to produce conditions such as above described.

EDMOND J. BUTLER, Commissioner.

December 23, 1907.

For bulletins from 1 to 18, see issues Oct. 26, Nov. 2, 9, 16 and Dec. 21.

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	13	22
Estimated cost of new buildings . . .	\$679,775	\$767,450
Total estimated cost of alterations for Manhattan and the Bronx . . .	\$159,620	\$336,250

New Contracts for Raymond Concrete Pile Co.

The Raymond Concrete Pile Company of Manhattan and Chicago has received the contract for placing the piles for the foundation of the new Smith Street Power House of the Coney Island and Brooklyn Railway Company, at Ninth and Smith streets and Gowanus Canal, Brooklyn. Ford, Bacon & Davis are the engineers. A. Pasquini is the general contractor. Concrete piles were substituted at a conspicuous saving over wood piles, involving the disregarding of the water line, a considerable saving in concrete and the placing of heavier loads per pile. The Raymond Company has also received the contract for the concrete pile foundations of the South Side Carnegie Library, at 23d and Carson sts, Pittsburg, Pa. Alden & Harlow are the architects, and W. F. Trimble & Sons the general contractors.

New Fidelity and Casualty Building.

LIBERTY ST.—Messrs. Eidlitz & McKenzie, 1123 Broadway, have prepared plans for the new office structure which the Fidelity and Casualty Company of No. 97 Cedar st will erect on a plot 52.6x54.5 ft., at the southwest cor. of Liberty st and Temple pl, as an addition to the present building at the rear on Cedar st. The structure will be 25 stories in height. No contracts have yet been awarded or figures taken. The project was first announced in the Record and Guide of issue Dec. 9, 1905, but building operations were laid over indefinitely.

Riley & Corrigan Get Third Avenue Contract.

3D AV.—Messrs. Riley & Corrigan, 140 West 42d st, have obtained the general contract to erect the store and office structure at the northwest corner of 3d av and 121st st which the Reformed Low Dutch Church of Harlem, 182 East 122d st, is about to erect from plans by Architect V. Hugo Koehler, 489 5th av, same to cost about \$100,000. The building will measure 126x150 ft., and will have an exterior of light pressed brick, with cement and slag roof. George B. Corsa, 198 Broadway, is the lessee.

Fifth Avenue and 86th St. Improvement.

5TH AV.—Messrs. Warren & Wetmore, 3 East 33d st, are preparing preliminary plans for a new residence to be erected at the southeast corner of 5th av and 86th st, to cover a plot 47x100 feet. The structure will be six stories, and William

System M Ahead of Expectations



A very few weeks ago there appeared on this page a photograph and description of the same job which is here again displayed in a new picture showing the building about completed. Under the first photo there was a statement that this would be a "winter job" and an invitation for interested parties to "watch it." The work had at that time progressed but little above the first tier at one end and at the other an almost uncontrollable supply of water in the foundations was encountered, rendering progress very speculative. Serious delays were caused by this condition and weeks of valuable time lost. The evidence is here in this picture that, despite these difficulties, with System M construction the lost time was fully made up, and we are compelled now to ask the public to watch our other winter work and see how uninterruptedly it will proceed.

THE STANDARD CONCRETE-STEEL COMPANY REINFORCED CONCRETE ENGINEERS AND CONTRACTORS

413-17 EAST 31st STREET

NEW YORK

Starr Miller is the owner. No contracts have yet been awarded. At the southeast corner of 5th av and 75th st, another fine residence is soon to be erected from plans by Messrs. Carrere & Hastings, 225 5th av.

Ten-Story Hotel for Lexington Av.

LEXINGTON AV.—Architect Frederick C. Zobel, 114-116 East 28th st, has been commissioned to prepare plans for the construction of a 10-story fireproof hotel building to be situated on a plot having a 40-foot frontage at Nos. 90-92 Lexington av. The structure is to be owned and operated by the Brunswick Realty Company, who acquired the property some time ago for that purpose. No figures have yet been taken or contracts let.

Plans for the New Equitable Life Building.

BROADWAY.—It was announced this week that D. H. Burnham & Co., architects, of Chicago, have submitted preliminary sketches, and will be officially commissioned to prepare plans for a 33-story office building to be erected on the block front owned by the Equitable Life Assurance Company, bounded by Broadway, Nassau and Pine streets. The new structure, it is said, will contain 50,000 square feet of floor space.

Apartments, Flats and Tenements.

METROPOLITAN AV.—Architect David Spain, Brooklyn, has completed plans for a store and flat house for S. Wilner, 67 Jay st. It will be located at 245-247 Metropolitan av, Brooklyn, and plans provide for a 6-story building, measuring 50x98 ft. It will have the customary flat construction and interior improvements. The cost will be \$50,000.

Churches.

6TH AV.—Contracts have not been let for interior furnishings and decorations for the new church and parochial school which the Sixth Avenue Methodist Episcopal Congregation is about to build at the northwest corner of Sixth av and Eighth st, Brooklyn, from plans and specifications by George Constable, 35 Wall st. It will be a brick and stone building, to have steam heat, electric light and all modern improvements. Cost, \$70,000.

Alterations.

2D AV.—M. A. Schreiber, 510 2d av, will improve No. 510 2d av, for which A. F. A. Schmitt, 604 Courtlandt av, is planning.

WASHINGTON ST.—C. H. Dietrich, 42 Union sq, is preparing plans for alterations to No. 51 Washington st, for A. Doyle, 13 Washington st.

FORSYTH ST.—H. Horenburger, 122 Bowery, is architect for alterations to No. 189 Forsyth st, owned by H. Strasburger, 3d av and 86th st.

13TH ST.—F. Rhonheim, 289 East 3d st, will make \$5,000 worth of improvements to No. 644 East 13th st, from plans by O. Reissmann, 30 1st st.

SHERIFF ST.—Henry Regelmann, 133 7th st, is preparing plans for \$5,000 worth of alterations to No. 85 Sheriff st, for R. B. Zaliels, 1753 Lexington av.

8TH AV.—Bernstein & Bernstein, 24 East 23d st, have completed plans for \$12,000 worth of improvements to Nos. 711-715 8th av for Jacob Harris, 677 8th av. No contracts let.

Miscellaneous.

Messrs. McKim, Mead & White, 160 5th av, have been selected to prepare plans for the new military station and buildings to be erected on Governor's Island.

Estimates Receivable.

Bids are asked by John H. O'Brien, Commissioner Water Supply, Gas and Electricity, until 2 p. m., Dec. 30, for furnishing materials, repairing and restoring artificial stone sidewalks and curbing and resetting natural stone curbing.

75TH ST.—No contracts have yet been awarded for the 5-story residence, 25x49 ft., which Frank Bradley, 68th st and North River, will erect at No. 303 West 75th st, same to cost \$25,000. Messrs. Radcliffe & Kelley, 3 West 29th st, architects.

57TH ST.—Contracts for interior fixtures, decorations and furnishings for the new clubhouse for the Lotus Club, at No. 110 West 57th st, which is under course of erection from plans by Donn Barber, 24 East 23d st, have not yet been awarded. Marc Eidlitz & Son are general contractors.

5TH AV.—No figures have yet been taken or contracts let for the new office structure which the Knickerbocker Syndicate, No. 320 5th av, will erect at the southeast corner of 5th av and 33d st, on a plot 25x100 ft. The structure will contain eight stories, and will be of marble. Augustus N. Allen, 567 5th av, is architect. (See issue Sept. 21, 1907.)

Contracts Awarded.

42D ST.—Wakeham & Miller, 1133 Broadway, have received the contract for extensive improvements to the storage and furniture building Nos. 32 to 42 East 42d st for the Lincoln Safe Deposit Co., on premises. Wm. B. Tubby, 81 Fulton st, prepared the plans.

The following contracts to furnish hangers have recently been obtained by the Reliance Ball Bearing Door Hanger Co., of No. 1 Madison av: Jaeckel Building, 16-20 East 32d st.; Hamburg-American Building, 45 Broadway; German-American Building, Silversmiths' Building, Maiden Lane; Acker, Merrill & Condit Building, 5th av; Bankers' Corporation Building, 32d-33d sts, near Broadway; loft building, Crosby and Spring sts, and 103 Park Avenue Co.'s Building, 41st st and Park av. "Reliance" hangers have been recognized as the best hanger for elevator doors now on the market, and are in more than 90 per cent. of the skyscrapers erected during the past two years.

Bids Opened.

Bids were opened by the Board of Education Dec. 26 for alteration of present auditorium on the second and third floors of the hall of the Board of Education, Manhattan: J. & L. Moreland Co., \$16,785 (low bid). Other bidders were: P. J. Brennan & Son, \$22,700; Thos. McKeown, \$20,773; Patrick Sullivan, \$19,646; Neptune B. Smyth, \$24,439; A. Feldman Construction Co., Inc., \$22,630; Rubin Solomon & Son, \$17,873; William Werner, \$19,500; O'Connell & Hanna, \$20,990. The award was laid over.

Plans Wanted.

Plans and specifications are wanted for a school building, to cost about \$40,000, to be erected at Brunswick, Ga. Address W. H. Bullard, Secretary Board of Education.

The special committee appointed to consider the needs in Hartford, Conn., for a technical high school has reported to the general committee in favor of erecting such a building on the site on Asylum st, adjoining the present high school. They recommend the appointment of a building committee and an appropriation of \$3,500, with which the committee may secure plans. A. A. Welch is chairman of the high school committee.

BUILDING NOTES

Optimism is a good asset in any business.

Bookkeeper and estimator, can take full charge of building contractor's office. See Wants and Offers.

The Murphy Construction Co. recorded this week a mortgage for \$260,000 made to the American Brass and Copper Co. on the property situated at the southwest corner of Howard and Lafayette sts.

The twenty-third annual exhibition of the Architectural League will be held in the building of the American Fine Arts Society, 215 West 57th st, Manhattan, from February 2 to February 22, 1908, inclusive. The annual dinner will be given on Friday, January 31, and the league reception on the following Saturday.

The United States Civil Service Commission announces an examination on January 15-16 to secure eligibles from which to make certification to fill a vacancy in the position of draftsman and dairy sanitary engineer in the Dairy Division, Department of Agriculture, at a salary of \$1,400 to \$1,600 per annum, according to qualifications, and vacancies requiring similar qualifications as they may occur in that Department.

For the selection of the competitive plans for the new Municipal Building to be erected on Park Row, the Mayor and the competing architects have elected the following jury: William A. Boring, of Boring & Tilton, 32 Broadway, and Francis H. Kimball, 71 Broadway, Manhattan, and Frank Miles Day, of Philadelphia, Pa. One thousand dollars will be paid to each, plans are to be submitted by April 15. For list of competing architects see issue of December 21.

H. F. Sanville, who has been for the past two years with Dodge & Day, engineers, of Philadelphia, will join the organization of Frank B. Gilbreth, general contractor, on the first of the year. Since completing his engineering education at Columbia University, in 1892, Mr. Sanville has had a very wide experience in engineering and construction, as well as in commercial lines. For the past four years he has been secretary of the Philadelphia section of the American Institute of Electrical Engineers.

The suspension of all building in Greater New York and other places caused Haverstraw brickmakers to nail up their sheds and tie up their boats and "wait till the clouds rolled by." The Haverstraw "Messenger" says: "We have quite some brick along the shore on account of no shipping, but the brick storing yards in the city and also stacks surrounding new buildings are missing and will soon have to be replaced by the brick which are stored in our sheds. The loading of all the empty boats along the shore will take about 25,000,000, and the yards and docks in the cities will soon be filled up with good Haverstraw bricks which are now being loaded along our shore. The days of making more brick than the market needs are gone by, not only on the Hudson, but all over."

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.**

Av D, n w cor 8th st, 6-sty brk and stone tenement, 46.11x44.4; cost, \$45,000; Louis Kotzen, 230 Grand st; ar'ts, Bernstein & Bernstein, 24 E 23d st.—790.

BETWEEN 14TH AND 59TH STREETS.

21st st, Nos 38 to 44 W, 12-sty brk and stone loft building, 67.2x85, slag roof; cost, \$300,000; Louis Sacks, 1044 Madison av; ar'ts, Schickel & Ditmars, 111 5th av.—793.
22d st, No 313 W, 5-sty brk and stone hotel, 16.6x96.9, slate roof; cost, \$25,000; J Burchill, 210 8th av; ar't, Louis C Maurer, 22 E 21st st.—791.

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

11th st, n s, 185 w Pleasant av, erect concrete and frame platform, 64x64; cost, \$7,000; ow'r, ar't & b'r, The Consolidated Gas Co, 4 Irving pl.—794.
Av A, n e cor 62d st | erect 3 frame fences; cost \$1,200; ow'r,
Av A, w s, 61st to 62d sts | ar't and b'r, The Standard Gas Light Co,
Av A, w s, 62d to 63d sts | 61-63 E 59th st.—795.
3d av, n w cor 121st st, 2-sty brk and stone store and office building, 126x150, cement and slag roof; cost, \$100,000; The Reformed Low Dutch Church, of Harlem, 182 E 122d st; ar't, V Hugo Koehler, 489 5th av.—789.

59TH TO 125TH STREET, BETWEEN 5TH AND 8TH AVENUES.

75th st, No 303 W, 5-sty brk and stone residence, 25x49, tar and gravel roof; cost, \$25,000; Frank Bradley, 68th st and North River; ar'ts, Radcliffe & Kelley, 3 W 29th st.—788.

NORTH OF 125TH STREET.

St Nicholas av, s w cor 165th st, 6-sty brk and stone store and tenement, 86.3x110.2; cost, \$125,000; Murray & Hill, 617 W 130th st; ar't, J C Cocker, 103 E 125th st.—792.

BOROUGH OF THE BRONX.

Parkside pl, w s, 293 s 207th st, 3-sty frame store and dwelling, 23x58; cost, \$6,000; Mrs Dora Seebeck, Decatur av and 207th st; ar't, Wm Kenny, 2600 Decatur av.—1148.
173d st, e s, 225 n Gleason av, 1-sty frame shed, 14x7.6; cost, \$75; Charles Conradi, on premises; ar't, Gustav Schwarz, 302 E 158th st.—1147.
Bainbridge av, e s, 150 s Woodlawn road, 1½-sty frame stable, 25 x16; cost, \$1,000; John McNulty, 179th st and Arthur av; ar't, Charles Schaefer, Jr, 1 Madison av.—1149.
Washington av, w s, 115 s 189th st, 2-sty frame dwelling, 20x41.4; cost, \$4,500; Wm Nelson, Washington av; ar't, Charles Schaefer, Jr, 1 Madison av.—1150.
White Plains road, n e cor 213th st, 5-sty brk stores and tenement, 50x90; cost, \$40,000; Cappiello & D'Ursi, 205 E 17th st; ar'ts, Briganti & Steeneken, 205 E 17th st.—1151.

ALTERATIONS.**BOROUGH OF MANHATTAN.**

Broome st, Nos 265 to 269, partitions, windows, stairs to 2, 3 and 4-sty brk and stone store and hall; cost, \$2,000; Jacob Halgren, 265 Broome st; ar't, Max Muller, 115 Nassau st.—3152.
Catherine st, No 64, store fronts, partitions to 2-sty brk and stone store and dwelling; cost, \$1,500; Michael Conklin, on premises; ar'ts, Gross & Kleinberger, Bible House.—3146.
Greenwich st, No 38, tank windows to 6-sty brk and stone store and tenement; cost, \$2,000; Augustus Van Cortlandt, Bartow, on the Sound; ar't, John H O'Rourke, 137 E 47th st.—3150.
Lewis st, s e cor 6th st, alter openings, doors, to 3-sty brk and stone factory; cost, \$2,000; Webbs Academy & Home for Ship-builders, W A Conover, Chairman Bldg Comn, Postal Telegraph Bldg; ar't, Geo M Walgrove, 42 E 23d st.—3166.
Monroe st, No 139, alter floor, beams, stairs, to 5-sty brk and stone tenement; cost, \$3,000; Israel Jacobson, 139 Monroe st; ar't, Benj Sackheim, 309 Grand st.—3159.
Washington st, No 437, 2-sty brk and stone rear extension, 25x55, elevator, piers, girders, skylight to 2-sty brk and stone loft; cost, \$10,000; Arthur M Bullowa, 25 Liberty st; ar't, Otto L Spannhake, 233 E 78th st.—3155.
5th st, No 713, partitions, windows, stores, to 5-sty brk and stone tenement; cost, \$800; Herman Hartman, premises; ar't, Max Muller, 115 Nassau st.—3162.
14th st, No 29 W, 1-sty brk and stone side extension, 10.6x17, partitions, to 3-sty brk and stone dwelling; cost, \$1,000; Van Beuren Estate, 21 W 14th st; ar't, Chas Volz, 160 5th av.—3158.
14th st, No 514 E, cut windows, to 4-sty brk and stone tenement; cost, \$300; Henrietta De Groot, 514 E 14th st; ar't, L De Lorenzo, 415 E 15th st.—3167.
17th st, n s, 156 e 7th av, add 1-sty to 5-sty brk and stone piano factory; cost, \$7,000; Weber Piano Co, 362 5th av; ar'ts, Thompson & Frohling, 1 Union sq.—3160.
23d st, No 160 W, partitions, windows to 2-sty brk store and loft; cost, \$400; Isaac Stearn, 32 W 23d st; ar't, Chas C Straub, 122 Bowery.—3147.
37th st, No 126 E, add 1-sty to extension, partitions, to 3-sty brk and stone dwelling; cost, \$300; Dr J M Hetzrot, 10 E 16th st; ar't, Patrick J Murray, 112 W 42d st.—3161.
42d st, Nos 32 to 42 E, partitions, windows, plumbing fixtures, stairs to 9-sty brk and stone storage and furniture building; cost, \$3,500; Lincoln Safe Deposit Co, on premises; ar't, Wm B Tubby, 81 Fulton st.—3151.
82d st, No 413 E, partitions, windows to 5-sty brk and stone tenement; cost, \$500; K Heuser, 413 E 82d st; ar't, Otto L Spannhake, 233 E 78th st.—3143.
Broadway, n w cor 11th st, partitions, stairways, to 5-sty brk and stone store and loft building; cost, \$90,000; The James McCreery Realty Co., 112 W 42d st; ar't, William R Rouse, 11 E 43d st.—3156.

Broadway, s e cor 96th st, erect sign to 1-sty brk and stone store; cost, \$570; J J Astor, 23 W 26th st.—3154.
 Columbus av, No 751, 1-sty brk and stone rear extension, 25x35, to 5-sty brk and stone tenement; cost, \$2,000; J J Nolan, premises; ar't, James McWalters, 2434 Broadway.—3163.
 Columbus av, s w cor 80th st, bath rooms, windows, partitions, to 10-sty brk and stone hotel; cost \$3,000; North River Improvement Co, 29 E 29th st; ar't, Geo H Griebel, 2255 Broadway.—3168.
 Lexington av, s e cor 48th st, partitions, windows to 7-sty brk and stone tenement; cost, \$1,200; Julius B Fox, 176 E 109th st; ar't, B W Berger & Son, 121 Bible House.—3144.
 Madison av, No 75, partitions, walls, beams, to 4-sty brk and stone store; cost, \$2,000; B Frankfelder, 100 4th av; ar't, Henri Foucaux, 105 Hudson st.—3165.
 1st av, No 176, alter show windows, balcony, to 4-sty brk and stone store and tenement; cost, \$5,000; Carmella De Benedittis, 156 Sullivan st; ar't, Benj Sackheim, 309 Grand st.—3164.
 2d av, No 1327, 1-sty brk and stone rear extension, 5x25; toilets to 5-sty brk and stone tenement; cost, \$800; H Gordon, 87 Eldridge st; ar't, O Reissmann, 30 1st st.—3148.
 2d av, No 1919, partitions, tank, oven to 5-sty brk and stone tenement and store; cost, \$5,000; Peter Lenon, on premises; ar'ts, Gross & Kleinberger, Bible House.—3145.
 3d av, No 424, partitions, toilets to 5-sty brk and stone tenement and store; cost, \$1,500; Wm Denham, 354 W 23d st; ar't, John H O'Rourke, 137 E 47th st.—3149.

8th av, No 605 | cut door, build ticket office, platform to two 39th st, No 303 W | 4-sty brk and stone tenements and store; cost, \$250; Hermann W Weaver, 607 8th av, and Henry Karsch, 300 W 39th st; ar't, C B Brun, 1 Madison av.—3157.
 8th av, Nos 711 to 715, 1-sty brk and stone rear extension, 75x32, girders, columns to three 4-sty brk and stone stores and tenement; cost, \$12,000; Jacob Harris, 677 8th av; ar'ts, Bernstein & Bernstein, 24 E 23d st.—3153.

BOROUGH OF THE BRONX.

Garden pl, n e cor White Plains av, move 1½-sty frame dwelling; cost, \$500; Geo A Brannan, Barnes, av ar't and ow'r.—633.
 152d st, No 380, new toilets, to 3-sty brk tenement; cost, \$200; Christina Kaufman, on premises; ar't, Fred Hammond, 943 Washington av.—636.
 White Plains av, w s, 95 n Becker av, move 2-sty brk store and dwelling; cost, \$500; Wm W Penfield, Wakefield, ow'r and ar't.—634.
 White Plains road, w s, 60 n 241st st, move 2-sty brk store and dwelling; cost, \$500; Wm W Penfield, Wakefield, ow'r and ar't.—635.
 3d av, No 3061, new partitions, &c, to 3-sty frame dwelling; cost, \$300; Angelo Roggiano, 3051 3d av; ar't, Louis Falk, 2785 3d av.—632.

Construction News Reports

From the Surrounding Country

Kings County.

STOCKHOLM ST.—Shampan & Shampan, 772 Broadway, Brooklyn, have completed plans for improvements on Stockholm st, n s, 100 w Central av, on which six 4-sty flats will be erected to cost \$150,000. Harry S. Wilson, State Bank Bldg., is owner.

52D ST.—On 52d st, n s, 100 w 8th av, six 3-sty brk tenements, 20x55, will be erected, to cost \$42,000. Richard Schrieber & Co, 5403 5th av, owner; John C. Wandell, 1521 5th av, architect.

DOUGLASS ST.—S. Millman & Son, 1782 Pitkin av, have completed plans for two 4-sty flats, to be erected on Douglass st, e s, 142.11 s Pitkin av; total cost, \$24,000. M. Smith and M. Spector, 5 Ames st, owners.

NORTH 6TH ST.—On North 6th st, s s, 125 e Roebling st, a 5-sty brk tenement, 37x85, 18 families, cost, \$41,000, will be erected by Gaetano Alpero, North 5th st, s e cor Roebling st. Shampan & Shampan, 772 Broadway, architects.

EAST 34TH ST.—On East 34th st, e s, 347 n Av H, two 2-sty and attic frame dwellings, 23x36, single roof, 2 families each, will be erected; total cost, \$10,000. H. W. Franklin, 279 Cumberland st, owner; Benj. Driesler, 13 Willoughby st, architect.

DOUGLASS ST.—On Douglass st, e s, 92.11 s Pitkin av, two 4-sty brk tenements, 25x40, 7 families each, will be erected; total cost, \$24,000. M. Smith and Max Spector, 5 Ames st, owners; S. Millman & Son, 1782 Pitkin av, architects.

THOMPSONS WALK.—Thompsons walk, n e cor Ocean board walk, will be improved with a 2-sty frame bathing pavilion, 105x76.7, iron roof; cost, \$12,000. W. T. Sisser, 132 West 63d st, owner; H. D. Whipple, Hendersons walk and Bowery, architect.

6TH ST.—B. F. Hudson, 2 Ocean Parkway, has finished plans for two 3-sty flats, to be built on 6th st, s s, 167.10 e 4th av, 6 families each; total cost, \$28,000. Corrigan & Wythe, 356 7th av, owners; Benjamin F. Hudson, 2 Ocean Parkway, architect.

MOFFATT ST.—On Moffatt st, n s, 45 e Evergreen av, four 2-sty brk dwelling will be erected; total cost, \$14,000. J. Church and George Gough, 1346 Jefferson av, owners; L. Berger & Co., 300 St. Nicholas av, architects.

73D ST.—Work will be started at once on 73d st, s s, 100 e 13th av, where four 2-sty and attic frame dwellings will be erected; total cost, \$20,000. N. Y. Bay Const. Co., 15th av and 74th st, owners; M. D. Foot, 1432 75th st, architect.

16TH AV.—On 16th av, s w cor 71st st, a 3-sty brk telephone office, 46.6x72, will be built, to cost \$48,000. N. Y. & N. J. Telephone Co., 81 Willoughby st, owners; Eidlitz & McKenzie, 1123 Broadway, architects.

Queens County.

CORONA.—On Locust st, s s, 110 w Sycamore av, Corona, L. Volp, Corona, will erect two 3-sty frame stores and dwellings, to cost \$8,000. C. L. Varone, architect.

ARVERNE.—W. T. Kennedy Co. have prepared plans for six 3-sty flats, to cost \$24,000, to be erected on Park av, Arverne, for Greenberg & Schiller, Park av.

ROCKAWAY PARK.—On Columbus av, e s, 650 s Washington av, Rockaway Park, Mrs. M. O'Connor, 687 Madison av, N. Y., will erect one 2-sty dwelling, 28x34, to cost \$7,000.

JAMAICA.—W. R. McLean, Jamaica, will improve Hedges pl, w s, 317 n Fulton st, with one 2-sty dwelling, 22x53, to cost \$6,000.

MIDDLE VILLAGE.—Jansen av, e s, 160 s Firth av, Middle Village, will be improved by Jos. Borst, 1 Sophie st, Metropolitan, with two 2-sty dwellings, 20x50, to cost \$6,000.

JAMAICA.—W. I. Halliday is planning for a 2-sty brk garage to be erected on Hillside av, s s, 161 w Flushing av, Jamaica; owner, Jos. A. Jones, Times Square, N. Y. City.

JAMAICA.—On Union av, w s, 50 n Union Park av, Jamaica, Maggie J. Furgeson, 355 Fulton av, will erect one 2-sty frame dwelling, 21x36; cost, \$4,000.

HOLLIS.—Hollis av, s w cor Park av, will be improved by Gerard Magella Catholic Church. A 1-sty frame church, 26x85 ft, will be erected at a cost of \$12,000. Wm. A. Finn, architect.

ROCKAWAY PARK.—F. P. Kiefer has prepared plans for a 2-sty frame dwelling, to be erected on Columbus av, w s, 100 n Washington av, Rockaway Park, for T. W. Cran, Rockaway Beach.

ROCKAWAY BEACH.—A 2-sty brk store and dwelling will be built on the Boulevard, at Seaside, for J. Weisskopf, at a cost of \$10,000. Timothy F. Kieley is having two two-family houses erected in Pleasant av, to cost \$9,500; and Nathan Ferubacher will build a \$3,000 cottage on the southwest corner of Suffolk and Newport avs, at Belle Harbor. A score or more other buildings, aggregating about \$100,000, are under way and nearing completion.

New York State.

LAKE GEORGE.—The Delaware & Hudson Co., which owns and controls the Fort William Henry Hotel at Lake George, N. Y., has decided to make extensive improvements to the hotel. The estimated cost of the work is \$75,000. L. F. Loree is Pres.

MOUNT KISCO.—The village has voted to build sewers to cost \$100,000, of which \$40,000 will be for trunk sewer and \$60,000 for laterals. The city of New York will erect a disposal plant to cost \$250,000, to care for the sewage of the village.

WAMPVILLE.—The Board of Supervisors of Madison County is preparing to build county building here, to cost about \$150,000. It will be of fireproof construction, with steam heat, and will comprise a full equipment of offices for all county purposes as well as a jail. Plans have not been adopted. The county seat is at Morrisville.

NEW ROCHELLE.—Charles E. Currier, 10 Summer St., Boston, Mass., has the contract to erect a recruit station and officers' quarters for the Federal Government, New Rochelle. Cost, \$172,000.

Massachusetts.

LINCOLN.—Parker, Thomas & Rice, Boston, have prepared plans for a grammar school building, to be erected at Lincoln.

NORTH ATTLEBORO.—Louis Destremps & Son, Fall River, Mass., have plans for a church for Rev. Fr. Villandre, North Attleboro, that will seat 700 persons, and cost \$75,000. Bids will be asked for about the last of February or the first of March.

CAMBRIDGE.—The Boston & Albany R. R. (W. Shepard, Ch. Engr., Boston, Mass.), has secured a site on Binney st, in Cambridge, on which it is proposed erecting next spring a freight station. About \$100,000 will be expended in the site and building.

NEW BEDFORD.—The Dartmouth & Westport St. Ry. Co. has purchased a site at N. Water st for the erection of an express station. H. H. Crapo, Pres.

NEW BEDFORD.—Nat. C. Smith, Arch., New Bedford, will receive bids until Jan. 2 for remodeling the city hall into a library; cost, about \$150,000.

SPRINGFIELD.—Architects of Springfield are to be asked to submit competitive plans for the Indian Orchard Branch Library, for which there is available \$50,000.

LENOX.—A residence is to be erected on Kemble st in the near future for Wm. D. Curtis, Curtis Hotel.

WORCESTER.—Eli Belisle is to build a four-apartment house in the rear of 19 Portland st; brick, 4 stories, 35x45, and cost \$8,000. J. P. Kingston, architect. Owner builds.

SPRINGFIELD.—George W. Robbins is to start work at once on a new two-family house on State st for himself. It will be of frame construction, containing 14 rooms, with furnace heat, gas and electric lights, and all modern improvements. Bartlett & McLean will do the mason work. Architect John W. Foster has completed plans for a residence to be erected on Northrop st for C. C. Pierce. Plans are being figured for a modern two-family house on Cleveland st for the Hampden Real Estate Trust. W. J. Brine in charge. The house is to be of frame construction, containing 12 rooms, with all modern improvements.

New Jersey.

NEWARK.—A tentative plan of the proposed new Young Woman's Christian Association building has been made by a local architect, showing the administration building and the two dormitories to be built at 562 Broad st. The structures, ground and furnishings will cost about \$200,000, and it is hoped to raise this money in a campaign in January. About \$3,000 has been paid on account for the property, on which the Howell homestead now stands, the price being \$75,000, but there is a question of title to be decided before definite steps can be taken.

BAYONNE.—The building committee of the Bayonne City Republican Club has decided not to go ahead with its plans for a new club house to take the place of the present building at Broadway and 29th st.

PITMAN GROVE.—Isaac Pursell, architect, 119 South Fourth st, Philadelphia, Pa., has prepared plans for a 1-sty power house at Pitman for the Gloucester County Electric Co. The building will be 43.8x104 ft., and will be of brick and stone, with a slate roof.

NEWARK.—Nathan Myers is drawing plans for a 2-sty and basement factory building that Mrs. Anna Platky and Dr. Charles A. Rosenwasser will erect at 511 15th av. The ground dimensions are 35x90 ft. The estimated cost is \$10,000. The building will be used as a tailoring establishment. Kaspar Hufnagel will erect a 4-sty brk store and apartment house on Belmont av, near 17th st, at a

cost of \$16,000. Robert Sellisk is drawing the plans. Clara F. and Andrew Robertson will be the owners of the three-family frame dwelling to be erected at 225 4th st, from plans by Mr. Robertson. Gottlob Keifer has engaged Charles Knopf to draw plans for a frame dwelling that he will erect at 698 South 20th st, 22x47 ft. The estimated cost is \$4,000.

Connecticut.

NEW HAVEN.—Brown & Von Buren, Exchange Bldg., are preparing plans for a 2-sty brk and stone residence to be erected for W. Edw. Zwingman, of the Marlin Fire Arms Co.

BRIDGEPORT.—It is probable that work will be started in the spring on two new houses on Fox and Morehouse sts for the Bridgeport Real Estate & Investment Co. Each house will be built of cement blocks, manufactured by the company, and will be arranged for two families. Every convenience will be provided. As yet none of the work has been put out for figures.

STAMFORD.—Work will be started next spring on a new house at Shippan Point for Architect E. M. Stratton of the firm of Bowditch & Stratton, 7 Water st, Boston. The work will be done by a Boston contractor. It will be a large house, of wood and will be provided with every convenience. The cost will probably be about \$12,000.

WATERBURY.—Tafel & Shapiro are moving the house on the corner of Hopkins and Bishop sts to the rear of the lot, to make room for a brick apartment block to be erected in the spring. The details have not been decided upon as yet, but it will probably contain 12 apartments.

NEW HAVEN.—Bids will be received until Jan. 2 by the Board of Education (G. T. Hewlett, Secy.) for erecting a school at 111 Greene st. Bids may be submitted as a whole or separately on the following: Carpentry, masonry, plumbing, gas fitting, ventilating and heating. Brown & Von Buren, architects, 865 Chapel st.

HARTFORD.—Estimates will be received until 2 p. m., December 30, for the construction of section "B" of the Homestead av intercepting sewer, consisting of about 2,800 lineal feet of concrete or brick tunnel, four feet nine inches in diameter. Bids will be received at the mayor's office, City Hall.

NEW BRITAIN.—Plans are being prepared for the proposed store and tenement building which John F. Sweeney contemplates erecting on Main st, between the Majestic theatre and Hanna's block. The details have not been fully decided, but it will probably be a 4-sty brick building, 96x80 feet, arranged for five stores on the first floor, offices on the second floor, and eight apartments on the upper floors.

DERBY.—Work has been started on the new house on East 9th st for Mrs. Jennie Conaty. The house was planned by E. F. Guilford, of Waterbury. E. C. Sphar is the builder, Hession Bros. doing the mason work, Little & Haggerty the plumbing and heating and Oscar Scholtz the painting.

BRISTOL.—George J. Lacourse has started work on a new house to be erected on Pond st by James Tracy. It will be of frame construction, two stories high, arranged for two families, provided with the usual conveniences.

BRIDGEPORT.—Work will be started in the spring on a new house on Maplewood av for John Jackson; frame arranged for three families. Each tenement will contain four rooms. W. J. Barmwell will do the carpenter work, the owner the mason work, Lord & Roberts the plumbing and Samuel Dawe the painting. Work will soon be started on a new house on Ann st extension for the Noble estate. P. Laister will probably do the work.

STAMFORD.—John Rourke has taken out a permit to build a new house on Seaside av for himself. It will be frame arranged for three families. Each tenement will contain five rooms and the usual conveniences will be provided.

WATERBURY.—Architects Griggs & Hunt have completed plans for a 1-sty brick addition to T. F. Lunny's livery stable on Grand st. It will be 30x60 feet, with bluestone trim, tar and gravel roof, metal cornice and skylight, addition to the plumbing and heating, etc. Owner will receive bids.

NEW BRITAIN, CONN.—The Court of Common Council has approved plans for remodeling the building purchased for a City Hall. Marcus H. White is Chn. of the Comn. having the matter in charge.

Miscellaneous.

PASADENA, CAL.—Plans being prepared for enlarging the Throop Polytechnic Institute at Pasadena will call for an expenditure of about \$2,000,000. About 22 acres of land fronting on South Wilson Ave. will be used as site for the new buildings. Walter A. Edwards is Pres. The Christian Science congregation has had plans prepared by Franklin P. Burnham, Pacific Electric Bldg., Los Angeles, for a church to cost \$100,000.

GARY, ILL.—The Combined Liquid Tank & Freight Car Co. has secured a site in Gary, on which to erect ten brick buildings for the manufacture of refrigerator and stock cars to cost about \$250,000.

SPOKANE, WASH.—Plans have been prepared by H. J. Williams, 428 Sinto av, for the erection of a hospital building for the Sacred Heart Hospital Co., to be built at 8th and 9th avs and McClellan st. Cost, \$400,000.

CHICAGO, ILL.—The special committee appointed by President Busse of the County Board is now seeking a site for Cook County's proposed new \$1,000,000 infirmary, or poorhouse. The committee has before it for consideration twenty sites, located in different parts of the county. The committee is composed of President Busse of the County Board; A. C. Bartlett, of Hibbard, Spencer, Bartlett & Co.; C. D. Norton, of the Northwestern Life Ins. Co.; Ernest P. Bicknell, secretary of the Associated Charities; John M. Ewen, consulting engineer for the county, and County Commissioners Lindblom, Hartray, Lanio, Schrodja and Van Steenberg.

TORONTO, ONT.—On Jan. 1 citizens will vote on the question of issuing bonds to the amount of \$2,750,000 for a plant to distribute electric power to be supplied by the Hydro-Electric Power Commission of Ontario from Niagara Falls.

DENVER, COLO.—The German-American Indemnity Association is having plans prepared for a \$100,000 office building which it is proposed erecting, but no definite location has yet been decided upon.—It is stated that plans are being prepared for a 9-sty building to be erected next spring at 15th and Champa sts by a company in which H. M. Porter and Charles Boettcher are interested. Cost, \$500,000.

CHICAGO, ILL.—Plans are being prepared by Marshall & Fox, 164 Dearborn st, for an apartment house to be erected on Lake Shore Drive at a cost of \$300,000.

PEORIA, ILL.—The Leisley Brewing Co. has commissioned Reeves & Baillie, Y. M. C. A. Bldg., to prepare plans for a 6-sty building

to be used for business and hotel purposes. Probable cost, \$300,000.

DENVER, COLO.—A. E. Wilson, of Denver, will construct a power plant on South Platte River, a short distance from Denver, to cost about \$1,000,000.—Dr. Chas. Hendricks, of New York, founder of the sanitarium at Ardmore, L. I., is reported to be planning the erection of a sanitarium in Denver, to cost about \$150,000.

SAN FRANCISCO.—As the result of the completion of the Bay Shore cut-off by the Southern Pacific Railroad, and the opening of this new route into San Francisco on December 8, peninsula towns and cities are developing at a rate of progress that makes California real estate booms of the past seem insignificant. The cut-off for all practical purposes has moved a score of peninsula towns seventeen minutes near to San Francisco. San Mateo and Burlingame, its neighbor, have doubled their population in eighteen months in anticipation of improved transportation. Three hundred houses have been erected in these towns in the last twelve months at an aggregate cost of \$1,200,000. The improvement cost the Southern Pacific \$7,000,000, but has already added three times that sum to real estate values in the territory it benefits. The extraordinary building record, of which San Mateo's is only an example, receives fresh impetus every day. At this coast town there is building a \$300,000 hotel, and a great mansion for Mr. William H. Crocker. The hotel is intended to meet the demands of city business men, as well as tourist pleasure seekers. The bay towns around San Francisco, including Oakland, Berkeley and Alameda, are also feeling the impetus of boom times as a result of the beginning of the Southern Pacific's plans for the electrification of its suburban lines. Work has already been begun on the central station at Fruitvale, which will be the centre of power supply for these lines.

PADUCAH, KY.—Ground has been purchased by S. A. Bristow, Danville, Ill., connected with the Western Vaudeville Syndicate, who will erect a theater on modern lines.

CLEVELAND, O.—A combination of five of the leading clubs will probably be consummated shortly, when a project for erecting a new club house will be considered.

SANDUSKY, O.—A brick building, 70x100 ft., will be built for the Fremont Mitten & Glove Co., of which Henry Zimmerman, Fremont, O., is general manager. The general construction work has been awarded to Alfred Schnaar, Toledo.

KENWOOD, MO.—A. F. Haeussler, 514 Roe bldg., St. Louis, is preparing plans for a 3-sty clubhouse, to be erected at Kenwood, to cost about \$250,000. Bids for construction will be received about Feb. 1.

SPRINGFIELD, MO.—Drury College, Mr. George, pres., contemplates the erection of a gymnasium and academic hall to cost about \$500,000.

STILLWATER, MINN.—Plans are being prepared for the erection of the State's prison building by C. H. Johnson, Manhattan Bldg., St. Paul. Cost, \$200,000.

ST. LOUIS, MO.—The St. Francis de Sales congregation is having plans prepared by V. J. Klutho, Benoist Bldg., for erection of a church to cost about \$250,000. Rev. T. G. Holweck is Pastor.

DENVER, COLO.—A building to cost \$500,000 will be built in the spring at the corner of 15th and Champa sts. It will be nine stories high, built of steel, with brick facing, and entirely fireproof. Bennett & Myers, 1010 16th st, Denver, are interested.

PEORIA, ILL.—The Leisley Brewing Co. has directed Reeves & Baillie, Y. M. C. A. Bldg., to prepare plans for a 6-sty building to be used for business and hotel purposes. Estimated cost, \$300,000.

OAKLAND, CAL.—The Great Western Power Co., of Richmond, Cal., has purchased property on Brooklyn Basin, south of Fifth av, in East Oakland, to be used as a site for a power plant.

Foreign Trade Opportunities.

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

No. 1747, Electric plant.—Information of an electric-lighting enterprise in India is forwarded by Consul-General William H. Michael, of Calcutta.

No. 1748, Wharf and canal construction.—Sealed tenders will be received until Dec. 31, 1907, for the construction of a wharf in Canada. Sealed tenders will be received until Feb. 1, 1908, for work connected with the construction of a section of a canal, also in Canada. An official announcement giving further particulars may be obtained from the Bureau of Manufactures.

No. 1749, Bridge and building material.—Consul Abraham E. Smith, of Victoria, B. C., reports that bids will be received until Dec. 31, 1907, for the metal work and fir and cedar piles to be used in the construction of swing bridge over the Fraser River, Canada. Bids will also be received during the same period for the erection of a new 3-sty and basement brick court-house at Kamloops, 200 miles east of Vancouver. Drawings, specifications, and conditions of contract and tender can be seen at the office of the Provincial Lands and Works Department, Victoria, B. C.

No. 1755, Railway Material.—An American consul in Canada furnishes the address of parties to whom applications should be made for supplying material to be used in the construction of a railroad to be undertaken in the spring of 1908. He also sends a lengthy list of new Canadian railway projects, a copy of the list being obtainable from the Bureau of Manufactures.

No. 1756, Hardware, Electrical Appliances, Automobiles, Agricultural Implements, Tools, Sewing Machines, and Furniture.—A member of a foreign legation located at Washington desires to receive American catalogues and price-lists of the above-named articles, as his government makes extensive purchases of many goods in these classifications.

No. 1757, Iron Beams.—One of the consular officers in the Levant reports that a business official there would like to hear from American manufacturers of or dealers in iron beams. Prices should be quoted per pound, delivered f. o. b. New York, and time required to deliver the same after receipt of order should also be stated. List of beams wanted may be secured by interested parties from the Bureau of Manufactures.

No. 1762, Panama Canal Supplies.—Bids will be received until January 6, 1908, by the Isthmian Canal Commission, Washington, D. C., for the supply of furniture, refrigerators, ranges, engine and generator, switchboard, boring and turning mill, journal boxes, common brick, farrier's tools, horseshoes, horseshoe nails, nuts, bolts, rivets, steel stamps, tire upsetters, carriage lamps, automobile bells, vises, fork handles, rubber and steel tires, wire, hubs, spokes, shafts, shaft couplings, paints, red and white lead, white zinc, whiting, shell-lacs, varnish, linseed and harness oils, turpentine, japan drier, aluminum bronze, oxalic acid, benzine, alcohol, putty, creolin, lye, mirror stone paste, soap, gold leaf, sandpaper, glaziers' points, ground glass, rubbing brick, lumber, etc. (Circular No. 408.)

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.	
		Dec. 20 to 26, inc.	Dec. 21 to 27, inc.	Dec. 20 to 26, inc.	Dec. 21 to 27, inc.
Total No. for Manhattan	111	Total No. for Manhattan	208		
No. with consideration	5	No. with consideration	18		
Amount involved	\$162,400	Amount involved	\$1,259,750		
Number nominal	106	Number nominal	190		
Total No. Manhattan, Jan. 1 to date	11,936	Total No. Manhattan, Jan. 1 to date	20,118		
No. with consideration, Jan. 1 to date	779	No. with consideration, Jan. 1 to date	1,208		
Total Amt. Manhattan, Jan. 1 to date	\$46,558,090	Total Amt. Manhattan, Jan. 1 to date	\$63,788,807		
CONVEYANCES.		1907.		1906.	
		Dec. 20 to 26, inc.	Dec. 21 to 27, inc.	Dec. 20 to 26, inc.	Dec. 21 to 27, inc.
Total No. for the Bronx	80	Total No. for The Bronx	108		
No. with consideration	4	No. with consideration	10		
Amount involved	\$48,500	Amount involved	\$121,450		
Number nominal	76	Number nominal	98		
Total No., The Bronx, Jan. 1 to date	8,761	Total No., The Bronx, Jan. 1 to date	11,927		
Total Amt., The Bronx, Jan. 1 to date	\$6,994,733	Total Amt., The Bronx, Jan. 1 to date	\$8,092,601		
Total No. Manhattan and The Bronx, Jan. 1 to date	20,697	Total No. Manhattan and The Bronx, Jan. 1 to date	32,040		
Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$53,552,823	Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$71,881,408		
Assessed Value, Manhattan.		1907.		1906.	
		Dec. 20 to 26, inc.	Dec. 21 to 27, inc.	Dec. 20 to 26, inc.	Dec. 21 to 27, inc.
Total No., with Consideration	5	Total No., with Consideration	18		
Amount Involved	\$162,400	Amount Involved	\$1,259,750		
Assessed Value	\$189,500	Assessed Value	\$853,000		
Total No., Nominal	106	Total No., Nominal	190		
Assessed Value	\$4,990,900	Assessed Value	\$6,589,500		
Total No. with Consid., from Jan. 1st to date	779	Total No. with Consid., from Jan. 1st to date	1,208		
Amount involved	\$46,558,090	Amount involved	\$63,788,807		
Assessed value	\$34,707,900	Assessed value	\$44,901,775		
Total No. Nominal	11,256	Total No. Nominal	18,905		
Assessed Value	\$382,117,700	Assessed Value	\$638,626,510		

MORTGAGES.

1907.		1906.	
Dec. 20 to 26, inc.	Dec. 21 to 27, inc.	Dec. 20 to 26, inc.	Dec. 21 to 27, inc.
Total number	105	Total number	129
Amount involved	\$1,845,856	Amount involved	\$940,725
No. at 6%	54	No. at 6%	46
Amount involved	\$574,809	Amount involved	\$200,510
No. at 5 1/2%	14	No. at 5 1/2%	7
Amount involved	\$284,947	Amount involved	\$67,650
No. at 5%	20	No. at 5%	53
Amount involved	\$235,500	Amount involved	\$412,065
No. at 4 1/2%	4	No. at 4 1/2%	3
Amount involved	\$133,500	Amount involved	\$35,000
No. at 4%	13	No. at 4%	7
Amount involved	\$235,500	Amount involved	\$541,500
No. at 3 1/2%	4	No. at 3 1/2%	1
Amount involved	\$133,500	Amount involved	\$35,000
No. without interest	20	No. without interest	20
Amount involved	\$617,100	Amount involved	\$225,500
No. above to Bank, Trust and Insurance Companies	13	No. above to Bank, Trust and Insurance Companies	11
Amount involved	\$366,000	Amount involved	\$195,700
Total No., Manhattan, Jan. 1 to date	11,680	Total No., Manhattan, Jan. 1 to date	18,350
Total Amt., Manhattan, Jan. 1 to date	\$308,786,876	Total Amt., Manhattan, Jan. 1 to date	\$390,826,213
Total No., The Bronx, Jan. 1 to date	7,786	Total No., The Bronx, Jan. 1 to date	9,276
Total Amt., The Bronx, Jan. 1 to date	\$88,585,569	Total Amt., The Bronx, Jan. 1 to date	\$65,233,404
Total No., Manhattan and The Bronx, Jan. 1 to date	19,466	Total No., Manhattan and The Bronx, Jan. 1 to date	27,626
Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$377,372,445	Total Amt. Manhattan and The Bronx, Jan. 1 to date	\$456,059,617

PROJECTED BUILDINGS.

1907.		1906.	
Dec. 21 to 27, inc.	Dec. 22 to 28, inc.	Dec. 21 to 27, inc.	Dec. 22 to 28, inc.
Total No. New Buildings:		Total No. New Buildings:	
Manhattan	8	Manhattan	9
The Bronx	5	The Bronx	13
Grand total	13	Grand total	22
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan	\$628,200	Manhattan	\$462,000
The Bronx	51,575	The Bronx	305,450
Grand total	\$679,775	Grand total	\$767,450
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan	\$157,620	Manhattan	\$325,400
The Bronx	2,000	The Bronx	10,850
Grand total	\$159,620	Grand total	\$336,250
Total No. of New Buildings:		Total No. of New Buildings:	
Manhattan, Jan. 1 to date	944	Manhattan, Jan. 1 to date	1,623
The Bronx, Jan. 1 to date	1,846	The Bronx, Jan. 1 to date	2,127
Manhattan-Bronx, Jan. 1 to date	2,790	Manhattan-Bronx, Jan. 1 to date	3,750
Total Amt. New Buildings:		Total Amt. New Buildings:	
Manhattan, Jan. 1 to date	\$72,795,250	Manhattan, Jan. 1 to date	\$108,959,415
The Bronx, Jan. 1 to date	20,584,099	The Bronx, Jan. 1 to date	27,616,880
Manhattan-Bronx, Jan. 1 to date	\$93,379,349	Manhattan-Bronx, Jan. 1 to date	\$136,576,295
Total Amt. Alterations:		Total Amt. Alterations:	
Manhattan-Bronx, Jan. 1 to date	\$15,935,599	Manhattan-Bronx, Jan. 1 to date	\$20,037,800

BROOKLYN.

CONVEYANCES.

1907.		1906.	
Dec. 19 to 24, inc.	Dec. 20 to 26, inc.	Dec. 19 to 24, inc.	Dec. 20 to 26, inc.
Total number	314	Total number	387
No. with consideration	11	No. with consideration	20
Amount involved	\$71,975	Amount involved	\$825,135
Number nominal	303	Number nominal	367
Total number of Conveyances, Jan. 1 to date	32,251	Total number of Conveyances, Jan. 1 to date	46,218
Total amount of Conveyances, Jan. 1 to date	\$18,863,413	Total amount of Conveyances, Jan. 1 to date	\$26,615,519

MORTGAGES.

1907.		1906.	
Dec. 19 to 24, inc.	Dec. 20 to 26, inc.	Dec. 19 to 24, inc.	Dec. 20 to 26, inc.
Total number	317	Total number	650
Amount involved	\$1,093,396	Amount involved	\$2,761,041
No. at 6%	215	No. at 6%	219
Amount involved	\$716,053	Amount involved	\$704,439
No. at 5 1/2%	55	No. at 5 1/2%	166
Amount involved	\$281,575	Amount involved	\$871,554
No. at 5%	1	No. at 5%	1
Amount involved	\$65,000	Amount involved	\$65,000
No. at 4 1/2%	1	No. at 4 1/2%	1
Amount involved	\$2,000	Amount involved	\$2,000
No. at 4%	26	No. at 4%	240
Amount involved	\$75,857	Amount involved	\$1,179,380
No. at 3 1/2%	3	No. at 3 1/2%	3
Amount involved	\$24,500	Amount involved	\$24,500
No. at 3%	1	No. at 3%	1
Amount involved	\$2,800	Amount involved	\$2,800
No. at 1%	20	No. at 1%	18
Amount involved	\$67,111	Amount involved	\$84,668
Total number of Mortgages, Jan. 1 to date	32,756	Total number of Mortgages, Jan. 1 to date	39,420
Total amount of Mortgages, Jan. 1 to date	\$138,889,521	Total amount of Mortgages, Jan. 1 to date	\$162,574,512

PROJECTED BUILDINGS.

No. of New Buildings	64	No. of New Buildings	85
Estimated cost	\$275,954	Estimated cost	\$958,560
Total Amount of Alterations	\$124,778	Total Amount of Alterations	
Total No. of New Buildings, Jan. 1 to date	8,311	Total No. of New Buildings, Jan. 1 to date	8,405
Total Amt. of New Buildings, Jan. 1 to date	\$62,638,014	Total Amt. of New Buildings, Jan. 1 to date	\$63,159,176
Total amount of Alterations, Jan. 1 to date	\$6,497,636	Total amount of Alterations, Jan. 1 to date	\$5,405,830

The Week.

The week just past in the realty field was dull and uninteresting, the number of transactions reported being small and on a whole unimportant. There are several good sized deals under way which undoubtedly will be put through as soon as things loosen up a little. Brokers as a general rule are looking forward to a better year in 1908 than they experienced in the one just passed. There are several good reasons why they should have better expectations. The fact that the title companies are furnishing guaranteed searches to members of the bar representing clients with money to loan on mortgages, shows that the mortgage market is beginning to look up. It will only be a short time before all the foreclosure sales will be out of the way and the property placed in hands strong enough to hold on indefinitely, if necessary, and receive good returns in the form of rentals. Why should the realty field expect to entirely escape the depression that has been noted already in both Wall street and the mercantile field?

To be sure the placing of money in real estate is much safer than the investments afforded in the "street," and as a result there are correspondingly less failures. Still there are weak holders of property. Because a piece of property is foreclosed it does not mean that the value of it has been lessened. Doesn't it rather show that the owner has over speculated? Many of the parcels foreclosed have been unimproved property, and others uncompleted houses which are not yielding returns. In a few cases houses that were finished were sold at auction, but those buildings were well occupied in almost every instance, and in ordinary times would have carried themselves nicely. If an individual requires money immediately, especially at a time when there is a shortage of this commodity, and determines to realize on something, whether stocks, jewelry, real estate or anything else, he must be prepared and willing to accept a figure less than its real worth.

Among those houses sold during the week just passed was a 4-sty tenement, No. 389 Canal st, 21.4x76.8. A 5-sty flat, 443 West 52d st, 25x100, was also disposed of as well as 530 and 532 West 133d st, two 4-sty flats, 35x99.11. The Bronx contributed a trade of a 5-sty flat on 165th st for which 4 lots on East 182d st were given as well as a number of smaller deals.

The mortgage market was inactive. The Apartment Construction Company borrowed from the Seaman's Bank for Savings, on 810 Broadway, 114.9x irregular, \$140,000, at 5 per cent for five years. Julia Taggart gave a mortgage to the Monticello Realty Company for \$60,000 at 6 per cent. on property situated on Audubon av southwest cor of 178th st, 189.10x100, and Audubon av, southwest cor 177th st, 199.11x100. This mortgage is

due on demand. There were but few leases reported during the week, and none had special significance.

The total number of mortgages recorded for Manhattan this week is 105 against 165 last week, and in the Bronx 79, as against 80 last week. The total amount involved is \$2,135,361, as against \$3,151,231 last week.

The total number of sales reported is 25, of which 5 were below 59th st, 14 above and 6 in the Bronx.

THE AUCTION MARKET

THE feature of the auction market of the week just passed was the small number of parcels offered for sale. All told there were only eleven advertised for sale, and a number were adjourned to a future date. The parcel that attracted the most interest was put up at the stand of Joseph P. Day on Monday last. This is known as the Hotel Severance, and is situated on the southeast corner of Broadway and 94th st, 83x irreg. This sale was the outcome of an action brought by Bradley & Currier Co. against A. E. Bingham et al. The amount due was \$12,002.70, taxes, etc., \$17,406.66; subject to a mortgage of \$230,000. This apartment hotel went to the plaintiff for \$261,667. At the stand of Joseph P. Day on Tuesday, Charles E. Levy purchased for \$35,006 the northeast cor of Columbus av and 109th st, 100x irreg., two 6-sty flats and stores. The elevated railroad makes the curve into 8th av at this point. Mr. Levy also purchased 50x72 on Cathedral Parkway, south side, 175 feet west of Manhattan av, a 6-sty flat, for \$23,532. The 6-sty flat and store in 116th st, 256 feet east of Park av, was knocked down to H. H. Jackson, the plaintiff, for \$52,000.

At the stand of Hugh D. Smyth on Thursday three lots on Walton av, 176.7 feet north of Burnside av, were knocked down to the plaintiff, S. E. Osserman, for \$8,800, and on the same day at the stand of Joseph P. Day, Charles M. Rosenthal bought for \$46,750 a vacant plot measuring 150x125, in Mount Hope pl, 125 ft east of Jerome av.

There were no voluntary sales during the week, for people have realized that it is best to hold over for a few months where it is possible because they are confident that better prices will be received in the spring of next year.

Negotiable Titles.

By FRANCIS C. NICHOLAS.

DURING a series of explorations in tropical countries I had occasion to investigate the titles to a series of properties and came across a very interesting method of co-operative real estate ownership, one that seems peculiarly adapted to operations of development, particularly in regard to wild lands, timber properties and the like. I found the titles to the properties to be examined consisted of a series of shares or "acciones," as they were called in the country where the lands were located. The property was a very large one and was organized on rather loose lines, a majority of the shareholders being in absolute control. The other properties were organized more thoroughly and an elaborate system of land shares had been developed and was generally in use throughout Spanish countries. Under this plan a property is held in common, each share representing so much of the land and giving the owner the right to occupy the portion represented by his share. The owners were entitled to occupy so long as it suited their convenience, and were the owners of their improvements; on vacating the lands any other shareholder could occupy them. The lands were used largely for grazing purposes, each shareholder keeping a certain amount of stock on the property, the position being somewhat similar to that formerly accepted among the cattlemen on the public ranges of the United States where each grazed his cattle and drove them about at his pleasure. In the case which I had to examine there was this important difference, the shareholders only had the right to use the lands for grazing, and the shares were considered a very valuable asset. If any one in that region wished to graze cattle all he had to do was to buy or rent a certain number of shares, so many head of cattle being allowed to an acre, and the shareholder could pasture the number of cattle to which he might be allowed in accordance with the number of his shares. This was a very simple organization. I found others which were more elaborate, where there was co-operation among the owners and dividends were paid on the shares, so that they were held for investment, as well as for the benefits of owning real estate.

The plan seemed one of perfect co-operation between land owners and those who would operate property. The plan of procedure in organizing a land share estate is about as follows: A piece of property which is thought desirable is purchased, it is then registered as having been placed in a land share estate and the rights to which each share may be entitled are recorded. The shares are then issued and are transferrable the same as a certificate of stock, in fact they constitute a certificate of stock, but the property which they represent cannot be mortgaged, sold, or disposed of, though each individual may do as he pleases with his shares—sell, mortgage, or rent them as

he may see fit. Usually an administration board is elected by the shareholders, and if it is to be a full administrative land estate, this board manages the property and acts as a board of arbitration to settle disputes, etc.

The shareholders have two privileges, one of using the lands in co-operation with the administration board, and the other of receiving dividends out of a common fund, to which all contribute a certain portion of the product. It usually happens that of those who buy shares some wish to occupy the property and some simply wish to hold them for security and income, the investment value being that the dividends from the common fund are usually substantial. Those who occupy the lands are usually glad to contribute to this fund, because of the benefits of improvements from the money obtained from the sale of shares to those who buy for investment. Interested parties are always on the property, consequently the administration is good, and usually favorable results are obtained; in fact, it is always so, because all the natural products can be gathered and of the portion of cultivated products delivered to the common fund a just distribution is made; those living on this property see to this proper distribution, it being to their interest to do so.

A person occupying the lands has the benefit of co-operation with the administration, in the sale of his products, has the benefit of the money invested by those who simply hold their shares for investment, has an assurance of dividends on his own shares in common with all the others, resulting, that if his crops fail, some one else planting other materials and obtaining their products will have a successful crop, out of which there will be something for the common fund, against which all can draw.

This plan works so favorably in southern countries, and the land shares have such an excellent investment position that it seems worthy of attention in this country, as a means of making available for investment and speculation our immense stretches of inactive timber, mineral and agricultural lands. And further it seems probable that if the numerous land companies had been organized on these lines, so that those who bought the shares would have an actual hold on the property, the results would have been as favorable in our country as they have been in Spanish-American countries.

It is well known that lands cannot get away, but they are difficult to sell because of their immobility. A land share certificate seems to put lands in a very convenient position. All the security of real property is maintained, all the convenience of stock certificate is developed, and with an administration board to operate and take care of the lands they become increasingly valuable. There are some land share estates which have become so valuable that one share is looked on as a competency, and in southern countries land shares are considered the most conservative and profitable of all investments, being held in esteem similarly as we hold government bonds and the choicest gilt-edge securities.

"Prosperity Panic" a Boon to Realty Market.

In referring to the outlook of the real estate market Mr. Edward J. McCormack, of the McCormack Real Estate Company, said on Friday: "The wish is so often father to the thought, and real estate men are, of necessity, so generally optimistic, that sanguine opinions on the outlook, coming from real estate men, do not always receive the credence they deserve. During the past few weeks, however, encouraging statements on the outlook have been made by prominent real estate men whose character and business methods justify every confidence. One especially well-known man among them lately characterized the financial disturbance as a 'prosperity panic,' and he gave reasons for his opinion which forcibly established its soundness. There is one point, however, which has been, more or less, overlooked, and which, I think, adds another reason for the growing feeling of optimism concerning the outlook:

"I believe that our 'prosperity panic' has proven, metaphorically speaking, a clearing house for real estate propositions generally. What is more certain than that the sound real estate propositions, those backed up by the honest methods of honest men, have passed through the clearing house without other vital effect than that of being well rid of contemporaries whose methods have tended to destroy public confidence in the whole real estate field?

"There are, unfortunately, in the real estate field, as in other lines of business, unscrupulous men who prey upon the confidence of the investor. But I believe that the real estate business, particularly in New York City and vicinity, has been largely purged of the unscrupulous class. The result, then, cannot fail but be that confidence in real estate investment has been by just so much increased.

"The very details which enter into the sale of property, contracts, deeds, titles, transfers, are such that those who have made a practice of resorting to trickery in handling real estate have been effectually branded by the clarifying action of our 'prosperity panic,' and thrown, like bad checks, out of the clearing house, and discredited.

"Returning confidence in the money situation has already a forerunner in the evidences of quickly returning confidence in real estate values. I believe that nothing will have proved of

so much benefit for some time to the real estate market than our 'prosperity panic,' and I make this strong assertion after close study and intimate knowledge of conditions.

"It is up to real estate men everywhere to so conduct their business as to justify continued and increased public confidence. This creed should be over the door of every real estate office in the country, and should be closely followed:

"We believe in what we are selling. We believe that honest goods can be sold to honest men by honest methods."

Laws Relating to Real Estate During 1907.

(Continued from page 1042.)

vendee are continually in the courts. Some of the questions arising under contracts which have been decided, are the following:

The Appellate Division of the Supreme Court in the Second Department in the case of *Woodenbury against Spear*, decided very recently, and not yet reported, has held that violations noted in the books of the Tenement House Department are not encumbrances affecting marketability. Unless it be specified in the contract that premises are to be conveyed free of violations, under this decision no objection can be raised.

A purchaser at judicial sale will be released from his purchase if the property is affected by restrictive covenants not specified in the terms of sale. (*Heim vs. Schwoerer*, 115 App. Div., 295.)

Where a vendor agrees to convey by quitclaim deed, this does not mean that he is not agreeing to convey a good and marketable title; and if the title be not marketable the purchaser need not take. (*Wallach vs. Riverside Bank*, 119 App. Div. 238.)

If the vendor agrees to convey property by proper deed, although he tenders a conveyance containing the same description as that in the contract, if the boundaries of the property be uncertain, the purchaser is not required to take. (*Wadick vs. Mace*, 118 App. Div. 777.)

If the purchaser has a valid objection to the title it is not necessary that he make tender of performance on his part. (*Lese vs. Lawson*, 118 App. Div. 254.)

If a notice of *lis pendens* be filed against the property, that of itself does not make the title unmarketable. It is necessary to examine into the claim intended to be enforced, and if on the face of the notice and complaint the action cannot succeed, the *lis pendens* will not constitute a cloud on the title. (*Baecht vs. Hevesy*, 115 App. Div. 509.)

The relation of landlord and tenant has been passed upon as follows:

A covenant in a lease for its renewal from year to year making it practically a permanent lease, is enforceable. (*Hoff vs. Royal Metal Co.*, 117 App. Div. 884.)

Where a lease has been terminated by summary or dispossession proceedings, the defendant, though relieved from liability to pay rent, is not released from action for damages on the covenant to pay rent. (*Slater vs. Von Charus*, 122 App. Div. 16.)

Where a lease contains a covenant against assignment, a re-letting of the entire premises for the entire term is held by the Appellate Division to be equivalent to an assignment and to operate as a breach of the covenant. (*Herzig vs. Blumenkrohn*, N. Y. Law Journal, Dec. 14, 1907.)

An important decision relating to the Tenement House Law is that in *People ex rel Gabriel vs. Butler*, 115 App. Div. 655, to the effect that the provision of the Tenement House Law requiring an interior yard between houses on lots running from street to street has no application to a house built on one of two streets which come together at an acute angle, leaving space fronting on the other street for yard and light and air space.

The right of the Board of Estimate and Apportionment of the city to close streets without the matter being first passed upon by the local board of the district was adjudicated in *Rice vs. City of New York*, 188 N. Y., 58.

Of course, there have been a number of other decisions of more or less general interest, but it is impossible to enumerate any more in the space available for this article.

McCormack Realty Co. Plan Dinner at Shanley's.

President Edward J. McCormack and Vice-President D. Maurer McLaughlin, of the McCormack Real Estate Company, will follow their custom of several years of having their employees as their guests for an annual entertainment. The employees from each of the three New York City offices and from the suburban offices, from the departmental heads down to the smallest office boy, will be dined at Shanley's, 42d st and Broadway, Manhattan, at 6 o'clock on Dec. 28. From dinner, the party will go to the Knickerbocker Theater, where Victor Moore is playing in "The Talk of New York." Mr. Moore, who is interested in Long Island property, having early this month added to his realty holdings by purchases at the McCormack Company's development at Floral Park, will be among the guests at dinner. The guests number seventy-five. This is exclusive of the sales agents of the McCormack Company, who will be entertained by Mr. McCormack and Mr. McLaughlin at a stag to be given later in the winter.

Real Estate as a Business.

THE real estate business is unlike other kinds of business, in that it requires not merely ordinary business training, but a knowledge of matters which appertain specially to that business. A real estate agent should know not only what sales have been made that tend to fix prices, but what negotiations there have been. Not only must he judge of what land and houses are worth to-day; but he must be a good judge of what increase there will likely be in the value of the land, so that his client may profit by the labor of others.

He should thoroughly understand the equitable adjustment of the many differences that arise between buyer and seller, giving each a square deal. He should see that his customers, when buying property, get what legally belongs to them; and that when selling property they do not part with more than they know they are selling. He should realize thoroughly the importance of not tangling titles and know how to avoid doing so.

The real estate agent should know from practice how to draw all forms of contracts, deeds, bonds and mortgages, assignments of mortgages, leases, liens, etc., dates when taxes, water rates and assessments are due, and he should always advise the purchaser to have the titles searched by some competent lawyer or title company.

Many agents do not understand these matters, and consequently serious complications arise. No one would take a horse to a jeweler to be shod or a watch to a druggist to be repaired, and yet some people think that anyone can attend to the vastly more important matter of the purchase or sale of real estate. An illustration of the effect of oversight was related once in the New York "Times." A widow in Rochester, Ind., rented a property for a term of years and forgot to reserve the right of entrance through a hallway to rooms she retained upstairs. She had to pass through the tenant's parlor to get to the stairs. He therefore protested and later served her with a trespass notice, and she and her son now have to climb a ladder to the roof and enter through the attic.

To the person who has never bought property or been "stuck" all real estate men look alike; but as the widow discovered there is a wide difference between the agent who gives a real service and the agent who merely makes a commission.

At the closing of the title, the seller should exhibit his receipt for taxes and arrears of taxes and assessments if any. He should produce his fire insurance policy covering the improvements; if there is a mortgage on the property the holder of the mortgage should have the original policy and the buyer should receive a duplicate of it, allowances for the premiums should be calculated, and upon the closing of the title the new owner's name should be substituted for the old owner's name on both policies. When there is a mortgage receipt for the last payment of interest it should be submitted to the buyer.

In case of tenancy an assignment of the rents to the new owner should be obtained in writing, also assignment of the leases if any and the rents should be pro rated to date of the closing unless otherwise agreed upon. The buyer should be placed in possession of the property at the closing of the title.

Any and all charges against the property should be paid upon the closing of the title. Remember, that after the title is closed the buyer has recourse only to such warranty as is definitely recited in the deed. A bargain and sale deed gives no redress whatever as against the immediate grantor. A quit-claim deed conveys nothing; it only shows that some one who is not the owner relinquishes some real or alleged claim against the property. Finally, a sufficient title is not what a title company will always guarantee. All encumbrances against the property should be recited in detail in the conveyance, as it may be necessary to assume such encumbrances as part of the purchase price expressed in the deed.

When buying vacant land first find out if the land is free and clear, and if it is mortgaged ascertain how a release from the lien of the mortgage may be obtained; any agreement between you and the seller cannot change the conditions expressed in a mortgage covering the property; the mortgagee should be seen and his agreement taken in conjunction with the seller's agreement that the land shall be released from the mortgage upon payment of so much money, in accordance with the terms of the mortgage. When buying it is always best to engage the services of a good lawyer or the title company right from making of the contract, for the action of the lawyer or the title company is based on the contract. A good real estate man will shape the deal for the lawyer or title company to take hold of in good clean shape.

It takes a good many years of study and experience to develop a first class real estate agent, so he can earn money enough for himself and get money for his client.

Berkeley Heights, N. J.

WILLIAM JEFFERY.

Joseph P. Day is going to sell at auction next month the 9-sty Hotel Marseille located at the southwest cor. of Broadway and 103d st, 100x120. This is to satisfy a judgment amounting to \$66,000, secured by Joseph Hamerschlag against the Netherlands Construction Co. The property is subject to prior mortgages amounting to \$638,716.12.

A Review of The Real Estate Year 1907 AND A Forecast of the Year 1908

The Evening Post

last year, for the second time, devoted an entire section of its December 31st edition to an annual review and forecast of the Real Estate world, modelled after its famous financial review. It received such strong commendation that it was decided to make it a permanent feature of the last-day-of-the-year issue.

CONTENTS THIS YEAR



THE REAL ESTATE REVIEW will contain a complete exposition of all the features of the market of the last year, besides special articles in which public improvements and their relation to the market will be discussed at length. The activity of the year in each borough of New York City and the resultant growth will be treated in special chapters, while New Jersey, Connecticut, Long Island and Westchester County will each be dealt with under separate heads.

The private sales branch of the market and the auction room will be reviewed by experts who have played a leading part in the business of the last year. Special authoritative articles will appear in which the questions of mortgage conditions, land speculation, reconstruction, labor and material, rapid transit, and building loan operations will be discussed.

In this number will appear special articles by persons eminently qualified by experience to discuss local conditions, in which the future of the metropolitan real estate market will be treated from the standpoint of the investor, the builder, the speculator, the operator, and the mortgage lender. Many of the leading realty experts who aided in making successes of former Evening Post Real Estate Reviews will again be represented by interesting and valuable articles.

Copy for advertisements in order to obtain insertion in this section should be in hand by 2 P. M. Monday, December 30th. There will be no increase in the advertising rates for this issue; the usual card rates will prevail.

Those desirous of obtaining copies of this edition, containing the Annual Financial and Real Estate supplements, should place their order with their newsdealer, or with this office in advance, as the edition will be limited. Price by mail 5 cents per copy

The Evening Post

20 Vesey Street

New York

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Who's Who in Real Estate.—V.

DOUGLAS ROBINSON has for years been closely identified with real estate in New York. Besides being the owner of a number of parcels in fee, he is interested in several other valuable holdings, the titles of which are vested in the names of realty corporations.



DOUGLAS ROBINSON.

Some time since the firm of Douglas Robinson, Charles S. Brown & Co. was incorporated with a capital of \$200,000, to do a general real estate business. Mr. Robinson was elected president, Arthur W. Weed, secretary, and William R. Buchanan, treasurer. Besides these gentlemen the directorate includes Charles S. Brown, Lathrop Brown, Eugene S. Goadly, Kenneth D. Robinson, Arthur W. Francis, William H. Wheelock, Charles A. Cone and T. Douglas Robinson. This firm has three of-

fices, one on lower Broadway, one in the central Fifth avenue section and the third on upper Amsterdam avenue.

Mr. Robinson, it will be remembered, was appointed receiver in 1905 for the Merchants' Trust Company, which closed its doors shortly after the "Sully" corner in cotton. He subsequently was made one of the appraisers of the Equitable Life Assurance Society's properties. A short time since he received the appointment as one of the receivers for the New York City Railway Company, which is generally called the "Metropolitan Street Railway Company."

Among the companies he is interested in the following named ones deal in realty: President and director of the Douglas Land Company, and director in the Realty Associates and the Stuyvesant Real Estate Company. This last named corporation is the owner of several choice parcels in the "thirties," both east and west, besides owning downtown property.

The following list of properties as they appear in the Real Estate Directory will give an idea of Mr. Robinson's present holdings: Nos. 422 Madison avenue, 147 East Fourth street, 412 and 414 East Fifth street, 304 West Fourteenth street, 253 West Fourteenth street, 60 East 130th street, 54 East 130th street, 513 West 185th street. He is a party in interest in the northeast corner of Park avenue and Seventy-first street. He also owns a little strip of land only four feet wide and 125 feet deep on the east side of Park avenue, between Seventieth and Seventy-first streets.

Winner of a Prize House.

The prize house contest at Wood, Harmon & Co.'s South New York Addition No. 4 was announced on Monday afternoon. The winning reason had been selected from among eighteen of the over 1,000 submitted by an informal gathering of advertising men at a luncheon at Hahn's on Saturday afternoon. It was selected only after several ballots had been taken and a general discussion indulged in by those present, advocating the value of the reasons which had been voted for. The reason selected was found to have been sent in by Mr. Alexander Ritoff, 1128 Forty-fourth street, Brooklyn, and was as follows:

"Considering its cheapness, its distance from the business centre (8 1-2 miles), its transit facilities, the advantages of the building fund, and above all the fact of its BEING IN NEW YORK CITY, adding the reliability of Wood, Harmon & Co., South New York is an investment par excellence."

Quotations: Real Estate and Building Corporations.

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

	Int. rate.	Int. period.	Bld.	Asked.
Alliance Realty Co.....	8	Q-J	95	115
Bond Mortgage Guarantee Co.....	12	Q-F	260	300
Century Realty Co.....	10	A & O	180	195
City Investing Co.....	6	M & N	55	65
Hudson Realty.....	8	Q-J	100	120
Lawyers Title Ins. & Trust Co.....	12	Q-F	175	185
Lawyers Mortgage Co.....	10	Q-J	165	178
Mortgage Bond Co.....	4	Q-J	83	90
N. Y. Mortgage & Security Co.....	10	Q-J	120	135
Realty Associates.....	8	A & O	100	105
Title Guarantee & Trust Co.....	16	Q-J	345	355
Title Ins. Co. of N. Y.....	7	A & O	120	140
Thompson-Starrett Co., common.....	8	J & J
Thompson-Starrett Co., preferred.....	8	M & N
U. S. Mortgage & Trust Co.....	24	J & J	375	425
U. S. Title Guaranty & Indemnity Co..	6	Q-J	75	90
Westchester & Bronx Title & Mortgage Guarantee Co.....	5	J & J	..	150

PRIVATE SALES MARKET

SOUTH OF 59TH STREET.

Canal St. Property Changes Hands.

CANAL ST.—E. Amelia Rader sold through William Fischer 389 Canal st, a 4-sty tenement with store, built 39 ft deep with 2-sty extension, 58.6 ft. north of Thompson st. This building is at the intersection of Laight and Canal sts and is on plot 21.4x76.8. This property has not been transferred since 1846. The buyer is John Rauff of 83 Bleecker st, who also owns 56 Audubon av, a 2-sty frame dwelling, 25x100, subject to a mortgage of \$6,000, and 58 Audubon av, vacant, 25x100.

Estate Sells Old Holding in Front Street.

FRONT ST.—Charles F. Noyes sold for Phillips & Avery, representing the heirs of Peter Lorillard Ronalds, 348 Front st, 20x70, vacant, to James F. Cosgrove, who will improve the plot with a stable. This property is between Gouverneur Slip and Jackson st, and near Corlears Hook Park, and has been in the seller's family for over a hundred years. Mr. Ronalds died about two years ago, and prior to that time the property was held by him in trust.

GREENWICH ST.—James H. Cruikshank bought through J. Romaine Brown & Co., 533 Greenwich st, a 3-sty building, 25x51. The buyer will erect a 7-sty loft building.

52D ST.—William P. Jones & Son sold for Carl Mayhoff to Henry N. Boehack, for investment, 443 West 52d st, a 5-sty flat, 25x100.5, irregular, 225 feet east of 10th av. Across the street is the Sacred Heart R. C. school.

BOWERY.—Douglas Robinson, Charles S. Brown & Co., resold for Isidor H. Kempner, 292 Bowery, a 5-sty building, 22.6x79.5x irregular, 66 feet north of East Houston st, to J. Neust.

NORTH OF 59TH STREET.

Physician Purchases Building for Sanitarium.

67TH ST.—The League Realty Co. (David H. Hyman, President) sold 149 and 151 East 67th st, a 6-sty structure, 56x100, to a physician. This building was purchased on July 31, 1905, by the Stranger Rheumatism and Gout Institute (Incor.), which was not a success, and a foreclosure took place on Nov. 20, 1906, when the League Realty Co. purchased it for \$43,500 above a mortgage of \$48,500. The report is that the physician who purchased the property will use it for sanitarium purposes, the idea being that other physicians can send private patients there and at the same time retain control over them. This will fill a long-felt want in this city. Adjoining this property on the east is the police station house, and a public school is directly back of it, on the north.

69TH ST.—Warren Leslie bought from Marion B. Kress 110 West 69th st, a 4-sty and basement stone front dwelling, 18x100.5. Subject to mortgage of \$21,000. On the same block is St. Stephen's church and "Spencer Arms," a 12-sty apartment, 161-112.

Dwelling Bought for Occupancy.

81ST ST.—John J. Kavanagh sold for J. Clarence Sinclair 54 East 81st St, a 4-sty stone front dwelling, 16x102.2, to Edward J. McGuire, a lawyer of 52 Wall st, for occupancy. Across the way is St. Catherine's Convent, 300x204, which adjoins the "Coronado," a 7-sty apartment, 52x100.

82D ST.—T. Scott & Son sold for Ida Seich 201 East 82d st, a 3-sty and basement, high stoop dwelling, 18.9x82. This property is placed on the market for sale and the new asking price is \$17,500.

94TH ST.—Leopold Friedheim sold to Herman Bass for investment the 5-sty apartment house 78 West 94th st, adjoining the southeast cor of Columbus av, 50x72.8, and is built to a depth of 60 ft.

Woman Investor Purchases Apartment.

99TH ST.—William K. Everdell sold to Mrs. Grannis the "Graystone," a 7-sty and basement elevator apartment house, 304 West 99th st, 45x89.11, between Riverside Drive and West End av. This house is in a desirable apartment house neighborhood, adjoining the "Rosary," a 45-ft. apartment which adjoins "Buckingham Court," an 8-sty apartment 120 ft. front and built to a depth of 88 ft. Directly on the rear is "Schuyler Arms," a 7-sty house, 120x80x100.11, and all the property on the north side of 99th st is vacant, increasing both light and air.

George F. Picken Sells Three Dwellings.

119TH ST.—George F. Picken sold for Reuben W. Ross, of West Rutland, Vt., a client of H. S. Wright, 147, 149 and 153 West 119th st, three 3-sty and basement stone front dwellings, 20x50x100.11 each, to Israel Labowitz. Mrs. Dr. Savage owns 151, a similar dwelling.

132D ST.—Bernard Smyth & Sons sold for Caroline Straube 149 West 132d st, a 5-sty double flat, 25x100. This building is built to a depth of 76 ft and has a row of private houses in the rear.

Trade on East 165th St.

165TH ST.—H. P. Hertz & Co., in conjunction with F. J. Wood, sold for Toelberg Bros. the 5-sty flat on the northeast cor 165th and Tiffany sts to Arthur Seigler, who gave in part payment 4 lots, 100x126, on the east side of Morris av, 97 ft north of 182d st.

WEST END AV.—George F. Picken sold for Pauline Miehling 854 West End av, a 4-sty American basement dwelling, 17x72, to Israel Labowitz for occupancy. This property is 33.11 feet south of 102d st and is built to the depth of 55 feet. On the south is a 6-sty apartment 50x86x100.

2D AV.—Ernest N. Adler sold for Julius Bachrach, to Herman Heidelberger, of 1606 Av. A, a 4-sty tenement with stores, 1415 2d av, 25.3x67. Mr. Heidelberger and Nellie Heidelberger own jointly 1601 Av A, as well as the property in which they live.

WASHINGTON HEIGHTS.

Large Plottage Sold on Washington Heights.

BROADWAY.—Adolph Lewisohn, who owns most of the block front on the west side of Broadway, between 157th and 158th sts, bought from the Lansing Co. (Grinnel estate) the remainder of the block bounded by 157th and 158th sts, Broadway, Riverside Drive and Audubon pl. L. J. Phillips & Co. and Richard Alexander were the brokers in the deal. Mr. Lewisohn latest purchase involves a triangular plot at the intersection of Riverside Drive and 158th st, 165.8x109.10x124, at the junction of Riverside Drive, and also a



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149 W. 61ST ST., a four-story brown stone dwelling for sale. JACOB A. KING, 598 Broadway, or 51 W. 125th St., N. Y.

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ATTENTION.

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Want building loans on two-family houses and three-story cold-water tenements in Long Island City and Brooklyn. Also loan for a loft building in Manhattan. Pay reasonable commission and fees. B. B. WOOD, 135 Broadway, N. Y.

AN ESTABLISHED Real Estate Business in the Pennsylvania district having control and management of a good line of properties, wishes to combine with an individual or concern having a like management and control. Such a combination would result in less expense, better and more economical management of property and every prospect for working up a large and profitable business. The best references will be required and the best will be given. BOX 702, c/o Record and Guide.

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small gore at the intersection of Boulevard Lafayette and Broadway, 35x18.9, which is to be taken by the city for the opening of 157th st. Mr. Lewisohn's entire holdings at this point now front 199.10 feet on Broadway, 267 feet on Boulevard Lafayette, 32.9 feet on 157th st, and 209.10 feet on 158th st. A taxpayer occupies part of the Broadway front, but it is the intention of Mr. Lewisohn eventually to improve the entire plot with a large apartment house. The larger parcel purchased by Mr. Lewisohn to-day is part of the original Audubon Park property, which extended from 155th to 158th st, commencing about 100 feet west of Broadway and running westerly to the Hudson River. The only two other parts of the park that have been sold by the Grinnel estate involve two parcels on the north side of 155th st, west of Broadway, which were acquired by Archer M. Huntington as sites for the Numismatic Society and the Hispanic Society buildings, which are shortly to be thrown open to the public.

BRONX.

EDENWALD.—Peter Axelrad sold for George Root 16 lots at the southwest cor of Seton and Monticello avs, Edenwald, 200x200. The purchaser will erect two-family houses on the premises.

EDENWALD.—The Land Companies of Edenwald sold to M. Anson 2 lots at the cor of Randall and Doon avs.

Exchange Consummated in the Bronx.

HOME ST.—John A. Steinmetz sold for Henry Barge lots 93 to 96 in the Vyse Estate property, an irregular plot at the northwest cor of Home st, Longfellow av and West Farms rd. In exchange Amelia Steinmetz gave lots 151 and 152 on Rosedale av, in the Mapes Estate, with two 15-room dwellings thereon, and the two-family house on lot 25 in the Dore Lyon property.

173D ST.—A. Friedberg sold for Theodore Christofel to Rose Griemele 416 East 173d st, a three-family house, 20x100.

AQUEDUCT AV.—Finney & Mathews, in conjunction with John G. Scharf, for William Simpson, sold 50x100, on the east side of Aqueeduct av, 25 ft south of 181st st to Edward F. Maloney. Diagonally opposite is the University of New York.

ROSEDALE AV.—John A. Steinmetz sold for Herman Meyer the one-family dwelling on lots 463 and 464 Rosedale av, 50x60, in the Mapes Estate, to Henry Schoen, and for S. B. Steinmetz to Henry Schoen lots 5, 6, 7, each 25x100, and lot 32, 25x84, in the Catholic Protectors property.

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FOUR VOLUMES.—Full set of Hyde's Real Estate Maps of Manhattan, corrected to date; in perfect condition. Price, \$125. JAMES K. HOLLY, 51 Liberty St., N. Y.

EXPERIENCED ESTIMATOR and salesman for tile and marble work desires position. Can take measurements, attend to collections, etc. "F. A." Record and Guide.

WANTED.—Female waitress in the Assistant Superintendent's quarters at Bellevue Hospital; also to assist with other duties. Salary, \$20.00 per month and maintenance. Apply to ASSISTANT SUPERINTENDENT'S OFFICE, First Avenue and 26th Street. Applicants must speak English. (40162)

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LEASES.

G. Tuoti & Co. leased for A. Hollander the property 412 East 74th st for a term of years at an aggregate rental of \$9,000.

Geo. R. Read & Co. leased for A. M. Bullowa to B. Lowenthal & Co., 450 Greenwich st, a 4-sty business building, for a term of years.

Louis Becker & Co. leased for Michael A. Hoffmann the brick stable, 168-170 Dyckman st, for a term of years to Messrs. Brower & Deas.

Jesse T. Meeker leased for Ottinger Brothers and I. S. & M. S. Korn to A. E. Scallen the store at 1456 Broadway. The lease is for a term of years.

The Cuozzo & Gagliano Co. leased for Louis Kovner to a client the 6-sty house at 151 East 26th st, for a term of years at an aggregate rental of \$30,000.

The Duross Company leased for the Moore Estate to Michael Farley the building 100x100 at the southeast cor of 22d st and 11th av for a term of 21 years at an aggregate rental of \$250,000.

G. Tuoti & Co. leased for Michael Marrone to Pasquale Leggiardo the northwest cor of 153d st and Morris av, a 6-sty tenement, 50x100, for a term of years at an aggregate rental of about \$5,000.

The H. H. Fuller Realty Company leased for Arthur M. Bullowa the building at 437 Washington st to the Empire Ornamental Glass Company for a period of 10 years. The company will occupy the entire building after it has been altered and enlarged.

Brunswick Realty Company leased through H. L. Moxley & Co. to the Success Magazine Company the entire 12-sty fireproof building now in course of construction at 27 and 29 East 22d st, 52x100. The lease is for a long term of years. Frederick C. Zobel is the architect.

S. B. Goodale & Son have leased 7,500 sq. ft. in the building 61-71 Greenwich av for Monahan Express Company to The Dearborn Mfg. Co. Also for Edward H. Litchfield the 8-sty store and office building 41 West 24th st to Hans Vyth for a term of 15 years. Lessors will make alterations and use same for a hotel.

S. B. Goodale & Son leased for John Yard the 6-sty elevator, store and loft building 148 and 150 West 23d st for a term of years to L. M. Hirsch, who will make extensive alterations and occupy store, basement and first loft for the retail show business and will rent the upper lofts to tenants requiring space in this vicinity.

J. M. Ferris leased the building on the northwest cor 43d st and 6th av for a term of 15 years, for the Macy estate, to H. D. McKenzie; also the northwest cor 124th st and Amsterdam av for E. Benedict, for a term of 10 years, to E. Hauch; also 371 West 125th st, for F. Kinsman, Jr., to Charles Schlessinger & Sons, for 5 years; also the northeast cor Lenox av and 135th st, for McKinley Realty and Construction Co., to Charles Meyer, for a term of 10 years.

E. A. Turner leased for Mrs. Julia De Witt Thompson 33 West 28th st for a term of years to the Misses Voris, formerly of A. A. Vantine & Co.; also, for Henry Goodkind, a floor at 40 West 28th st, to A. Bjorek & Co., of Stockholm, Sweden, publishers of Swedish books; also, the third floor in the same building to A. L. Jones. Mr. Turner intends to remodel for a client the dwelling 75 Madison av, putting in stores on two floors, with bachelor apartments above.

Low Dutch Church Leases Holdings.

A. & M. Jacobs leased for the Reformed Low Dutch Church of Harlem to George B. Corsa, 126x150, at the northwest cor of 3d av and 121st st, for a term of 21 years with two renewals. For the first term the annual rental will be \$16,000. The same brokers have also secured a building loan of \$50,000 from the church for the lessee, and the entire plot will be improved immediately with a store and office building. The ground has been owned by the church since 1660. A building that was long occupied by Cowperthwait & Sons stood on the plot until last January, when it was destroyed by fire.

SUBURBAN.

Staten Island Acreage Resold.

ANNADALE, S. I.—The property of the Edgar Estate on the Annadale Road, Staten Island, sold last summer by Cornelius G. Kolff, has been resold by the same broker to Charles I. Minkoff of Manhattan. The property consists of a 10-acre plot on the west side of Annadale Road, near Washington av.

Interesting Sale in Noroton, Conn.

NOROTON, CONN.—Archibald C. Foss sold for Harvey N. Weed a tract of about 10 acres at Noroton, Conn. An interesting feature of this transaction is that the property has been uninterruptedly in the possession of Mr. Weed's family since colonial days. In 1766 Hezekiah Weed added to the land he then owned by purchasing about seven acres from Jonathan Clock. The consideration was £53 3s. 1½d., and Mr. Weed has the original deed. With the exception of several pieces taken by the New York, New Haven & Hartford Railroad for railroad purposes and by the town for a highway, the town records show no changes in the ownership since the above date.

REAL ESTATE NOTES

Caroline Straube sold 149 West 132d st, a 5-sty double flat 25x100.

Full set of Hyde's Real Estate Maps of Manhattan, corrected to date. See Wants and Offers.

An advertiser will purchase good second mortgage on a choice plot of Yonkers lots. See Wants and Offers.

Sarah J. W. Bent recorded a lease to J. L. Post of the property 216 and 218 6th av for two years at \$13,200 a year.

One hundred lots in Williamsburgh to exchange for an apartment house, loft building or hotel. See Wants and Offers.

The Harlem Property Owners' Association met last Friday evening in the Twelfth Ward Bank Building, 147 East 125th st.

John Ryan sold 131 East 91st st, a 3-sty dwelling 17.6x50x78, situated 92.6 ft. from Lexington av and diagonally opposite the "Trent" apartments.

The Charlrick Realty Co. reports the sale of 222 West End av, a 3-sty dwelling, 16x70, adjoining the northeast corner of 70th st, through L. J. Phillips & Co. as brokers.

Building loans are wanted on 2-family houses and 3-sty tenements in Long Island City and Brooklyn. Also a loan on a loft building in Manhattan. See Wants and Offers.

David Klien was appointed receiver of the rents of 117 and 119 Perry st pending a suit brought by Nathan Kirsh against Jacob Katz and others to foreclose a mortgage of \$7,000.

An established real estate business in the Pennsylvania district wishes to combine with an individual or a concern having control of a good line of properties. See Wants and Offers.

Jonas Weil and Bernhard Mayer filed a deficiency judgment for \$71,210 against Jacob Seider and Morris Stolar growing out of a foreclosure sale July 3d last of the property on the east side of Cauldwell av, 140 ft. south of 156th st.

Justice Greenbaum of the Supreme Court appointed Cornelius Daniels receiver of rents of 100 to 106 East Houston st pending a suit brought by Joseph L. Buttenweiser against Chas. Lowe and others to foreclose a mortgage of \$27,000.

At a recent meeting of the Association of Bronx Real Estate Auctioneers the following officers were elected for the ensuing year: President, George W. Bard; vice-president, Thomas T. Uren; treasurer, Edward Polak; secretary, Michael J. Kerby.

Adolf Mandel secured a deficiency judgment against Raphael Kurzrok for \$17,235, growing out of a foreclosure sale of 150 and 152½ East 118th st, which was put up at auction by Bryan L. Kennelly last week and was purchased by Samuel I. Siegel for \$9,637.

A deficiency judgment for \$26,394 was entered against William N. Severance in favor of Martin D. Fisk, trustee for building material dealers and others, growing out of a foreclosure sale of the property at the southwest cor. Broadway and 94th st, 83xirreg.

Judge Greenbaum appointed Maximilian Morgenthau receiver of rents of the property 145 to 171 Edgecombe av, seven 5-sty flat houses. This is the result of a suit brought by the Chelsea

Realty Co. against Fernando C. Candee, Jr., and others, to foreclose a fourth mortgage of \$25,000.

At a meeting of the board of directors of the New York Mortgage and Security Company held on Dec. 19 last a quarterly dividend of 2½% was declared payable Jan. 4 to stockholders of record at the close of business on Dec. 26. Transfer books close at 3 P. M. Dec. 26 and reopen Jan. 6, 1908, at 10 A. M.

Demand for Maps in Queens.

A communication from President Bermel of Queens to the Board of Estimate requesting an issue of \$306,508 corporate stock for the purpose of preparing and completing maps and monuments in Queens Borough is but a continuation of the work which has been rapidly pushed for two or three years past by Engineer Robert Crowell, in consultation with Chief Engineer Nelson Lewis of the Board of Estimate and Apportionment, says the Flushing Journal. The city allowed \$260,000 last year for this work out of the bond issues and \$42,000 out of the budget for street opening proceedings. Seventy-five men are employed at present on street opening proceedings and there is an urgent demand for more, even to keep abreast of the tide of population and new buildings going up in all sections of the borough.

The situation to-day is most acute in the East Williamsburg and Maspeth sections, where from 300 to 400 streets, most of them largely built upon, are awaiting a legal opening in order that grading, sewers, paving and other needed improvements may be carried out.

One hundred and fifty men are working, also, at surveying the unmapped territory of the borough and laying out a comprehensive and scientific system of highways based upon the needs of through and local traffic.

The work of the remaining section of the town of Newtown, comprising the northerly portion of the town, including about 8,000 acres, and the villages of Corona, Elmhurst and the Bowery Bay section, has been completed and the map is now before the Board of Estimate for adoption. The engineering corps is now working on the southerly portion of the town of Jamaica.

There has been little let up in building operations this year, and the total of new structures by the end of the year will exceed 4,200, costing \$20,000,000, an increase of 25 per cent. over last year. This, it is claimed by real estate experts, will be largely increased in the year 1908 upon the completion and operation in May next of the Brooklyn extension of the underground rapid transit subway to the Flatbush avenue station of the Long Island Railroad, and the operation of surface cars and possibly elevated railroad trains over the Blackwell's Island bridge by some time next summer or early fall, the operation of a train service through the Belmont tunnel and the near approach to the operation of the Pennsylvania Railroad and Long Island Railroad tunnels, which will not be much later than March or April, 1909, will, it is alleged, make the year 1908 a record one for building in Queens.

It will be the policy of the topographical department to leave to the last the old settled villages, such as Jamaica and Flushing, where improvements are already in, to take up the newly developed territory. The next territory to be mapped after the completion of the westerly half of Jamaica will be the unimproved sections of the northerly half of the town of Flushing or Rockaway, where a comprehensive sewer system is greatly needed.

Real Estate Board of Brokers' Diary and Manual for 1908.

The Real Estate Board of Brokers has just published the Diary and Manual for 1908. This book in many ways is superior to any of its predecessors. It is of convenient size, enough page space being given to each day to allow for the jotting down of engagements, besides the important items for realty brokers being noted; such as when taxes are due and payable, legal holidays, etc. There is a fund of information in the front pages of the book, some 114 of them being devoted to matters of the greatest interest to anyone associated with real estate, whether as a broker or owner of property. Besides a list of officers, committees and members names, a fund of information is given under the heading "New York and Its Government." The city officials, their address, office hours, etc., are enumerated; "Reports from City Departments," including Park Department, Bureau of Buildings, Manhattan and Bronx, Health Department, Department of Docks and Ferries, are given in full. Much information for the benefit of taxpayers, including the tax rate, assessed valuations, building code requirements, tenement house laws, water rents and rules, dispossess proceedings, ward boundaries in Manhattan, distances in the City of New York, measurements in general use, the "Hofman" rule, title companies' rates, and many other things of great value will be found within its covers.

The volume is handsomely bound in red flexible leather and lettered with gold, which makes it ornamental as well as useful. Certainly the gentlemen who were instrumental in compiling so much information are to be congratulated and should have the thanks of every one interested in real estate in Manhattan.

PROPERTY OWNERS' SECTION.

The Wisdom of Employing an Attorney When Selling Real Estate.



URING the process of selling a piece of real estate, the following papers are usually employed: the contract of sale, the deed covering the premises, and in most instances one or more sets of bonds and mortgages. In some cases, at least, the title of the seller should be examined by his attorney. Each of the above will be more fully discussed hereafter.

In the first place, before the owner of a piece of property enters into an agreement to sell it, it is highly advisable that he first learn exactly the condition of the title to such property so that he may ascertain what kind of an estate he will be able to convey.

While this, of course, is not necessary where he shall have secured competent legal advice when buying the property and is entirely familiar with its title, yet in other cases such as where the premises have been inherited, a careful examination of the records affecting the premises in question should be made, otherwise the seller might find himself in the position of having agreed to convey premises in a case where there were outstanding claims against the title, which it would be impossible for him to remove. Many valid objections are brought to light by a careful examination of the title of land, of which the owner supposed he had good title and would not have hesitated to enter into an agreement to convey the same free and clear of encumbrances. It sometimes happens that the search discloses that he cannot convey an absolute fee simple, but the purchaser is willing to take such title as the seller can give for a somewhat less consideration. In such a case as this the seller, discovering the situation before entering into the contract, is able to dispose of his property without making himself liable for damages either for breach of his contract to convey or for a breach of the warranty in his deed.

Prevailing opinion to the contrary notwithstanding, it has always been my contention that the contract for the sale of real estate is equally as important as the deed by which the property is actually conveyed.

The seller is liable for damages for breach of a contract to convey just as he is liable on the breach of the covenant of warranty, or of any other covenant in the deed itself. While it is true that the contract does not need as accurate a description as should be inserted in the deed, yet, on the other hand, it frequently happens that the seller engages to convey a larger estate than he actually holds and it is often advisable that a survey be made so as to ascertain exactly the premises to which the seller has title.

A careful description of the encumbrances upon the premises should be inserted in the agreement of sale. Of these there are several kinds, viz., mortgages, restrictions, leases, etc. The mortgages should be clearly described and from the standpoint of the seller, particularly in the State of New York, the contract should contain an agreement that the purchaser will assume and agree to pay the mortgage as a part of the consideration of the deed. It is seldom possible to get the purchaser to assume the payment of a mortgage at the time of closing, unless it is so stipulated in the contract.

Frequently there are restrictions of record in regard to the kind of a building which may be placed upon a lot, as to the location of any such building and as to the kind of a business which may be carried on upon the premises. These restrictions should be referred to, even if not fully set forth, in the contract. An instance of this kind recently came to my attention where a seller attempted to draw the contract himself and agreed therein to give title free and clear of all encumbrances. In a letter returning the contract, which had been signed by the buyer, the seller stated that there were restrictions against the property, but it was decided that the purchaser was not bound by the letter and could refuse to take title subject to the restrictions and could sue for damages.

The seller in such a case, therefore, is liable to lose not only the prospective profits of the sale, but has the prospect of a law suit and possibly a judgment for damages. Leases should always be mentioned in the contract with the time of their expiration.

It has always seemed to me an unfair custom that the persons holding the title at the time when the taxes for the current year become a lien must pay the whole of the taxes, although he may be in possession of the premises but a small portion of the year. It is nearly always possible to procure a fair apportionment of the taxes so that the seller will pay the taxes only for that part of the year which he occupies the premises, and the saving thus made very often will more than pay the lawyer's fees for the whole transaction.

The advisability of obtaining legal advice and assistance in the preparation of a deed to be executed by the seller obtains, for practically the same reasons as were mentioned in regard to the contract, viz., the necessity of being sure that the grantor can convey the title which he agrees to convey in the deed, that the deed itself contains an accurate description of the premises to be conveyed, that the encumbrances are fully and carefully described, or at least referred to by reference to a previous deed, and in the case of mortgages that they be assumed by the purchaser wherever possible. It is necessary also to be sure that the deed and mortgages are properly executed and that such County Clerk's certificates are attached as will be valid in the County and State where they are to be recorded.

In a case where the purchase price, over and above the mortgage then of record, is not paid in cash a purchase money bond and mortgage back to the seller for the balance is necessary and the advisability of obtaining legal assistance in the preparation of these instruments is evident when it is considered that the mortgage is practically a conveyance of the premises and that title to the same is made in the foreclosure of said mortgage and the necessity, therefore, of the mortgage containing an accurate description of the premises in question, of its containing a proper payment clause and particularly proper default clauses will also be evident. Where, for instance, the purchase money mortgage taken back at the time of closing is a second mortgage, an experienced and careful lawyer will insert a clause to the effect that if the interest on the first mortgage becomes due and is not paid the holder of the second mortgage may pay such interest in order to protect his own mortgage and may also, by reason of such failure, declare his own second mortgage immediately due, anything therein to the contrary notwithstanding, and add to the amount due thereon the interest so paid by him on the first mortgage. A clause may also be inserted in the second mortgage to the effect that in case the first mortgage shall become due and shall not be taken care of by the then owner of the premises, the holder of the second mortgage may obtain an extension of the first mortgage and add the expenses therefor to the amount due on account of his second mortgage.

The advantage to the second mortgage in thus being protected against foreclosure by the first mortgagee and the consequent cutting off of the second mortgage is obvious.

While I have merely outlined above the assistance which may be rendered by counsel to the seller, rather than going extensively into an argument as to whether or not such assistance should be sought, yet I feel that the very suggestions as given are in themselves reason for obtaining such assistance inasmuch as they are not likely to occur to the layman or to the ordinary real estate broker. Anyone of the suggestions may save to the seller his attorney's fees many times over.

60 Wall St., New York.

FREDERICK P. SCHENCK.

Bringing the Central to Book.

In the investigation of a complaint from the West Side Taxpayers' Association concerning the use and occupation of portions of 12th av, in the Borough of Manhattan, by the New York Central and Hudson River Railroad Company, it was found that the said company has for some time been occupying property of the City of New York without paying to the city any compensation therefor, and that it has constructed and is maintaining a wall across 72d st without legal authority. These facts were laid before the board and were referred to the Corporation Counsel for advice as to what action the city could take to recover proper compensation for the use of its property by the railroad company, and for a determination as to whether or not the company could maintain the wall across 72d st. The Corporation Counsel has under date of Dec. 10, 1907, rendered an opinion, from which it would appear that the Commissioners of the Sinking Fund could lease to the railroad company the right to use the property referred to, which is unquestionably owned by the City of New York. It is also shown that the company has no right whatever to maintain the wall across 72d st, and that it could properly be removed by the President of the Borough as an incumbrance. The Corporation Counsel states that the city could probably recover only for the use of public property by the railroad company for the six years prior to the making of this claim, compensation for earlier use being barred by the statute of limitation.

In order that the company may be required to pay for the property it is using at as early a date as possible, the Board of Estimate, upon the recommendation of its chief engineers, has passed a resolution calling upon the railroad company to make applications to the Commissioners of the Sinking Fund for the use of the portions of the street now occupied by it without proper authority, requesting the Comptroller to appraise the value of the lands

and lands under water used by the railroad company for a period of six years prior to Jan. 1, 1908, and also requesting the Corporation Counsel to make a demand upon the company for payments due for the use for the last six years of this property, and in case the company does not agree to make such payments, that he institute proceedings to recover from the company.

Tax Sales Tragedies.

A STRIKING FEATURE of the list of properties recently advertised for sale by the Arrears Department, for taxes and assessments unpaid during the years previous to and including 1897, is the great number of cases in which the amounts to be collected are for less sums than \$20, many even running down to fractional parts of a dollar, and which would doubtless have been paid if the parties interested had known of their indebtedness.

It has been a great surprise to many owners to find their properties sold for taxes, but it is not so astonishing if the great number and variety of assessments, and the chances of mistake either in the location of the land, or in making out the bills, are all considered.

There are found, for example, assessments, separately levied, payable at once, or in ten, or twenty years' installments, and falling due in different months, for town grade, local town improvements, the opening and acquiring of streets, their grading, paving, repaving, regulating, curbing and flagging; assessments for sidewalks, street basins, widening of streets, fencing of lots, interest on bonds, for main sewers, district sewers, repairing sewers, for park improvements, and many other outlays, all in addition to the yearly land and water tax. Many of these are overlooked, especially by an owner of many parcels in different sections of the city, or, he may call for a bill on the wrong lot, or, in getting a number of bills, fail to notice that the clerk has entered a wrong lot number. An official of the Title Guarantee & Trust Company who outlined this condition yesterday added:

"There are instances where men, not distinguished for benevolence, have for years kindly paid the taxes on their neighbors' houses. Again, subsequent to the payment of taxes, additional amounts are sometimes charged for the same year, to cover errors discovered in the computation of bills, or interest thereon, and very frequently, extra charges are entered for water, owing to facts disclosed by a reinspection, and these balances often stand, undiscovered by the owner, until he sees an advertisement of sale for taxes.

"A large property owner recently found several of his houses thus advertised, and knowing that from year to year he had advanced to a confidential clerk money for the payment of his taxes, asked us to make an investigation. We found taxes for ten years unpaid, amounting with interest, to upwards of nine thousand dollars. Of course, the mortgagee has an equal interest to know that the taxes and assessments are kept properly paid on the property upon which his money is loaned, and the city is a loser by such delays in its collections.

"Serious losses to individuals have occurred in this way. Among properties advertised for sale for unpaid taxes and water rates during 1895-1896-1897 were three lots in the 23d Ward and one lot in the 7th Ward, belonging to a wealthy man. A confidential clerk had drawn money from year to year to pay taxes, etc., and the owner supposed his property was free and clear. We found the water rate of 1895 and all the taxes and water rates from 1896 to 1906 and 1907 unpaid, amounting to nearly \$5,600, and drawing interest aggregating about \$8,300 to date. The clerk, a short time previous to this discovery, had been discharged for other irregularities."

The Annual Number of the Record and Guide Will Be Issued Next Week, Saturday, January 4.

It will be the Best Review of Real Estate and Building Conditions for the Year 1907.

Articles by the Leading Authorities on the Subjects Treated, with Numerous Illustrations.

Urge Direct Transit Route to East Bronx.

In an interesting little pamphlet on rapid transit issued by the Literature and Publication Committee of the North Side Board of Trade, attention is forcibly drawn to the urgent necessity of building without delay an east side subway which will meet the growing requirements of the densely populated sections of the eastern Bronx. In part it says:

"The area from 145th st south to Bronx Kills and the Harlem river is almost solidly built up with five and six-story tenements, and houses on a conservative estimate at least one-fifth of the population of the Bronx—a small city in itself. Within this

area are 14 churches, 8 public schools and a large parochial school, 3 fire houses, a police station, a post office station, 2 hospitals, a public library, 2 banks, a theatre, a large department store, the headquarters of the North Side Board of Trade and of the Bronx Branch of the Charity Organization Society, 24 piano factories and more than a score of other large factories employing thousands of hands, besides the terminals of three railroads. Yet the facilities for reaching Manhattan Island are little, if any, better than they were 20 years ago."

The part of the Bronx referred to is most truly lacking in direct and continuous rapid transit; that this condition is becoming more pronounced with the increase in the population of that zone there is no doubt, but those in a position to judge predict that the building of the proposed route extending east through 138th st to the Southern Boulevard to Westchester av, to Pelham Park will, for a long time to come, meet all needs in the indicated direction.

The Port Chester and the Westchester.

An application for a change of the route of the New York and Port Chester Railroad Company has been before the Board of Estimate and Apportionment for some months, and the board has been unable to take action owing to court proceedings. At the meeting held on the 13th inst. this matter was once more laid over, until the meeting of January 10, when it was predicted by a representative of the company that the legal questions would have been settled.

The city has granted franchises to both the New York, Westchester and Boston Railway Company and to the New York and Port Chester Railroad Company for lines traversing the Borough of the Bronx. There has been a consolidation of these two lines through the medium of the Millbrook Company, a holding corporation which controls both companies and their franchises. It has lately been announced that the New York, New Haven and Hartford Railroad Company owns and has for some time owned the Millbrook Company, so that the apparent competition which it was thought would be the result of the granting of one or both of the franchises for these new lines will not be realized. The terms and conditions prescribed by the city in these franchises would probably have been materially modified had it been known that the roads, if built, were to be part of the property of the New York, New Haven and Hartford Railroad. Meanwhile, the city is seriously embarrassed by the uncertainty as to which, if either, of these lines is to be built, and where it is to be located, so that the mapping of the Borough of the Bronx, which is of the utmost importance, cannot be completed. Further than this, the owners of property which would be traversed by one or the other of these lines are in a condition of uncertainty which is most annoying.

Chief Engineer Nelson P. Lewis, of the Board of Estimate, says it is difficult to escape the conclusion that the city is being trifled with in this matter, and as it is desirable to have some further light on the situation before the meeting of January 10 next, to which date the consideration of the change of the route of the Port Chester road was adjourned, he recommended the adoption of the resolution passed at the last meeting of the Board of Estimate, calling upon the New York, New Haven and Hartford Railroad Company to submit to the board, on or before Jan. 1, 1908, a statement in writing which will indicate the relation between it and these companies, and its intention as to the construction and operation of either one or both of these lines.

It will be remembered that when the applications for both the Westchester road and the Port Chester road were before the board, it was upon the understanding that each would be an independent, high-speed, electric railroad, connecting the towns and villages along the Sound shore in the State of New York from the Connecticut line to the Harlem River, and that by granting such a franchise, the city would insure competition in railroad traffic. If, however, these franchises are to be used by the New Haven Railroad as an adjunct of its existing line, it would seem that before granting the application now before the board, a full understanding of the manner in which this railroad or railroads are to be used by the New Haven Company would be necessary. Mr. Lewis says it may be the intention to utilize either one or the other of the franchises granted from some point in either New Rochelle or in Mount Vernon, where it can make a connection with the New Haven line to 177th st, in which case the proposed form of agreement now on the minutes of the board granting the application of the Port Chester Company would not adequately protect the interests of the city. Again, this matter has lain in abeyance practically since August, 1906, and little or no construction work has been done since that time.

The very fact that no definite plans have been decided upon for the construction of either one or both of these roads has retarded the making of maps for the district east of the Bronx River, and has to a certain extent nullified certain of the conditions proposed in the grant for the two routes, in relation to the cession of streets by the railroad company made necessary by its construction.

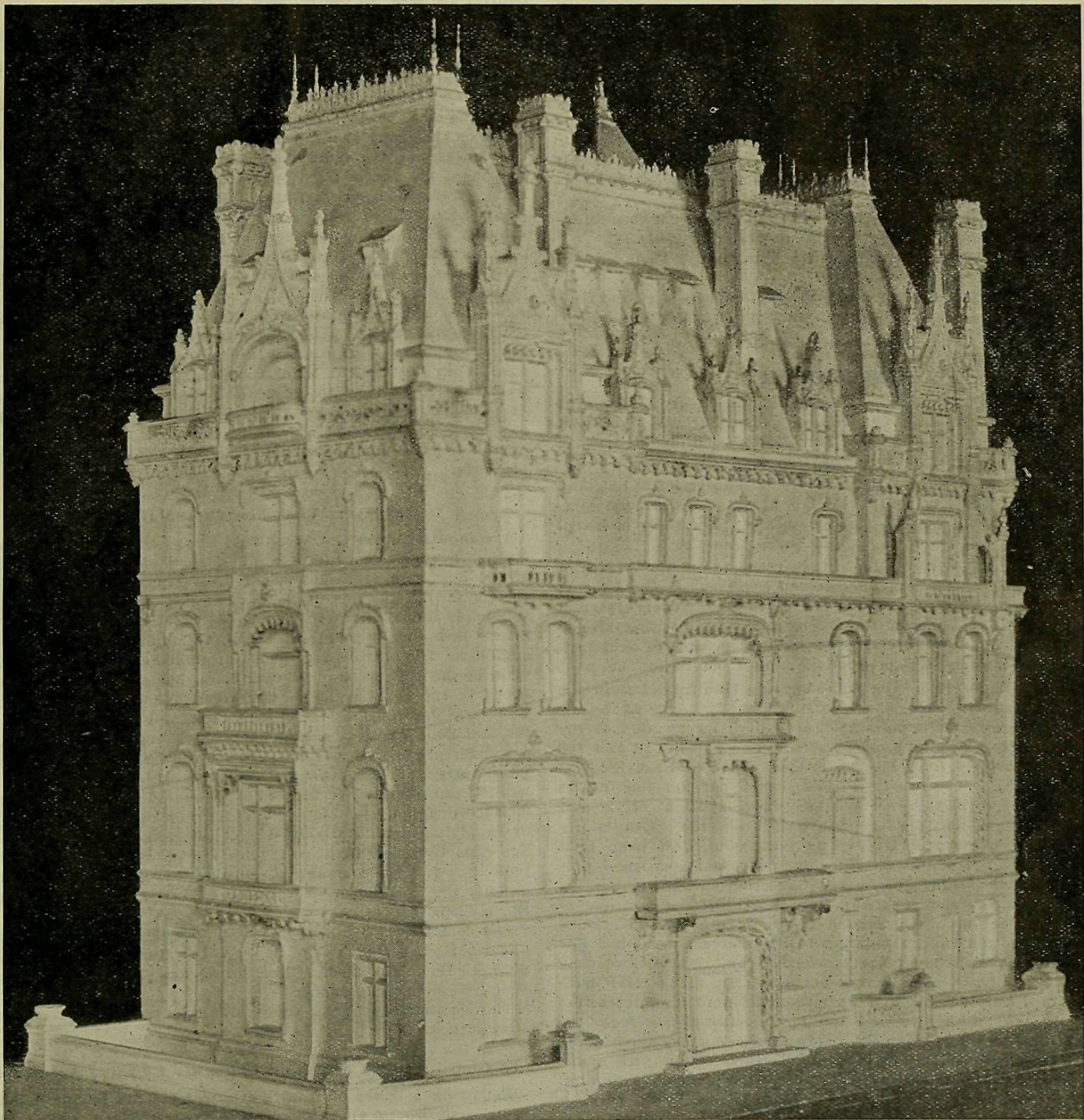
A Fifth Avenue Home.

(With Illustration.)

The magnificent new residence which Mrs. Frieda S. Warburg is erecting at 5th av, the northeast corner, and 92d st, will have facades of limestone of a dark gray color and richly carved in the French Gothic style of the fifteenth century period. There will be six stories above the street, with a basement and cellar below. A driveway will lead up from the street to the entrance on 92d st, and one passes through the vestibule which is divided from the entrance hall by a handsome ornamental screen and door, of metal and glass, for entering the hall. The grand staircase leads up past the organ at the rear to the floors above. To the right is the kitchen,

opposite end with rear hall. A dumbwaiter is arranged for in this rear hall communicating with the main pantry and serving room below. The son and daughter's bedrooms, with baths adjoining, are arranged on the fourth floor with a study in the corner directly above the sitting-room. The east end is given over to the nursery and nurse and child's bedroom, with bath adjoining. Guests' rooms, with baths, are arranged for on the west end of the fifth floor.

The east end provides a squash court with gallery at one end, and connecting with the squash court, with windows opening on rear court, is a tea room, and back of same a dressing-room provided with a shower and lavatory. Connecting all stories from cellar to sixth floor is an electric elevator and servants' lift operated by the automobile push device. The building will



Fifth Avenue, corner 92d Street.

RESIDENCE OF MRS. FRIEDA G. WARBURG.

C. P. H. Gilbert, Architect.

serving room and servants' dining room; to the left the reception room and billiard room, between which is an ornamental arch treatment.

On the second floor in front of the stairs is the drawing-room with a conservatory connecting it on the right with the dining-room, and on the left of the stairs and foyer hall is the library. Each of the above mentioned rooms, namely, the reception and billiard rooms, library and dining-room are in length equal to the width of the building. The owner's sitting room is arranged in the corner of the third floor with windows opening on the avenue and street. A passage connects this room with the boudoir, also facing on the street; and beyond this room is Mrs. Warburg's bathroom, which connects with the owner's bedroom. Back of this room is Mr. Warburg's bath and dressing-room.

Back of the sitting-room first mentioned for this floor is located the breakfast room. A pantry is arranged for service for this room, connected by a passage over the main stairs, enclosed with glass, and having a glass floor opening on the

be lighted with electricity throughout and heated with steam automatically controlled. A vacuum cleaning plant is to be installed, as well as many other conveniences. The plumbing throughout will be of the best quality and highest grade fixtures. The A. J. Robinson Company is the builder and C. P. H. Gilbert the architect.

—With the exception of 1906 the real estate transactions in the Borough of Queens have been greater than ever before. More than 30,000 transfers and mortgages have already been recorded with the County Clerk, with many eleventh hour filings still to be placed on record. It is interesting to note that for the year just closing there have been a larger number of small transactions recorded than previously, indicating that many of the new owners of realty in that zone have purchased on the instalment plan. A large percentage of the recorded mortgages represent loans for constructing dwellings on many of the recent subdivisions throughout that borough, although not a few were for loans on tenements and business buildings.

Public Works.

HARLEM RIVER TERRACE.—Petition for regulating, etc., between Fordham road and Bailey av. Awaiting report of Chief Engineer.

EAST 152D ST.—Petition for paving with asphalt blocks between Bergen av and Brook av. Laid over awaiting report as to estimated cost.

MAPES AV.—Paving with asphalt blocks from East 177th st to East 182d st. Awaiting report of Chief Engineer.

EAST 179TH ST.—Paving with asphalt blocks between the Grand Boulevard and Concourse and Anthony av. Estimated cost \$4,600. Assessed value of the real estate included within the probable area of assessment is \$107,250. Resolution adopted by local board.

KELLY ST.—At southwest cor of East 167th st. Repairing sidewalks. Estimated cost \$400. Assessed value of real estate included within the probable area of assessment is \$14,600. Approved by local board.

EAST 169TH ST.—Paving with iron slag pavement from Clay av to Morris av. Resolution adopted.

EAST 171ST ST.—Regulating, grading, etc., between Webster av and Clay av. Estimated cost \$5,700. Assessed value of real estate included within the probable area of assessment is \$265,630. Proceedings initiated.

ELSMERE PL.—Paving with asphalt block, between Marmon av and Southern Boulevard. Proceedings initiated.

EAST 217TH ST.—Acquiring title from White Plains av to Oakley av. Proceedings initiated.

UNNAMED ST.—Laying out between Westchester av and East 156th st, and from Caldwell av to Jackson av. Petition denied.

Assessments.

WEST 18TH ST.—Restoring asphalt pavement in front of premises Nos. 120, 122 West 18th st, known as Lot 51 in Block 793. Assessment entered Dec. 24. Payable within 60 days.

BROADWAY.—Sewer and appurtenances from the city line to Riverdale av, thence through Exterior st to East 192d st, and through East 192d st to the Harlem River. Assessment completed. Objections may be filed in writing to Secretary of Board of Assessors, 320 Broadway, on or before Jan. 28.

CRESTON AV.—Regulating, grading, etc., from East 184th st to Minerva pl. Assessment completed. Area of assessment: Both sides of Creston av from East 184th st to Minerva pl, and to the extent of one-half the block at the intersecting streets and avenues. Objections may be filed in writing to Secretary of Board of Assessors, 320 Broadway, on or before Jan. 28.

OAK TREE PL.—Opening and acquiring title from Lafontaine av to Hughes av. Assessment entered Dec. 23. Area of assessment: Beginning at a point formed by the intersection of the northwesterly line of Adams pl with a line parallel to and 100 feet northeasterly from the northeasterly line of East 182d st; running thence southeasterly along said parallel line to its intersection with the northeasterly prolongation of a line parallel to and 100 feet southeasterly from the southeasterly line of that portion of Hughes av lying southwest from East 180th st; thence southwesterly along said last-mentioned prolongation and parallel line to its intersection with a line parallel to and 100 feet southwesterly from the southwesterly line of East 181st st; thence northwesterly along said last-mentioned parallel line and its prolongation to its intersection with a line parallel to and 100 feet northwesterly from the northwesterly line of Monterey av; thence northeasterly along said last-mentioned parallel line and its prolongation to its intersection with a line parallel to and 100 feet northwesterly from the northwesterly line of Quarry road; thence northeasterly along said last-mentioned parallel line to its intersection with a line drawn at right angles to Adams pl from the point of beginning; thence southeasterly along said right-angled line to the point or place of beginning. Payable within 60 days.

Condemnation Proceedings.

TREMONT AV.—Acquiring title from Bronx river to Eastern Boulevard, and to the Public Place at the intersection of Tremont av and Westchester av. Commissioners Floyd M. Lord, Wm. H. Keating and Timothy Power will present a supplemental and additional bill of costs and expenses to the Supreme Court Jan. 10.

JOSEPH RODMAN-DRAKE PARK.—Acquiring title. Commissioners Thomas R. Lane, Stephen J. Navin, Jr., and James F. Delaney will present a supplemental and additional bill of costs and expenses to the Supreme Court Jan. 10.

Jamaica to be Queens Library Centre.

The Queens Board of Library Trustees has decided to recommend to the Comptroller the acquisition of a library site in Clinton street, Jamaica.

More than half of the \$240,000 of the Carnegie Library Fund that had been apportioned to Queens is still available. It was originally planned to make use of the money by erecting

three large buildings in that borough. Arrangements were later made for eight small buildings, two in Long Island City, one in Astoria, one in Flushing, one in Rockaway and one in Hunter's Point. It is believed that a large part of the fund remaining after these buildings are completed will be expended in Jamaica.

Transportation Relief for the Bronx.

In the promise of the New York Central to give the Bronx needed transportation relief, with trains that will be run nearly as frequently as street cars, the people of that rapidly growing borough see a way out of their present difficulty.

The completion of the electrification of the New York Central's suburban lines and the building of the loop at the Grand Central are now, so the railway officials say, only a question of days and weeks, and then will come the changes which are to give to the Bronxites real rapid transit, and a cushioned seat at the cost of five cents per ride, from 42d st to any station in the Bronx.

Those who live in the Bronx have long since realized that the adequacy of the subway facilities to handle with convenience the many thousands who travel daily from and to the Bronx was only too short lived, and it is a fact that to-day the growth of the Bronx is hampered by the inefficiency of the existing transportation facilities. Present indications are far from encouraging for the early starting of the proposed 3d av subway, and the announcement of the New York Central's new plans is timely as well as welcome.

That the promised New York Central improvements will also benefit Yonkers and the city's northern limits, killing, as it were, two birds with one stone, will be appreciated duly and truly by the people of the effected localities who to-day are at the mercy of an over-crowded trolley system. While the trolley road is to be credited with a willingness and desire to cope with the crowded condition of their line with as little friction as possible, their laudable good will falls far short of keeping passengers warm while waiting at the terminal for the arrival of the belated car, or while riding to Yonkers on the open platform.

Taxpayers Visit New Croton Dam.

A committee from the West Side Taxpayers' Association was invited by the Aqueduct Commissioners to inspect the work of the new dam at Croton, N. Y. On Thursday, December 18, the committee was met at the station by Commissioners John P. Windolph and William H. Ten Eyck, Chief Engineer Walter H. Sears, Professor William R. Burr, of Columbia College, expert engineer. The entire party drove around the Croton watershed, visiting the various storage reservoirs, but special interest was taken in the construction of the New Croton Dam. The work was ably described by Professor Burr and Engineer Sears to the members, which was both instructive and interesting. It is a wonderful piece of masonry. A beautiful sight to see the surplus water running over the spillway, which is 1,000 feet in length and about 200 feet high. The old aqueduct supplied 90,000,000 gallons per day, while the new aqueduct is capable of supplying about 300,000,000 gallons per day. The total storage capacity of all these reservoirs will be about 100,000,000,000 gallons. A large amount of surplus water, about 10,000,000 gallons per week, is now running over the spillway and into the Hudson River.

The committee of taxpayers was: President, Frank Demuth, Charles Hvass, Charles A. Schrag, Dr. Gustav Scholer, Louis Schrag, Edward Appell, Christian Dohm, Jacob Appell, John Wolf, Herman Schumacher.

The committee thanks the Commissioners for the courtesy shown them.

To Guard Against a Certain Class of Elevator Accidents.

Following a series of fatal elevator accidents in one building in an eastern city, an architect in Worcester, Mass., with a view of guarding against a certain class of mishaps suggests the simple expedient of making the entrance opening to the car of full height of its wall and extending a suitable distance backward in its top covering. This, he argues, would be equal to removing the knife from the guillotine. In advocating the adoption of this plan he maintains that a rigid yoke above a car opening forms one blade of a shear, and that the building floor at the well opening forms its fellow. With the removal of the former the latter, he reasons, ceases to be an element of danger, with the result that accidents similar to those referred to become almost impossible. If the usual light screen or grille is desirable protection over the whole top of the cage, it may be hinged or pivoted to act as a lid, counterbalanced if necessary, thus offering slight resistance to an object partly within and partly without the well at the period when the car passes a floor line. In offering something in the way of protection during the upward trips of a car he suggests an arrangement of the usual door and screen enclosing many wells, whereby the head or hand incautiously or otherwise thrust beyond the danger line would come in contact with a yielding construction and receive a warning, or possibly a minor pinch, before the rigid ceiling line was reached.

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NOTICE TO PROPERTY OWNERS.

HEARINGS FOR THE COMING WEEK.
At 90-92 West Broadway.
Monday, Dec. 30.
Fifth new street, north of 181st st, opening, at 3 p m.
West 167th st, public pl, etc., opening, at 3.15 p m.
Boston rd, opening, from Bronx Park to White Plains rd, at 10 a m.
Baker av, opening, from Baychester av to city line, at 2 p m.
Baychester av, opening, from West 4th st to Pelham Bay Park, at 11 a m.
Tremont av, opening, from Eastern Boulevard to Fort Schuyler rd, at 11 a m.
Edgewater rd, opening, from Garrison av to Seneca av, at 2 p m.
Grand Boulevard (southerly), opening, at 2.30 p m.
Gun Hill rd, widening, from Webster av to Elliott av, at 12 noon.
Tuesday, Dec. 31.
Northern av, opening, north of West 181st st, at 4 p m.
Third av, widening, at 159th st, at 3 p m.
Thursday, Jan. 2.
Bronx Park, addition, at 10 a m.
Bronx Boulevard, opening, from Old Boston rd to 242d st, at 3 p m.
Friday, Jan. 3.
West 129th st, opening, from Convent av to Amsterdam av, at 1 p m.
Bronx st, opening, from East 177th st to East 180th st, at 12.30 p m.
Hull av, Perry av, etc., opening, at 3.45 p m.
A new street, between Bowery and Elm st, at 4 p m.
Sewerage District, No 43, at 1 p m.
Main st (City Island), opening, at 3 p m.
Two public parks east of Boulevard Lafayette, at 4 p m.

110.4 to beg, 9-sty brk tenement. (Amt due, \$311,783.32; taxes, &c, \$4,153.64.) Adj to Jan 10.....
HUGH D. SMYTH.
*Walton av, w s, 176 1/2 n Burnside av, 75.8x 100.11, vacant. (Amt due, \$3,207.70; taxes, &c, \$553.78; sub to a prior mort of \$5,675.) Simon E Osserman8,800
Total \$454,977
Corresponding week, 1906..... 633,650
Jan. 1st, 1907, to date..... 40,578,519
Corresponding period, 1906..... 31,966,855

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey St., except as elsewhere stated.
Dec. 28.
No Legal Sales advertised for this day.
Dec. 30.
Wendover av, No 498, old No 758, s s, 176.10 e Washington av, 25.3x191x25x194.7, 4-sty brk tenement. Julius Lichtenstein agt Leizer Ehrenhaus et al; Ernst, Lowenstein & Cane, att'ys, 31 Liberty st; Paul L Kiernan, ref. (Amt due, \$10,202.09; taxes, &c, \$537.49.) Mort recorded Oct 2, 1906. By Joseph P Day.
Franklin av, No 1441, e s, 58.11 n 170th st, 51 x -, 2-sty fr dwelling and vacant.
Clinton av, w s, abt 20 n 170th st, 46.9x -, Ferdinand Hecht agt Esther Eisenberg et al; action No 1; Rose & Putzel, att'ys, 128 Broadway; S L H Ward, ref. (Amt due, \$3,784.25; taxes, &c, \$250; sub to a mort of \$11,500.) Mort recorded Jan 28, 1905. By Joseph P Day.
Franklin av, No 1408 n e cor 170th st, 57.4x 170th st | 100x48x100, 2-sty fr dwelling. Same agt same; Action No 2; same att'ys; Michael J Sullivan, ref. (Amt due, \$7,055.72; taxes, &c, \$280; sub to a prior mort of \$9,000.) Mort recorded June 28, 1905. By Joseph P Day.
Clinton av n w cor 170th st, 23x100x36x101, 2-170th st 1sty fr dwelling and vacant. Same agt same; Action No 3; same att'ys; Wm H Grogan, ref. (Amt due, \$3,851.07; taxes, &c, \$525; sub to a prior mort of \$5,000.) Mort recorded Jan 28, 1905. By Joseph P Day.
Southern Boulevard n e cor Willis av, runs n Willis av | 25 x e 80 x n 75 x e 35 x s 100 x w 115 to beg, vacant. The Franklin Savings Bank in the City of N Y agt Henry A Gumbleton et al; Wilson M Powell, att'y, 29 Wall st; Edmund J Tinsdale, ref. (Amt due, \$12,132.22; taxes, &c, \$923.60.) Mort recorded May 4, 1899. By Joseph P Day.
Barnes av n e cor 220th st, 50x105. John J Bell 220th st | agt Jacob Wexler et al; Earley, Weaver & Earley, att'ys, 229 Broadway; Francis W Pollock, ref. (Amt due, \$2,271.25; taxes, &c, \$216.35.) Mort recorded July 2, 1906. By Joseph P Day.
Southern Boulevard, w s, 100 s av St John, 150 x121. Federal Tiling & Mantel Co agt William Wainwright; Alfred T Davison, att'y; Nicholas J Hayes, sheriff. (Sheriff's sale of all right, title, &c, which William Wainwright had on Sept 16, 1907, or since.) By Joseph P Day.
Dec. 31.
Rivington st, Nos 58 and 60, n s, 46.2 e Eldridge st, 42x80; 3-sty brick synagogue. Universal Building & Construction Co agt Moritz Waisman et al; Morris Kamber, att'y for defendant Karp, 99 Nassau st; Wm F Clane, ref. (Amt due, \$22,290.76; taxes, &c, \$1,000.) Mort recorded Jan 28, 1905. By William Kennelly, Jr.
Grand av, w s, 250 s 180th st, 100x100; vacant. Alfred H Marvin agt Arthur Belmont et al; Sidney Nordlinger, att'y, 73 Nassau st; Percival G Ullman, ref. (Amt due, \$12,764.40; taxes, &c, \$ -; sub to a mort of \$20,000.) Mort recorded Apr 22, 1907. By Joseph P Day.
121st st, No 230, s s, 304 w 7th av, 17x100.11; 5-sty brk tenement. Max Frankenheim agt Mary E Murphy et al; Kantowitz & Esberg, att'ys, 320 Broadway; Frederick W Spelling, ref. (Amt due, \$12,775.84; taxes, &c, \$209.96.) Mort recorded Mar 21, 1905. By Joseph P Day.
Rivington st, No 308, n s, 25.1 e Lewis st, 18.6x100; part 6-sty brk tenement and store. American Mortgage Co agt Sundel Hyman et al; Bowers & Sands, att'ys, 31 Nassau st; Geo E Kent, ref. (Amt due, \$10,868.73; taxes, &c, \$826.25.) Mort recorded Jan 25, 1906. By Joseph P Day.
Amsterdam av, Nos 1260 to 1266 n w cor 122d st, 122d st, No 501 | 90.11x100, two 6-sty brk tenements and stores. The Jefferson Bank agt Jacob H Horwitz et al; Arnstein & Levy, att'ys, 128 Broadway; Terence J McManus, ref. (Amt due, \$22,470.32; taxes, &c, \$3,759.51.) Mort recorded Aug 30, 1906. By Joseph P Day.

Jan. 2.
49th st, No 46, s s, 568.4 w 5th av, 16.4x100.5; leasehold; 4-sty stone front dwelling. Francis W Griffith, adm, agt Annie M Scott et al; Bowers & Sands, att'ys, 31 Nassau st; Sylvester L H Ward, ref. (Amt due, \$7,917.36; taxes, &c, \$1,221.96.) Mort recorded Sept 5, 1902. By Herbert A Sherman.
117th st, Nos 516 and 518, s s, 173 e Pleasant av, runs s 100.10 x e 25 x s 1 x e 25 x n 100.11 x w to beg; 7-sty brk tenement. Alice H Sturges agt Raphael Kurzrok et al; Stephen P Sturges, att'y, 55 Liberty st; Joseph Wilkenfeld, ref. (Amt due, \$16,699.66; taxes, &c, \$17,772.10.) Mort recorded Dec 20, 1906. By Joseph P Day.
149th st, Nos 252 and 254, s s, 100 e 8th av, 40x99.11; 6-sty brk tenement. Empire City Wood Working Co agt Mayer Hoffman et al; Action No 1; J Chas Weschler, att'y, 299 Broadway; Chas L Hoffman, ref. (Amt due, \$17,551.07; taxes, &c, \$870.54.) Mort recorded May 12, 1907. By Joseph P Day.
149th st, Nos 248 and 250, s s, 140 e 8th av, 40x99.11; 6-sty brk tenement. Same agt same; Action No 2; same att'y; same ref. (Amt due, \$18,473.52; taxes, &c, \$870.54.) Mort recorded May 12, 1907. By Joseph P Day.
115th st, No 77, n s, 53 w Park av, 37x76.10; 5-sty brk tenement. Mariamne Rosenzweig agt Annie Silver et al; Joseph Rosenzweig, att'y, 99 Nassau st; Chas J Leslie, ref. (Amt due, \$8,424.87; taxes, &c, \$73; sub to two mortgages of \$23,250.) Mort recorded Aug 16, 1906. By Joseph P Day.
Jan. 3.
Southern Boulevard, Nos 567, 571 and 575, on map Nos 1477 to 1485, n s, 250 w Av St John, runs n 121 x w 130 x s 6 x w 20 x s 115 x e 150 to beg; 3 6-sty brk tenements and stores. Realty Operating Co agt William Wainwright et al; Geo E Hyatt, att'y, 15 Wall st; Henry A Friedman, ref. (Amt due, \$8,141.93; taxes, &c, \$1,202.82; sub to a prior mort of \$101,585.75.) Mort recorded Aug 4, 1907. By Joseph P Day.
Wales av, Nos 495 to 511 n w cor Dater st, Dater st or 147th st | 118.6x100; 3-sty fr dwelling and vacant. Edward G Black agt The Snare & Triest Co et al; Alfred W Varian, att'y, 44 Pine st; Isidor Wels, ref. (Amt due, \$17,740.50; taxes, &c, \$1,600.) Mort recorded Sept 15, 1899. By Herbert A Sherman.
147th st, No 618, s s, 150.6 w Broadway, 24x 99.11; 3-sty brk dwelling. Emma E Gross, extrx, &c, agt Carl Neundorffer et al; Action No 2; Louis Wendel, Jr, att'y, 277 Broadway; Chas C Peters, ref. (Amt due, \$2,478.80; taxes, &c, \$1,306.47; sub to a prior mort of \$13,208.34.) By Joseph P Day.
Brook av, No 1506 n e cor 171st st, 25x100 10; 171st st | 4-sty brk tenement and store. Joseph Goldstein agt Henry J Masson et al; Parker & Ernst, att'ys, 35 Nassau st; Elihu B Frost, ref. (Amt due, \$21,428.90; taxes, &c, \$441.59.) Mort recorded July 19, 1904. By Joseph P Day.
26th st, No 119, n s, 200 w 6th av, 21.10x98.9; 5-sty brk tenement and store. Irving M Shaw et al, adms, agt The Netherlands Corporation of N Y et al; Shaw, Fisk & Shaw, att'ys, 99 Nassau st; Frank T Fitzgerald, ref. (Amt due, \$22,771.80; taxes, &c, \$625.) Mort recorded Oct 28, 1896. By Joseph P Day.
Jan. 4.
No Legal Sales advertised for this day.
Jan. 6.
Canal st, No 332 | s s, 103 e Church st, runs | Lisenard st, No 39 | e 49.3 x s 106.2 to Lisenard st, x w 25 x n 20.3 x e 4.4 x n 12 x w 3.11 x n 49.3 to beg.
Lisenard st, No 41, n s, about 125 e Church st, 25x50, right, title, &c; 6-sty brk loft and store bldg.
Anna Woerisher agt Sydney W Peoples et al; Carter, Ledyard & Milburn, att'ys, 54 Wall st; Richard H Clark, ref. (Amt due, \$90,026.24; taxes, &c, \$1,410.74.) Mort recorded June 5, 1894. By Bryan L Kennelly.
148th st, No 532, s s, 367.6 w Amsterdam av, 15.6x99.11; 3-sty brk dwelling. Daniel J O'Connor extr, agt Wm H Brandt et al; O'Brien, Boardman & Platt, att'ys, 2 Rector st; Isaac B Brennan, ref. (Amt due, \$10,884.91; taxes, &c, \$600.) Mort recorded Nov 5, 1894. By Bryan L Kennelly.
10th av | n w cor 211th st, 99.11x10.
211th st |
211th st, n s, 150 w 10th av, 350x99.11.
Broadway n e cor 211th st, 133.11x50x99.11x 211th st | 139.3, vacant.
Michael Regan agt John J Mooney, et al; Daniel Daly, att'y, 40 Pine st; Edw D Downing, ref. (Amt due, \$17,139.23; taxes, &c, \$6,499.42; sub to several prior mortgages aggregating \$67,200.) Mort recorded June 8, 1905. By Bryan L Kennelly.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Dec. 27, 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.

*Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.
Columbus av | n e cor 109th st, runs n 25 x e 109th st | 16.7 x n e - x s 72.11 x w 100 to beg, two 6-sty brk tenements and stores. (Amt due, \$14,087.10; taxes, &c, \$2,004.30; sub to a mort of \$17,000.) Chas E Levy\$35,006
Cathedral Parkway | s s, 175 w Manhattan av, 110th st | runs s 72.11 x w - x n e - x e 50.3 to beg, 6-sty brk tenement. (Amt due, \$8,146.28; taxes, &c, \$3,318.05; sub to a mort of \$13,000.) Chas E Levy23,532
*116th st, No 123, n s, 256 e Park av, 25x 100.11, 6-sty brk tenement and store. (Amt due, \$52,148.07; taxes, &c, \$668.34.) Henry H Jackson52,000
*Broadway | s e cor 94th st, runs s 83.3 x 94th st, No 216 | e 100 x n 30.4 x e 51.8 x n 56.3 x w 146 to beg, 7-sty brk tenement with 1-sty brk ext in st. (Amt due, \$12,002.70; taxes, &c, \$17,406.66; sub to a mort of \$230,000.) Bradley & Currier Co261,667
Mt Hope pl, n s, 125.1 e Jerome av, 150x125, six 3-sty unfinished brk dwellings. (Amt due, \$23,386.04; taxes, &c, \$309.92.) Chas M Rosenthal46,750
*120th st, Nos 435 to 441, on map Nos 437 to 443, n s, 125 w Pleasant av, 75x100.10, four 2-sty brk dwellings. (Amt due, \$4,977.90; taxes, &c, \$783.28; sub to prior mort of \$23,500.) Chas E Rhineland27,222
Park av, Nos 981 and 983 | n e cor 83d st, runs 83d st, Nos 101 to 109 | n 76.11 x e 39.10 x n .04 x e 48.6 x n 24.10 x e 21.11 x s 102.2 x w

WATER SUPERVISION CO.

3 PARK ROW, NEW YORK

Tel., 2017 Cortlandt Send for our book "WATER TAX?"

NEW YORK, October 17, 1907
GENTLEMEN: After an experience of several months we take pleasure in stating that your service in the buildings which we have placed under your supervision has been eminently satisfactory. In some cases you have directed our attention to matters which have resulted in the saving of an amount equal to several times the annual charge for the entire building. We shall certainly continue with your company and turn over to you any other metered property that we may acquire.
Very truly yours, WEIL & MAYER

OFFICIAL LEGAL NOTICES

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 12 to 27, 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, JEWETT AVENUE—REREGULATING, REGRADING, CURBING, RECURBING, FLAGGING, REFLAGGING, PAVING, REPAVING, from Egbert Avenue to Cherry Lane.

HERMAN A. METZ,
Comptroller.

City of New York, December 10, 1907.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 12 to 27, 1907, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following named avenue in the BOROUGH OF THE BRONX:

23D AND 24TH WARDS, SECTION 11. TOWNSEND AVENUE—OPENING, from East 170th to East 176th Street. Confirmed November 11, 1907; entered December 10, 1907.

HERMAN A. METZ,
Comptroller.

City of New York, December 10, 1907.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 19, 1907, to January 3, 1908, 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. WEST 139TH STREET—SEWER, between Riverside Drive and Broadway.

HERMAN A. METZ,
Comptroller.

City of New York, December 17, 1907. (40106)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 24, 1907, to January 8, 1908, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following named place in the BOROUGH OF THE BRONX:

24TH WARD, SECTION 11. OAK TREE PLACE—OPENING, from Lafontaine Avenue to Hughes Avenue. Confirmed December 9, 1907; entered December 23, 1907.

HERMAN A. METZ,
Comptroller.

City of New York, December 23, 1907. (40182)

PROPOSALS.

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

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

MONDAY, DECEMBER 30, 1907,
Borough of Manhattan.

For furnishing and delivering hardware, paints, iron steam fittings, lumber and miscellaneous articles.

For full particulars see City Record.

JOHN V. COGGEY,
Commissioner.

Dated December 14, 1907. (40014-1)

Department of Water Supply, Gas and Electricity, Room 1536, Nos. 13 to 21 Park Row, Borough of Manhattan, The City of New York.

SEALED BIDS OR ESTIMATES will be received by the Commissioner of Water Supply, Gas and Electricity at the above office until 2 o'clock P. M. on

MONDAY, DECEMBER 30, 1907,
Borough of Richmond.

For furnishing and delivering nine hundred and fifty (950) gross tons of egg size anthracite coal.

For full particulars see City Record.

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

The City of New York, December 16, 1907. (40077)

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

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

MONDAY, DECEMBER 30, 1907,
Borough of Brooklyn.

For furnishing and delivering bread, groceries, vegetables, provisions, meats, milks, fish, etc.

For full particulars see City Record.

JOHN V. COGGEY,
Commissioner.

Dated December 14, 1907. (40014-2)

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

THURSDAY, JANUARY 2, 1908,

For furnishing and delivering groceries, provisions, flour, vegetables, fodder, water, building materials and for other miscellaneous supplies.

For full particulars see City Record.

ROBERT W. HEBBERD,
Commissioner.

The City of New York, December 20, 1907.

Department of Public Charities, foot of East Twenty-sixth street, New York.

SEALED BIDS OR ESTIMATES will be received by the Department of Public Charities at the above office until 2.30 o'clock P. M. on

FRIDAY, JANUARY 3, 1908,

For furnishing and delivering hospital supplies.

For full particulars see City Record.

ROBERT W. HEBBERD,
Commissioner.

The City of New York, December 20, 1907.

Department of Public Charities, foot of East Twenty-sixth street, New York.

SEALED BIDS OR ESTIMATES will be received by the Department of Public Charities at the above office until 2.30 o'clock P. M. on

TUESDAY, DECEMBER 31, 1907,

For furnishing and delivering fresh meats, fresh fish, fresh milk, yeast, poultry and ice.

For full particulars see City Record.

ROBERT W. HEBBERD,
Commissioner.

The City of New York, December 19, 1907. (40125)

Department of Health, 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, JANUARY 8, 1908,

For furnishing and delivering white ash anthracite coal, as required, to the Department steamboats in their bunkers, as directed, the place for coaling to be located along their routes, between the foot of East Sixteenth Street, Borough of Manhattan, and North Brother Island, Borough of The Bronx, city of New York, or at docks within a radius of two miles of the terminal points on the East River, during the year 1908.

For full particulars see City Record.

THOMAS DARLINGTON, M. D.,
President;

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

Dated December 27, 1907.

Department of Health, 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, JANUARY 8, 1908,

For furnishing and delivering forage, as required, to the Department stable and the Research Laboratory, at the foot of East Sixteenth Street, Borough of Manhattan; the Riverside Hospital, at North Brother Island, and the Department stable at Willow Avenue and East One Hundred and Thirty-fourth Street, Borough of The Bronx; the Department stable at Kingston Avenue and Fenimore Street, Borough of Brooklyn; the Department stable at Jamaica, Borough of Queens, and the Department stable at the County Poor House Farm, Borough of Richmond, City of New York, during the year 1908.

For full particulars see City Record.

THOMAS DARLINGTON, M. D.,
President;

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

Dated December 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

WEDNESDAY, JANUARY 8, 1908,
Borough of Richmond.

No. 1. For furnishing and delivering forage for companies.

No. 2. For furnishing and delivering twenty-four hundred (2,400) feet of 2½-inch rubber fire hose for volunteer companies.

For full particulars see City Record.

FRANCIS J. LANTRY,
Fire Commissioner.

Dated December 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 P. M. on

TUESDAY, DECEMBER 31, 1907.

For meats, fish, poultry, butter, eggs and flour, coal for Gouverneur Hospital, telephone, horses.

For full particulars see City Record.

JOHN W. BRANNAN,
President Board of Trustees,
Bellevue and Allied Hospitals.

Dated December 18, 1907. (40132)

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 P. M. on

THURSDAY, JANUARY 2, 1908,

For vegetables.

For full particulars see City Record.

JOHN W. BRANNAN,
President of the Board of Trustees,
Bellevue and Allied Hospitals.

Dated December 19, 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

WEDNESDAY, JANUARY 8, 1908,
Borough of Manhattan

No. 1. For furnishing and delivering five thousand five hundred tons of anthracite coal for companies south of Fifty-ninth Street.

No. 2. For furnishing and delivering twenty-four hundred tons of anthracite coal for Department Buildings north of Fiftieth Street.

No. 3. For furnishing and delivering seventeen thousand five hundred (17,500) sacks of kindling wood for companies.

Borough of The Bronx.

For furnishing and delivering two thousand (2,000) sacks of kindling wood for companies.

For full particulars see City Record.

FRANCIS J. LANTRY,
Fire Commissioner.

Dated December 26, 1907.

Main Office of the Department of Street Cleaning, Room 1403, Nos. 13 to 21 Park Row, Borough of Manhattan, the City of New York.

SEALED BIDS OR ESTIMATES will be received by the Commissioner of Street Cleaning at the above office until 12 o'clock M. on

THURSDAY, JANUARY 9, 1908,
Borough of The Bronx.

Contract for furnishing all the labor and materials required for loading and trimming deck scows and other vessels of the Department, and for the privilege of sorting and picking over and appropriating certain refuse.

For full particulars see City Record.

FOSTER CROWELL,
Commissioner of Street Cleaning.

Dated December 26, 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

TUESDAY, JANUARY 7, 1908,
Borough of Brooklyn.

No. 1. For furnishing and delivering four thousand five hundred (4,500) tons of anthracite coal for companies.

No. 2. For furnishing and delivering two thousand (2,000) tons of anthracite coal for fireboats.

No. 3. For furnishing and delivering four thousand five hundred (4,500) sacks of kindling wood and twenty cords of wood.

No. 4. For furnishing and delivering eight thousand five hundred gallons of kerosene oil.

No. 5. For furnishing and delivering forage (hay, straw, oats and bran) for companies.

For full particulars see City Record.

FRANCIS J. LANTRY,
Fire Commissioner.

Dated December 23, 1907. (40194-1)

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

WEDNESDAY, JANUARY 8, 1908.

For providing all the labor and materials required for the inspection and maintenance of electrical apparatus at the Kings County Hospital, Borough of Brooklyn, the City of New York.

For full particulars see City Record.

ROBERT W. HEBBERD,
Commissioner.

Dated December 24, 1907. (40213-1)

Cooper Iron Works

JOHN COOPER, PROPRIETOR

Works: Emmett Street & Avenue D, Newark, N. J.

New York Office: 1 Madison Avenue

IRON and STEEL WORK

FOR

BUILDINGS, BRIDGES, &c.

PROPOSALS.

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

MONDAY, JANUARY 6, 1908,

Borough of Queens.

No. 1. For furnishing and delivering eight hundred and sixty-five (865) tons of anthracite coal for companies.

No. 2. For furnishing and delivering thirteen hundred (1,300) sacks of kindling wood for companies.

No. 3. For furnishing and delivering forage for companies at Long Island City, Jamaica and Richmond Hill.

No. 4. For furnishing and delivering forage for companies at Far Rockaway, Arverne and Rockaway Beach.

For full particulars see City Record.

FRANCIS J. LANTRY,

Fire Commissioner.

Dated December 23, 1907.

(40194-2)

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

WEDNESDAY, JANUARY 8, 1908.

For providing all the labor and materials required for the inspection and maintenance of electrical apparatus on Blackwell's Island, the central office, the bureau of dependent adults and morgue, Borough of Manhattan, the City of New York.

For full particulars see City Record.

ROBERT W. HEBBERD,

Commissioner.

Dated December 24, 1907.

(40213-2)

PUBLIC NOTICES.

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

BOROUGH OF THE BRONX.

List 9403, No. 1. Regulating, grading, curbing, flagging, laying crosswalks, building ap-

proaches and placing fences in Creston avenue, from East One Hundred and Eighty-fourth street to Minerva place, together with a list of awards for damages caused by a change of grade.

List 9379, No. 2. Sewers and appurtenances in Broadway, from the city line to Riverdale avenue; thence through Exterior street to East One Hundred and Ninety-second street, and through East One Hundred and Ninety-second street to the Harlem River.

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 January 28, 1908, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

For full particulars see City Record.

ANTONIO ZUCCA,

PAUL WEIMANN,

JAMES H. KENNEDY,

Board of Assessors.

WILLIAM H. JASPER,

Secretary,

No. 320 Broadway,

City of New York, Borough of Manhattan, December 26, 1907.

(40201)

REAL ESTATE RECORDS

Key to abbreviations:

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

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

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, 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 deeds. 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

Dec. 20, 21, 23, 24 and 26.

BOROUGH OF MANHATTAN.

Broad st, No 94, w s, 52.11 s Stone st, 24.5x63.10x24.11x65, 5-sty brk loft and store building. The Mechanics National Bank of N Y to John A Davidson. Q C. Dec 18. Dec 26, 1907. 1:10-41. A \$42,200-\$49,000. nom

Broome st, No 118, n s, 25 w Willett st, 25x87.6, 5-sty brk tenement and store. Edw F Schenck to Gustav Kaliski and Salomon Loewensohn. All title. B & S. Dec 23. Dec 24, 1907. 2:337-30. A \$20,000-\$34,000. nom

Essex st, No 46 (44), e s, 101.6 s Grand st, 25x100, 6-sty brk tenement and store and 5-sty brk tenement in rear. Charles Polansky to Isaac and Samuel Polansky. 1-3 part. All title. Mort \$47,800. Dec 13. Dec 17, 1907. 1:311-9. A \$23,000-\$38,000. Corrects error in last issue when "to" was omitted before grantees name. other consid and 100

Hamilton pl, Nos 93 and 95, e s, 47.3 n 141st st, 61.3x81.5x56.5x105.4, 6-sty brk tenement. Abraham Joachim to Augusta Joachim. Mort \$68,000. Dec 11. Dec 23, 1907. 7:2073-25. A \$18,000-\$70,000. other consid and 100

Hamilton st, No 23, n s, abt 260 e Catharine st, 12.6x64.6x12.6x65, 2-sty brk tenement. Casper Titus to Eliza A Thorne. Q C. Dec 12. Dec 26, 1907. 1:253-75. A \$1,500-\$2,000. nom

Same property. Eliza M Doane to same. Q C. Dec 11. Dec 26, 1907. 1:253. nom

Henry st, No 215, n s, 69 e Clinton st, 25.4x85, 5-sty brk tenement and store. Morris Goldstein to Morris L Mashkowitz. Mort \$30,500. Dec 19. Dec 20, 1907. 1:286-4. A \$17,000-\$32,000. other consid and 100

Hester st, No 167, n s, about 70 w Elizabeth st, 23.6x100, 3-sty brk tenement and store and 4-sty brk tenement in rear. Adelina Anselmi or Varasano to Antonio Varasano. 1/2 part of all right, title and interest. Mort \$17,750. Dec 19. Dec 20, 1907. 1:238-36. A \$15,000-\$22,000. nom

Hester st, No 167, n s, about 70 w Elizabeth st, 23.6x100, 3-sty brk tenement and store and 4-sty brk tenement in rear. Antonio Varasano to Adelina Anselmi, also known as Adelina Varasano. All title. Q C and confirmation deed. Dec 19. Dec 20, 1907. 1:238-36. A \$15,000-\$22,000. nom

Same property. Tomasina Varasano to same. All title. Q C. Dec 19. Dec 20, 1907. 1:238. nom

Hudson st, No 153, w s, abt 28 n Hubert st, 25x109, 3-sty brk tenement and store.

Hudson st, No 155, w s, 51 n Hubert st, 25x109, 3-sty brk tenement and store.

Harriett B Hoffman to Wm D Kilpatrick. Dec 5. Dec 26, 1907. 1:215-23 and 24. A \$36,000-\$37,000. other consid and 100

Jay st, Nos 23 and 25.

Greenwich st, Nos 339 to 343.

Power of attorney. Jessica T Van Beuren et al to Louise C Mohlman of Brielle, N J. April 3. Dec 26, 1907.

Lafayette st, Nos 132 to 136 s w cor Howard st, 100.5x84.3x Howard st Nos 11 to 17 | 99.10x87.3, 3-sty brk loft and store building, 2-sty brk store and 1 and 2-sty brk and frame buildings and vacant. Murphy Const Co to American Brass and Copper Co. All liens. Dec 13. Dec 23, 1907. 1:209-16 to 19. A \$87,500-\$92,500. nom

Market st, No 52, e s, abt 50 n Monroe st, 25x87.4, 3-sty brk home. Seamens Church Institute of N Y to Frank Adelson. Dec 23. Dec 24, 1907. 1:274-43. A \$15,000-exempt. 23,000

Same property. Frank Adelson to Chebrah Orach Chaim Anshei Radeskowitz. Mort \$20,000. Dec 23. Dec 24, 1907. 1:274. 100

Mercer st, No 235 (209), w s, abt 125 s 3d st, 25x100, 6-sty brk loft and store building. Mort \$45,000. CONTRACT to exchange for property containing 201 1/2 acres at Bedminster, Somerset Co, N J Mort \$7,000. Isabel J Roberts, of Philadelphia, Pa, with Amanda A Tiger, of Madison, N. J. Dec 17. Dec 23, 1907. 2:533-21. A \$30,000-\$50,000. nom

Mott st, Nos 196 and 198, all that part of which lies e of line drawn across rear of lot 927 on map Farm Nicholas Bayard, from n to s boundary lines and intersecting n boundary line 93.10 from Mott st, and s boundary line at point 93.7 from Mott st, said line being parallel with and distant 13 ft from e s of rear or east wall of building now standing on Nos 196 and 198 Mott st. Michele Briganti to Peter J Lavelle. All title given to settle boundary line between lots 927 and 917 same map. Dec 7. Dec 23, 1907. 2:479. nom

Pine st, No 92 | n e s, abt 90 e Front st, 21.6x— to s w s DePeyster st, No 28 | DePeyster st, x22x—, 5-sty brk loft and store building. N Y & N J Land and Impt Co to Myron H Oppenheim. All liens. Dec 21. Dec 23, 1907. 1:37-22. A \$12,500-\$19,000. nom

Spring st, Nos 341 and 343, n s, 60 w Washington st, 37x80.

Spring st, Nos 345 and 347, n e s, 57.3 e West st, 36.1x80x35.9x80.4.

Washington st, No 500, w s, abt 62 n Spring st, 20x60, 7-sty brk loft and store building.

Anton L Olsen to Karen L Anderson. All liens. Dec 20. Dec 23, 1907. 2:596-44. A \$48,000-P \$75,000. 100

Water st, No 157, s s, 20.1 w Fletcher st, 20.3x51.8x20.3x51.6-sty brk loft and store building. Edith McCreery to Emily T Kent, of Tuxedo Park, N Y. Nov 27. Dec 24, 1907. 1:71-12. A \$11,500-\$16,000. other consid and 100

Willett st, No 33, w s, 150 s Delancey st, old line, 25x100, 5-sty brk tenement. Meyer V Turchin to Israel Safer. Mort \$35,000. Dec 19. Dec 24, 1907. 2:337-24. A \$16,000-\$32,000. nom

3d st W, No 131, n e s, 203.9 from n w cor Macdougall st, and 3d st, runs s e 23 x n e 100 x n w 30 x s w 100.3 to beginning, 3-sty brk tenement and 3-sty brk tenement in rear. Maria P Balch widow et al to Estelle B wife of Wm S Harwood, of Los Gatos, Cal. B & S. Nov 25. Dec 26, 1907. 2:543-66. A \$12,000-\$13,500. nom

HECLA IRON WORKS

Architectural Bronze

North 10th, 11th and 12th STREETS

AND

BROOKLYN,

NEW YORK

IRON WORK

6th st E, No 322, s s, 300 s e 2d av, 25x97, 5-sty brk tenement. Julius B Fox to Joseph L Bittenwieser. Mort \$25,000. Dec 24. Dec 26, 1907. 2:447-17. A \$16,000-\$24,000. other consid and 100

6th st E, No 322, s s, 300 s e 2d av, 25x97, 5-sty brk tenement. Joseph L Bittenwieser to Julius B Fox. Dec 20. Dec 24, 1907. 2:447-17. A \$16,000-\$24,000. other consid and 100

13th st E, No 531, n s, 245 w Av B, 25x76.3, 4-sty brk tenement and store and 2-sty brk tenement in rear. Sebato Petillo to Maria Romanelli. All liens. Dec 24. Dec 26, 1907. 2:407-45. A \$13,000-\$16,000. other consid and 100

13th st E, Nos 509 and 511, on map No 509, n s, 121 e Av A, 37.6x103.3, 6-sty brk tenement and store. Cristoforo Zuccaro to Giovanni Parisi. 1/2 part, and Josephine Parisi his wife, 1/2 part for life. Mort \$55,200. Dec 23. Dec 24, 1907. 2:407-56. A \$20,000-\$55,000. other consid and 100

18th st W, No 324, s s, 290 w 8th av, 20x92, 3-sty brk dwelling. James Adam to Mary J wife of Edward Holton. B & S. Mort \$11,400. Dec 10. Dec 24, 1907. 3:741-48. A \$9,500-\$11,500. other consid and 100

21st st W, Nos 218 and 220, s s, 235 w 7th av, 46.10x100.5, 7-sty brk tenement. Emerence K Ager to James L Van Sant, of Tarrytown, N Y., and Alex D Duff. Mort \$85,000. July 8. Dec 24, 1907. 3:770-51. A \$36,000-\$90,000. other consid and 100

22d st W, No 467, n s, 208.4 e 10th av, 16.8x98.9, 4-sty stone front dwelling. George Keller to Catherine Doyle, of Hoboken, N J. Mort \$10,000. Dec 21. Dec 23, 1907. 3:720-14. A \$8,000-\$10,000. other consid and 100

24th st W, No 39, n s, 283.4 e 6th av, 20.10x98.9, 4-sty stone front building and store. Imogene L wife of Geo G Guion to said Geo G Guion. B & S. April 25. Dec 23, 1907. 3:826-17. A \$34,000-\$40,000. 43,000

28th st E, Nos 313 and 315, n s, 161.8 e 2d av, 40.10x98.9, 6-sty brk tenement and store. Samuel Abraham to Morris Abraham. 1/2 part. Mort \$52,918.33. Dec 3. Dec 23, 1907. 3:934-8. A \$16,500-\$53,500. other consid and 100

31st st E, No 208, s s, 470 w 2d av, 20x98.9, 3-sty brk tenement. Arthur P Holland to Edw L Montgomery, Jr. Mort \$11,500. Dec 18. Dec 23, 1907. 3:911-59. A \$8,000-\$11,000. 15,875

32d st W, No 4, s s, 125 w 5th av, 25x98.9, 4-sty stone front dwelling. Maria L Dehon to Maria H Dehon. B & S. Nov 4. Dec 20, 1907. 3:833-48. A \$80,000-\$90,000. nom

33d st W, No 141, n s, 225 e 7th av, 25x98.9, 2-sty brk building. Eugene C Potter to Potter & Bro, a corpn. 1/2 part. Mort \$70,000. Nov 18. Dec 24, 1907. 3:809-15. A \$60,000-\$63,000. nom

34th st E, each side | bet Madison av on the west and Lexington
35th st E, each side | av on the east, and on Madison, Lexington
36th st E, each side | and 4th avs as shown on map of Murray
37th st E, each side | Hill Estate. Agreement to release re-
38th st E, s s | strictions as to building, etc. Margt S E
Cameron with Madison Realty Co et al (the property owners who sign are those owning property on 34th and 33d sts only). July 19. Dec 20, 1907. 3:863-864, 889, 890. nom

42d st E, No 230, s s, 155 w 2d av, runs w 25 x s 98.9 x w 25 x s 31.2 x s e 139.7 x n 94.1 x w 75 x n 98.9 to beginning, 5-sty brk tenement and store and 1 and 2-sty frame buildings of coal yard in rear. Joseph Gordon to Jennie E Gordon. Mort \$35,000. Dec 20. Dec 23, 1907. 5:1315-34 and 19 1/2 to 23 1/2. A \$31,000-\$36,000. nom

43d st E, No 333, n s, 156.6 w 1st av, 28x100.5, 5-sty brk tenement. Wm F Mittendorf to Alfred D Mittendorf. B & S. Dec 20. Dec 23, 1907. 5:1336-17. A \$10,500-\$24,000. other consid and 100

43d st W, No 450, s s, 293 e 10th av, 19x100.5, 4-sty brk dwelling. Frank H Hellmund et al to Anna Dietz, of Brooklyn. Q C. Nov 13. Dec 20, 1907. 4:1052-53. A \$8,000-\$10,500. nom

54th st W, No 306, s s, 125 w 8th av, 25x100, 5-sty brk tenement and store. N Y & N J Land and Impt Co to Myron H Oppenheim. All liens. Dec 21. Dec 23, 1907. 4:1044-38. A \$15,000-\$32,000. nom

54th st E, No 338, s s, 225 w 1st av, 25x100.5, 5-sty brk tenement and store. Emanuel Eschwege to Rachel Dresner. All liens. Dec 20, 1907. 5:1346-36. A \$9,000-\$22,000. nom

56th st W, No 22, s s, 350 w 5th av, 22x100.5, 4-sty and basement stone front dwelling. Eliza M Smith to Emelie W Kerr widow. B & S and C a G. Mort \$30,000. July 14, 1891. Dec 20, 1907. 5:1271-52. A \$63,000-\$75,000. 65,000

56th st W, No 50, s s, 233 e 6th av, 20x100.5, 4-sty and basement brk and stone dwelling. Eugene C Potter to Potter & Bro, a corpn. Mort \$58,000. Nov 18. Dec 24, 1907. 5:1271-65. A \$49,000-\$58,000. nom

57th st W, Nos 29 and 31, n s, 500 w 5th av, 50x100.5, two 4-sty brk and stone dwellings, valued at \$115,000. 5:1273-16 and 17. A \$198,000-\$250,000.

CONTRACT to exchange for Nassau st, No 75, Brooklyn; also South st, No 369, n s, 42.4 w Gouverneur st, 21.2x69.6, 3-sty brk cooerage, both of said parcels valued at \$27,500. Edward V Loew with Jacob Rothschild. Aug 24, 1882. Dec 23, 1907. 2:244-7. A \$5,000-\$6,000. exch

61st st E, No 221, n s, 245 e 3d av, 18x100.5, 3-sty brk and stone dwelling. FORECLOS, Dec 4, 1907. Philip I Schick ref to Wm L Mitchell. Mort \$10,800. Dec 24, 1907. 5:1416-10 1/2. A \$10,000-\$13,500. 15,525

76th st E, No 431, n s, 413 e 1st av, 25x102.2, 4-sty brk tenement. Meyer Deutsch to Rachael Deutsch. All title. Dec 20. Dec 24, 1907. 5:1471-17. A \$8,000-\$15,000. other consid and 100

76th st W, No 167, n s, 140 e Amsterdam av, 20x102.2, 4-sty and basement brk dwelling. Benjamin Natkins to Thos W Russell. Mort \$28,500. Dec 21. Dec 23, 1907. 4:1148-7. A \$14,000-\$27,000. 100

82d st E, s s, 103.8 e 3d av, strip 7.4x102.2. Release mort. The Corn Exchange Bank to Abram Hillman and Albert Price. Nov 30. Dec 24, 1907. 5:1527; part lot 44. 8,000

85th st W, No 336, s s, 375 w West End av, 25x102.2, vacant. George Backer to William Rosenzweig Realty Operating Co. Mort \$12,000. Dec 7. Dec 23, 1907. 4:1246-48. A \$15,000-\$15,000. 100

Same property. William Rosenzweig Realty Operating Co to Geo L Willson. Mort \$16,750. Dec 23, 1907. 4:1246. other consid and 100

85th st E, No 310, s s, 144 e 2d av, 28x102.2, 4-sty stone front tenement. Franz Foerster to Sophie Berkowitz. Mort \$16,000. Dec 24, 1907. 5:1547-46. A \$9,500-\$15,500. other consid and 100

86th st E, No 340, s s, 200 w 1st av, 25x102.2, 6-sty brk tenement and store. Antonio Varasano to Adelina Anselini, also known as Adelina Varasano. 1/2 of all right, title and interest in his 1/2 part. Mort \$37,000. Dec 19. Dec 20, 1907. 5:1548-35. A \$10,000-\$32,000. nom

88th st W, No 178, s s, 125 e Amsterdam av, 19x100.8, 3-sty and basement stone front dwelling. Henry C Niedenstein to Edward Carroll, Jr. Sept 13. Dec 21, 1907. 4:1218-59. A \$9,500-\$17,000. other consid and 100

91st st E, No 321, n s, 325 e 2d av, 25x100.8, 5-sty brk tenement and store. Sophia Turchin to Israel Safer. Mort \$26,600. Dec 19. Dec 24, 1907. 5:1554-14. A \$8,000-\$26,000. nom

93d st W, Nos 309 to 317, n s, 175 w West End av, 125x100.8, two 7-sty brk tenements. N Y and N J Land and Impt Co to Myron H Oppenheim. Mort \$—. Dec 21. Dec 23, 1907. 4:1252-41 and 44. A \$70,000-\$270,000. nom

94th st W, No 150, s s, 475 w Columbus av, 18x100.4 to c l Apthorps lane, x18.2x101.2, 4-sty and basement stone front dwelling. Rose C De Nin to Rosetta J Reilly. Mort \$19,000. Sept 19. Dec 24, 1907. 4:1224-52. A \$9,000-\$18,000. other consid and 100

95th st E, Nos 53 to 63, n s, 175 w Park av, 125x100.8, three 6-sty brk tenements. Samuel Mandel to Harris Mandelbaum and Fisher Lewine. Mort \$193,500. Dec 21. Dec 24, 1907. 5:1507-25 to 29. A \$90,000-\$216,000. other consid and 100

95th st E, No 18, s s, 133.9 w Madison av, 16x100.8, 5-sty stone front dwelling. Arnold Kohn to Rosy Kohn. June 17, 1902. Dec 24, 1907. 5:1506-61 1/2. A \$20,500-\$30,500. gift

96th st W, n s, at w s Old Bloomingdale road, former line or abt 86.8 e Broadway, runs — to c l Old Bloomingdale road, x 1/2 block, vacant. Samuel Borchardt to David L Einstein. Q C. Dec 20. Dec 23, 1907. 7:1868-24. A \$8,000-\$8,000. nom

96th st W, n w cor Old Bloomingdale road or abt 86.8 e Broadway, runs n 100.9 x e — to c l Old Bloomingdale road, x s — to st, x w — to beginning, vacant. Chas J La Grassa to David L Einstein. Q C. Dec 17. Dec 21, 1907. 7:1868-24. A \$8,000-\$8,000. nom

Same property. Release mort. Union Dime Savings Inst to same. All title. Dec 19. Dec 21, 1907. 7:1868. nom

96th st E, No 334, s s, 140 w 1st av, 35x100.8, 6-sty brk tenement and store. Samuel Solomon to Sarah Levine. Mort \$37,800. Dec 2. Dec 21, 1907. 5:1558-33. A \$10,500-\$44,000. exch and 100

96th st E, n s, 200 e 5th av, 100x100.11, vacant. Francis K Pendleton to John C Tredwell. Mort \$90,000. July 1. Dec 20, 1907. 6:1602-9 to 11. A \$121,000-\$121,000. nom

96th st E, n s, 200 e 5th av, 100x100.11, vacant. John C Tredwell to Isaac H Clothier, of Phila, Pa. Mort \$90,000. Dec 7. Dec 20, 1907. 6:1602-9 to 11. A \$121,000-\$121,000. nom

97th st W, s s, 100 e Broadway, runs e — to c l Old Bloomingdale road, x s w — to c l of block, x w — to w s Old Bloomingdale road, x n 2.6 x again n 98.4 to beginning, vacant. Gustave Straus to Samuel Borchardt. B & S. Nov 15, 1902. Dec 21, 1907. 7:1868-40 and 41. A \$8,000-\$8,000. nom

Same property. David L Einstein to same. Q C. Dec 19, 1907. Dec 21, 1907. 7:1868. other consid and 100

99th st W, No 14, s s, 250 w Central Park West, 25x100.11, 5-sty brk tenement. Bertha Pape to H Nicholas Wierk. Mort \$22,500. Mar 28. Dec 20, 1907. 7:1834-43. A \$11,000-\$25,000. nom

99th st W, No 304, s s, 296.1 e Riverside av, 45x100.11, 7-sty stone front tenement. Wm K Everdell to Annie H E Grannis, of Tenafly, N J. Mort \$85,000. Dec 20. Dec 24, 1907. 7:1888-27. A \$27,000-\$85,000. nom

104th st E, No 24, s s, 95 w Madison av, 25x100.11, 6-sty brk tenement and store. Nathan Harris to Samuel Harris. 1/2 part. Mort \$35,000. Dec 23. Dec 24, 1907. 6:1609-60. A \$12,000-\$35,000. other consid and 100

105th st E, No 9, n s, 175 e 5th av, 25x100, 2-sty frame dwelling. FORECLOS, Dec 16, 1907. Frank E Hipple (ref) to Eva Diamondston. Mort \$10,000. Dec 19. Dec 20, 1907. 6:1611-7. A \$13,000-\$28,000. 12,000

109th st E, Nos 76 and 78, s s, 85 w Park av, 34x100.11, two 4-sty stone front tenements. Myer Bach to Annie wife of Joseph Solomon. Mort \$28,625. Dec 20. Dec 21, 1907. 6:1614-40 1/2 and 41. A \$13,000-\$20,000. nom

110th st E, Nos 75 and 77, n s, 80 w Park av, 50x100.10, two 5-sty brk tenements and stores. The Cosmopolitan Realty Co to Adolph L Goldner. Mort \$42,000. Apr 20, 1905. (Re-recorded from May 2, 1905.) Dec 20, 1907. 6:1616-31 and 32. A \$22,000-\$50,000. other consid and 100

110th st E, s s, 300 e 2d av, 50x100.11, vacant. Edwin T Bailey to Eliseo Saggese. Mort \$12,600. Dec 19. Dec 20, 1907. 6:1681-39 and 40. A \$12,000-\$12,000. other consid and 100

113th st W, n s, 150 w Amsterdam av, 75x100.11, vacant. Benedict Funkelstein to Merida Realty Co, 1/2 part. Marcus L Osk and Isidor Edelstein 1/2 part. B & S. All liens. Dec 20. Dec 26, 1907. 7:1885-24 to 26. A \$39,000-\$39,000. other consid and 100

113th st W, n s, 150 w Amsterdam av, 75x100.11, vacant. Sidney H Hersch to Benedict Funkelstein. B & S. All liens. Dec 12. Dec 21, 1907. 7:1885-24 to 26. A \$39,000-\$39,000. other consid and 100

Same property. Release dower. Roselle H wife of Marcus L Osk to same. Dec 12. Dec 21, 1907. 7:1885. other consid and 100

113th st E, No 235, n s, 200 w 2d av, 25x73.11, 5-sty brk tenement. FORECLOS, Dec 12, 1907. John E Duffy ref to Adrian H Jackson. Mort \$—. Dec 17. Dec 23, 1907. 6:1663-17. A \$6,000-\$18,000. 3,900

THE GEORGE A. JUST COMPANY

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

IRONWORK FOR BUILDINGS

Same property. Adrian H Jackson to William Seidman. B & S. Dec 21. Dec 23, 1907. 6:1663. other consid and 100

118th st W, No 112, s s, 159 w Lenox av, 16x100.11, 3-sty and basement stone front dwelling. Helen A P Whitney to Gertrude H Pettigrew. 1/2 part. All title. Mort \$9,000. Dec 19. Dec 20, 1907. 7:1902-40. A \$7,600-\$11,500. other consid and 100

118th st E, Nos 152 and 152 1/2, on map No 152, s s, 67.9 e Lexington av, 25x100.11, 3-sty frame tenement and 2-sty frame tenement in rear. FORECLOS, Dec 17, 1907. Richard H Clarke ref to Esther Flaum. Mort \$9,000. Dec 19. Dec 20, 1907. 6:1645-50. A \$10,000-\$10,500. \$100 over mort of 9,000

119th st E, Nos 306 and 308, s s, 100 e 2d av, 40x100.11, two 5-sty brk tenements. Bettie Simon to Mary E O'Connor, Town of Union, N J. Morts \$38,400. Dec 18. Dec 21, 1907. 6:1795-49 and 50. A \$9,600-\$36,000. other consid and 100

123d st W, No 26, s s, 100 e Lenox av, 18x100.11, 3-sty and basement stone front dwelling. Trust deed. Thomas O'Reilly and Marion P O'Reilly his wife to said Marion P O'Reilly as TRUSTEE. B & S. Dec 24. Dec 26, 1907. 6:1721-29. A \$9,000-\$14,500. nom

126th st E, No 15, n s, 177.5 e 5th av, 17.6x99.11, 3-sty stone front dwelling. Trust deed. Thos O'Reilly and Marion P O'Reilly his wife to said Marion P O'Reilly as TRUSTEE. B & S. Dec 24. Dec 26, 1907. 6:1751-8. A \$9,000-\$13,000. nom

127th st W, No 213, n s, 125 w 7th av, 13x99.11, 3-sty and basement stone front dwelling. Release dower. Tomasa S De Quesada widow to Angelina M de Quesada. All title. April 23. Dec 21, 1907. 7:1933-26 1/2. A \$5,200-\$7,500. nom

128th st E, Nos 168 and 170, s s, 138.9 w 3d av, 38.6x99.11, two 3-sty brk dwellings. William Bachrach et al to Isaac Helfer. Mort \$15,000. Dec 2. Dec 26, 1907. 6:1776-43 and 44. A \$12,000-\$16,000. other consid and 100

133d st W, No 527, on map Nos 525 and 527, n s, 262.6 w Amsterdam av, 37.6x99.11, 6-sty brk tenement and store. Brody, Adler & Koch Co, a corpn, to Mary W Lillie. Mort \$36,000. Dec 23. Dec 24, 1907. 7:1987-21. A \$11,250-P \$35,000. other consid and 100

133d st W, Nos 530 and 532, s s, 327.6 w Amsterdam av, 35x99.11. Harry Held to Patrick Doonan. Mort \$18,000. Dec 21. Dec 23, 1907. 7:1986-109 and 110. A \$10,400-\$20,000. nom

134th st W, No 518, s s, 393 w Amsterdam av, 43.9x99.11, 5-sty brk tenement. Release mort. N Y Investment and Impt Co to Chas E Jones Co. Dec 19. Dec 23, 1907. 7:1987-48. A \$15,000-P \$30,000. 37,936.50

135th st W, No 28, s s, 485 e Lenox av, 25x99.11, 6-sty brk tenement and store. Edward A Grenzbach to Katy M wife of Edward A Grenzbach. Mort \$22,000. Dec 13. Dec 26, 1907. 6:1752-52. A \$12,000-\$35,000. nom

149th st W, Nos 224 to 230, s s, 340 e 8th av, 80x99.11, two 6-sty brk tenements. Mary F Kelly to Moser Arndtstein. Morts \$92,000. Dec 19. Dec 20, 1907. 7:2034-48 and 50. A \$21,000-\$92,000. other consid and 100

160th st W, No 524, s s, 300 w Amsterdam av, 37.6x99.11, 5-sty brk tenement. S:2118-26. A \$12,000-\$40,000.

160th st W, No 556, s s, 175 e Broadway, 37.6x99.11, 5-sty brk tenement. S:2118-13. A \$12,000-\$40,000.

160th st W, Nos 550 and 552, s s, 250 e Broadway, 75x99.11, two 5-sty brk tenements. S:2118-17 and 18. A \$24,000-\$80,000.

The Roosevelt Realty and Construction Co to Lucius H Beers of Southampton, L I. Mort \$166,000. Dec 17. Dec 23, 1907. other consid and 100

162d st W, No 542, s s, 281 e Broadway, 19x99.11, 3-sty brk dwelling. Georgia A wife of Robt M MacDonald to John C Duffy. Mort \$15,250. Dec 21. Dec 26, 1907. 8:2120-17. A \$7,600-\$13,500. other consid and 100

163d st W, No 436, s s, 275 e Amsterdam av, 25x112.6, 5-sty brk tenement. Harris Levenson to Asher Simon Realty Co. Mort \$29,000. Oct 15. Dec 24, 1907. 8:2110-17. A \$8,000-\$24,500. other consid and 100

177th st W, s s, 100 w Audubon av, 150x99.11, vacant. Gem Realty Co to Arthur W Saunders. B & S. All liens. Dec 18. Dec 20, 1907. 8:2133-40. A \$-\$. other consid and 100

180th st W, s s, 175 w Amsterdam av, 100x100, vacant. Joseph Horowitz to Louis Garfiel. Mort \$28,000. Dec 20. Dec 21, 1907. 8:2152-39 and 40. A \$24,000-\$24,000. other consid and 100

182d st W, Nos 620 and 622, s s, 50 e Wadsworth av, 50x70, 5-sty brk tenement. Emilie Utthe to Max Market. Mort \$37,000. Nov 30. Dec 26, 1907. 8:2165-6. A \$10,000-\$36,000. other consid and 100

Av A, No 1418, e s, 51.7 n 75th st, 25x98, 3-sty frame tenement and store. Mishkind-Feinberg Realty Co to Dora Aduchowsky. Mort \$8,000. Dec 19. Dec 20, 1907. 5:1487-3. A \$6,500-\$8,000. nom

Av A, No 270, e s, 46 s 17th st, 24.6x95.6, 5-sty brk tenement and store. Frank M Franklin to Morris Rosen. Mort \$24,700 and all liens. Aug 30, Dec 23, 1907. 3:974-60. A \$9,500-\$16,000. other consid and 100

Amsterdam av, part of No 869, e s, 99.11 n 102d st, —x—, part 2-sty brk store. Certificate of redemption of sheriffs sale dated Dec 26, 1906, and more fully described in certificate recorded Jan 11, 1908 (?) Nicholas J Hayes (sheriff) to Frederick and Marie Schmidt. Dec 21, 1907. Dec 26, 1907. 7:1857, assessed with lot No 64 1/2. 110

Audubon av | n e cor 172d st, 94.6x95, vacant. Mary W Lillie to 172d st | Brody, Adler & Koch, a corpn. Mort \$35,000. Dec 23. Dec 24, 1907. 8:2129-30 to 33. A \$30,500-\$30,500. other consid and 100

Audubon av | s w cor 178th st, 189.10 to n s 177th st x100, va- 177th st | cant.

Audubon av | s w cor 177th st, 199.10 to n s 176th st x100, va- 176th st | cant.

177th st | Monticello Realty Co to Julia Taggart. Mort \$114,000. Oct 28. Dec 24, 1907. 8:2133—assessed with lot 7. other consid and 100

Same property. Julia Taggart to Washington Heights Development & Construction Co. All liens. Oct 28. Dec 24, 1907. 8:2133. other consid and 100

Broadway, Nos 3136 to 3142 | n e cor 125th st, 99.1x75, 7-sty brk 125th st | tenement and store. Eugene C Pot- ter to Potter & Bro, a corpn. Mort \$125,000. Nov 18. Dec 24, 1907. 7:1980-1. A \$63,000-\$170,000. nom

Broadway, No 810, e s, 291.6 n 10th st, 23.8x115.9x23.7x115.6, 5-sty brk loft and store building. Surety Realty Co to The Apartment Construction Co. Q C and confirmation deed. Morts \$-\$. Jan 5, 1907. Dec 20, 1907. 2:557-11. A \$95,000-P \$95,000. nom

Broadway | s e cor 94th st, runs e 146 to c 1 Old Bloomingdale 94th st | road, x s 56.3 x w 51.8 x s 30.4 to c 1 of Old Apthorps lane, x w 100 to e s Broadway, x n 83.3 to beginning, with all title in said old road or lane, 7-sty brk tenement with 1-sty extension in st. FORECLOS, Oct 3, 1907. Thos F Donnelly ref to Martin D Fink as TRUSTEE for John F Steeves et al. Morts \$241,901.71 and all liens. Dec 26, 1907. 4:1241-46. A \$150,000-\$300,000. 21,000

Lexington av, No 1846 | s w cor 96th st, 100.8x36, 5-sty brk ten- 96th st, No 138 | e ment and store. Morris Sherwin et al to Louise H Saunders. B & S. All liens. Dec 23. Dec 24, 1907. 5:1524-56. A \$43,000-\$70,000. nom

Madison av, No 2023, on map Nos 2023 and 2025, e s, 50 n 128th st, 49.11x72.6, 6-sty brk tenement and store. Liebenenthal Construction Co to William McGowan. Mort \$57,500. Dec 20. Dec 21, 1907. 6:1753—assessed with lot 21. other consid and 100

Madison av, No 2023, on map Nos 2023 and 2025, e s, 50 n 128th st, 49.11x72.6, 6-sty brk tenement and store. Release mort. Joseph S Marcus to Liebenenthal Construction Co. Dec 2. Dec 23, 1907. 6:1753, assessed with lot 21. 8,000

Madison av, Nos 1932 to 1940 | n w cor 124th st, 100.11x95, two 124th st, Nos 25 to 29 | 7-sty brk tenements, stores on av. N Y & N J Land and Impt Co to Myron H Oppenheim. All liens. Dec 21. Dec 23, 1907. 6:1749-14 and 16. A \$75,000-\$240,000. nom

Madison av, No 935, e s, abt 18 n 74th st, —x—, 4-sty stone front dwelling. Copy of last will of Anna L wife of Franklin A Wilcox. May 10, 1872. Dec 20, 1907. 5:1389-23 1/2. A \$25,000-\$29,000.

Pleasant av, No 396 | s e cor 121st st, runs s 31.3 x e 3.3 x s 0.6 121st st, No 500 | x e 73 x n 31.9 to st, x w 76.3 to beginning, 5-sty brk tenement and store. Esther Goldstein to Rosa Wasserman. Mort \$25,875. Dec 20, 1907. 6:1817-32. A \$9,000-\$26,000. other consid and 100

Post av | n s, 350 w Academy st, 50x310 to Sherman av, vacant. Sherman av | Blanche Corse to Carrie Covert. Mort \$12,500. Nov 16. Dec 20, 1907. 8:2220-43 and 44 and 9. A \$15,000-\$15,000. nom

Riverside Drive | s e cor 89th st, 111.5x148.5x100.8x101.3, 3-sty and 89th st | basement stone front dwelling. Isaac L Rice to Solomon Schinasi. Mort \$175,000. Dec 26, 1907. 4:1250-61. A \$175,000-\$275,000. other consid and 100

Riverside Drive, No 440 | n e cor 116th st, 80.8x104 to c 1 Old 116th st | Bloomingdale road, x90.8 to 116th st, x62.5 to beginning, 2-sty frame dwelling and 1-sty frame stable and vacant. Lucius H Beers to Paterno Bros, a corpn. Mort \$35,000. Dec 14. Dec 24, 1907. 7:1990-69 to 71. A \$63,000 \$63,000. other consid 100

St Nicholas av (11th av), w s, 100 s 179th st, 25x100, vacant. Realty Operating Co to Thomas S Walker, of Long Lake, N Y. Mort \$6,500. Dec 19. Dec 24, 1907. 8:2162-17. A \$10,000-\$10,000. other consid and 100

St Nicholas av, Nos 742 and 744, e s, 60 n of c 1 147th st, if extended, runs e 100 x s 60 x w 100 to av, x n 60 to beginning, 6-sty brk tenement. Alfred A Herrman to Michael F Burns of Brooklyn. B & S. Morts \$95,000 and all liens. Dec 20. Dec 21, 1907. 7:2053-58. A \$22,800-\$85,000. nom

West Broadway, No 425, e s, 250 n Spring st, 25x100, 6-sty brk tenement and store. Jacob Edelbaum et al to Louis Rose. Mort \$40,000. Dec 23. Dec 26, 1907. 2:501-7. A \$21,000-\$45,000. 100

1st av, No 1460 | s e cor 76th st, 22.2x78, 4-sty brk 76th st, Nos 400 and 400 1/2 | tenement and store. Leon Sobel to Emma W Cone. Mort \$21,000. Dec 21. Dec 24, 1907. 5:1470-47. A \$13,000-\$23,000. other consid and 100

2d av, No 2432, e s, 60.11 s 125th st, 20x78, 3-sty stone front tenement. Carrie Goldfarb to Mary wife of and Callaghan McCarthy. Mort \$5,000. Dec 23. Dec 24, 1907. 6:1801-49. A \$6,500-\$9,500. nom

2d av, Nos 1848 and 1850, e s, 50.8 s 96th st, 50x100, two 5-sty brk tenements and stores. Leon I Levien to Gertrude Thompson, of Brooklyn. Mort \$53,000. Dec 19. Dec 23, 1907. 5:1558-51 and 52. A \$26,000-\$42,000. nom

2d av, Nos 1848 and 1850, e s, 50.8 s 96th st, 50x100, two 5-sty brk tenements and stores. Gertrude Thompson to Leon I Levien, of Brooklyn. Mort \$58,000. Dec 19. Dec 23, 1907. 5:1558-51 and 52. A \$26,000-\$42,000. nom

2d av, No 2071, w s, 75.11 s 107th st, 25x75, 4-sty brk tenement and store. Julius Fried et al to Herman Fried. Mort \$22,880. Dec 10. Dec 26, 1907. 6:1656-25. A \$8,000-\$17,000. nom

2d av, Nos 2112 to 2116. Agreement as to division and ownership of contract. Samuel Romanoff with Benjamin Wengroff. June 20, 1906. Dec 23, 1907. 6:1680.

2d av, No 2132, e s, 50.8 s 110th st, 25x75, 4-sty stone front tenement and store. Michael Marrone and ano to Louis Pepe. Mort \$16,000. Dec 21. Dec 23, 1907. 6:1681-51. A \$8,000-\$14,000. other consid and 100

2d av, No 392, s e s, abt 75 s 23d st, 24.8x100, 5-sty brk tenement and store. Edw J Messemer to Juliette Messemer. Jan 6, 1906. Dec 20, 1907. 3:928-57. A \$16,000-\$21,000. nom

3d av, No 1449, e s, 22 s 82d st, 20x70, 4-sty stone front tenement and store. Solomon Mehrbach to Irving S Mehrbach. All liens. Dec 21. Dec 23, 1907. 5:1527-46. A \$13,500-\$19,000. nom

3d av, or | e s, 73 n 5th st, 24x100, 3 and 4-sty brk Cooper sq, No 31 or | tenement and store. Martin R Lalor to Bowery, No 387 | Richard R Costello. All title. B & S. Dec 23, 1907. 2:461-4. A \$17,000-\$23,000. other consid and 100

3d av, Nos 1143 and 1145, on map No 1145, e s, 40.5 s 67th st, 40x100, 6-sty brk tenement and store. Hamilton Heights Syndicate to Michael Cohn. Mort \$52,000. Dec 23. Dec 24, 1907. 5:1421-47. A \$30,000-\$60,000. other consid and 100

Same property. Michael Cohn to Andrew Henderson. Morts \$65,000. Dec 23. Dec 24, 1907. 5:1421. other consid and 100

LENOX IRON WORKS, Inc.

HUGH J. LAWLER, Treasurer

BEAM YARD: 132d STREET, PARK TO LEXINGTON AVENUES

STRUCTURAL STEEL AND ORNAMENTAL IRON

Office, 1959 Park Ave., CORNER 132^o ST

5th av, e s, 24.11 s 128th st, 50x110, vacant. William McGowan to Liebhenthal Construction Co. Mort \$30,000. Dec 20. Dec 21, 1907. 6:1752-70 and 71. A \$34,000-\$34,000.
other consid and 100

10th av, No 506, e s, 49.5 n 38th st, 24.8x100, 5-sty brk tenement and store. Jane L Gallon to Joseph H Jasper and John Goebel, firm Jasper & Goebel. Mort \$23,000. Dec 24, 1907. 3:736-3. A \$15,000-\$21,000.

MISCELLANEOUS.

Contract as to electric equipment, &c. General Electric Co, of Schenectady, N Y, with Adrian H Joline and Douglas Robinson as recvrs of the Metropolitan Street Railway Co. Dec 17. Dec 23, 1907.

Power of attorney. Laura T White to Geo H Granniss. Dec 19. Dec 20, 1907.

BOROUGH OF THE BRONX.

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

Crotona Park East, Nos 11 to 15 | s s, 120.1 w Wilkens av, runs s e Boston road | 125.10 x w 204.5 x s e 137.1 to n s Boston road at point 313.8 e Prospect av, x n w 264.3 x n e 34.11 to s s Crotona Park East, x e 207.8 to beginning, five 5-sty brk tenements. FORECLOS, Aug 8, 1907. Maxwell Davidson ref to Bronx Borough Bank. Morts \$153,426.40. Dec 23, 1907. 11:2937 and 2938. 35,400

Elm pl, No 13, w s, 109.7 n 189th st, 25.3x93.6x25x89.6, 2-sty frame dwelling. Sarah A Lisk to Geo A Heckel. Mort \$6,000. Dec 21. Dec 23, 1907. 11:3023. other consid and 100

*Fulton st, n w s, about 196 n 239th st, 100x100, Washingtonville. FORECLOSURE, June 22, 1906. Sampson H Weinhandler to Caroline Baecht. June 22, 1906. Dec 23, 1907. omitted Maria

*Hancock st, w s, 475 n Columbus av, 22.6x100, Van Nest. Maria wife of Felix Ferago to Luigina Negri. Mort \$4,000. Dec 2. Dec 26, 1907. other consid and 100

*Hazel st, e s, 200 s Cortland av, and being lot 404, map Arden property, Westchester. Release mortgage. Walter W Taylor, of Winterhaven, Florida, to Walter W Taylor, of Winterhaven, Florida. Dec 18. Dec 23, 1907. nom

Home st, n s, 25 e Barretto (Fox) st, 50x91.8x42.9x97.1, vacant. Max Schlesinger to Ruth Schlesinger. 1/2 part. All title. All liens. Nov 29. Dec 20, 1907. 11:2974. nom

Same property. Max Schlesinger and Ruth his wife to Celia Schlesinger. 1/2 part. All title. All liens. May 17, 1907. Dec 20, 1907. 11:2974. other consid and 100

Jennings st, No 753, n s, 213 e Union av, runs n 86.8 x n e 34.11 x e 11.10 x s 107.6 to st x w 40 to beginning, 5-sty brk tenement. Joel Sammet HEIR Stol Sammet to Henry Kruse. Mort \$28,500 and all liens. Nov 12. Dec 21, 1907. 11:2962. other consid and 100

Lorillard pl, No 2394, e s, 41.1 s 187th st, 16.8x100, 2-sty frame dwelling. John F McKeon to Stephen J McKeon. Mort \$2,500. Dec 19. Dec 20, 1907. 11:3054. other consid and 100

*Oak st, w s, about 180 s Boston Post road, and being part lot 9, map Arden property, at East and Westchester, begins 25 n, from s s lot 9, runs w 100 x n 25 x e 100 to st x s 25 to beginning. Emma L Shirmer to Patrick Byrnes. Nov 11. Dec 20, 1907. nom

*Storrow st, w s, 25 n Benedict av, 75x100. Morris Steinmetz and Matilda his wife to Lena Steinmetz of Cambridge, Mass. Mort \$2,275. Oct 1. Dec 23, 1907. other consid and 100

Tiffany st, e s, 25 n Randall av, 25x100, vacant. Empire Development Co to Michael J Madden. All liens. Nov 15. Dec 21, 1907. 10:2767. 100

*4th st, s w cor Ruskin st, 36.10x119.4x31x120.6. Frank Tofano to Dominick Romano. Morts \$914. Nov 30. Dec 21, 1907. nom

*4th st, s w cor Ruskin st, 36.10x119.4x31x120.6, Williamsbridge. Release mortgage. Frank M Patterson to Frank Tofano. Dec 20. Dec 21, 1907. 250

*10th st, n s, 280 w Av B, 25x108, Unionport. J Edward Bentz to Abraham Piser. Mort \$4,500. Dec 1. Dec 24, 1907. other consid and 100

138th st, No 493, n s, 900 e Willis av, 25x100, 5-sty brk tenement and store. Cornelius Van Cleef to Frank H Fischedick. Mort \$17,000. Dec 19. Dec 23, 1907. 9:2283. other consid and 100

152d st, No 319, on map Nos 317 and 319, n s, 350 w Courtlandt av, 50x100, 6-sty brk tenement. Margt T Johnston to William Seidman. Mort \$63,000. Dec 19. Dec 23, 1907. 9:2412. other consid and 100

171st st, No 446, old No 708, s s, 50 e Park av, 25x90, 4-sty brk tenement. Emma Schmertz to Gertrude Schwartz of Brooklyn. Mort \$16,500. Dec 24. Dec 26, 1907. 11:2902. other consid and 100

174th st, s s, 25 e Eden av, 50x81.9, vacant. Hugo Wabst to Mary Weisheimer. Mort \$2,205. Nov 11. Dec 24, 1907. 11:2824. other consid and 100

Same property. Mary Weisheimer to Leodegar Siebert. Mort \$3,000. Dec 20. Dec 24, 1907. 11:2824. other consid and 100

175th st, No 1035 (Fairmount av), n e s, old line, 150 s e Prospect av, old line, 50x200, except 6 ft strip taken for 175th st, 2-sty frame dwelling and vacant. Joseph Mercurio to Michael Mercurio. Mort \$4,000 and all liens. Dec 9. Dec 24, 1907. 11:2953. other consid and 100

178th st (Mechanic st), n s, abt 58.2 e Bryant av (?), deed reads adj land Fredk A Archer, runs n e 91 x s e 38 x s w 89 to st x n w 38 to beginning, reserves awards from city, 2-sty frame dwelling. Vincent Bonagur to Minnie wife Vincent Bonagur. 1/2 part. Mort \$3,700 and all liens. Dec 23. Dec 26, 1907. 11:3136. nom

*211th st (Magenta av), n s, 493 e White Plains road, 25x95.7 and being lot 208 map No 426 of lots near Williamsbridge station, 25x95.7. Release mort. Mark Lurie to Teresina Pizzutiello. Nov 27. Dec 20, 1907. 100

*211th st (Magenta av), n s, 843 e White Plains road, 25x95.2 and being lot 196 same map. Release mort. Same to Vincenzo Todaro and Gaetano Armao. Nov 27. Dec 20, 1907. 100

*214th st, late Av A, s s, 544 e White Plains road and being lot 28, map New Village of Jerome, 25x100. John Harrington to A Shatzkin & Sons. All liens. Dec 19. Dec 20, 1907. other consid and 100

*223d st, s s, 105 e White Plains road, 50.8x100, Williamsbridge. Annie E Rommel to Eberhardt Rommel. Dec 20. Dec 23, 1907. other consid and 100

*226th st, n s, 355 e White Plains road, 25x114, Wakefield. Irving Realty Co to Nicola Pecoraro. All liens. Dec 7. Dec 21, 1907. nom

*226th st, late 12th av, n s, 280 e 4th av, 25x114, Wakefield. Joseph Reitano et al to Carmine Squillante. Mort \$4,750. Dec 2. Dec 24, 1907. other consid and 100

*227th st, late 13th av, n s, 105 w 4th st, 25x114, Wakefield. Alfonso Bottino to Carmine Squillante. 1/2 part. Mort \$1,500. Nov 4. Dec 24, 1907. other consid and 100

236th st (Willard av), n s, 171.1 w Webster av, late Bronx River road, 25x100, vacant. John J McCann to Owen Sheehy. Dec 21. Dec 23, 1907. 12:3397. other consid and 100

*Av D | s w cor 10th st, 108x105, Unionport. Vincent Bonagur 10th st | to Minnie wife of Vincent Bonagur. Undivided interest. Mort \$4,000 and all liens. Dec 23. Dec 26, 1907. nom

Arthur av, No 2472, e s, 270 n 188th st, 25x80.9x25x80.10, 2-sty brk tenement and store. Annie P N Hurlburt to Rosina Baldo. Q C. Dec 19. Dec 23, 1907. 11:3077. nom

Belmont av, Nos 2129 and 2131, w s, 78.7 n 181st st, 35.11x85x35.11x84.7, two 2-sty frame dwellings. Max Goldstein et al to Moses Kellman. Morts \$13,290. Dec 20, 1907. 11:3082. nom

*Beech av, n s, 176 e Elm st, 25x100, Laconia Park. Andrea Loiacono to Anna Loiacono. Mort \$400. Dec 16. Dec 20, 1907. other consid and 100

*Boston road, all right, title and int to c l of road lying in front of and adj the e 1/2 of plot 493, the e 1/2 of plot 490, the w 1/2 plot 489 map No 1106 of Arden property, Westchester, with all title to awards. Emma L Shirmer to Walter W Taylor, of Winterhaven, Florida. Q C. July 8. Dec 23, 1907. nom

Bryant av, No 1419, w s, 175 n Freeman st, 25x100, 2-sty frame dwelling. Herman N Freedman et al to Roland D and Sigrid King as joint tenants. Mort \$5,000. Dec 13. Dec 24, 1907. 11:2994. other consid and 100

Boston road, No 1086 late | s e cor 166th st, late George st, 110.5 Morse av | x224.11 to Trinity av, x100x178, except part taken for Trinity av, Boston road and 166th st, 2 and 3-sty frame dwelling and 2-sty frame chapel and vacant. Joseph Kaplan et al to Leo Brooks and Morris Orange. 1-3 part. All title. Mort \$48,000. Sept 2. Dec 24, 1907. 10:2632. other consid and 100

*Baychester av | w s, at n e s 233d st, runs n 154.8 x w 25 x s 233d st | 134.5 to 233d st, x s e 32.1 to beginning, Edenwald. Harriet Niner to Sarah R Niner. 1/2 part. All liens. June 26. Dec 26, 1907. other consid and 100

*Berk av or Burke (?), e s, 100 n Jefferson av, 25x100. Alfred Patterson to Vandla Peterson. Mort \$3,500. Dec 26, 1907. other consid and 100

Briggs av, e s, 120.5 s 198th st, abt 25x100, vacant. Samuel H Stone to Morris, Ralph, Eva, Leah, Olivia and Bella Lewine. B & S. May 3, 1904. Dec 20, 1907. 12:3295. other consid and 100

Bathgate av, e s, 171 s 3d av, late Kingsbridge road, or 25 n 184th st, 25x96, vacant. Uriah McClinchie to Charles Izmirian. Mort \$5,500. Dec 11. Dec 23, 1907. 11:3052. nom

College av, No 1296, e s, 80 n 169th st, 16x100, 2-sty frame dwelling. Thornton Brothers Co to Adolph Stahl. Mort \$3,000. Dec 24. Dec 26, 1907. 11:2783, 2785. other consid and 100

Courtlandt av | s e cor 163d st, 56x115x50x90, 6-sty brk tenement and store. Leon Friedland to Samuel D Selikowitz of Brooklyn. All liens. Dec 17. Dec 26, 1907. 9:2408. nom

Same property. Samuel D Selikowitz to The Columbia Heights Construction Co. All liens. Dec 18, 1909 (?) should be 1907. Dec 26, 1907. 9:2408. nom

Clay av | w s, at n e s 173d st, runs n 104 x w 95 x s 76 to n e s 173d st | 173d st, and s e 98.9, vacant. Henry Kruse to Wolff Malino. Mort \$8,000. Nov 24. Dec 21, 1907. 11:2790. other consid and 100

*Clason point road, c l, lots 2, 3 and 4, map (No 480 (76) filed in Westchester Co) of Clason Point. Clasons Point road, e s, lots 7 and 8, same map, said 5 lots contains 36 7-10 acres, except parts taken for road. American Mort Co to Clasons Point Land Co. B & S. Mort \$25,000 and all liens. Dec 23. Dec 24, 1907. nom

Concord av, No 355 | s w cor 142d st, 20x100, 2-sty brk dwelling. 142d st | Release mortgage. Fanny C Lyon et al TRUSTEES Samuel E Lyon to Phoebe Minzie. Nov 30. Dec 20, 1907. 10:2573. 4,800

Same property. Phoebe Minzie to August Bay. Mort \$2,500. Nov 6. Dec 20, 1907. 10:2573. other consid and 100

Clay av | n w cor Warren st, now 173d st, runs w 98.8 x s 25 173d st | to c l Warren st x e - to av x n 25 to beginning, except part for 173d st, vacant. James A Woolf to Henry Kruse, B & S and C a G. Aug 19. Dec 21, 1907. 11:2790. nom

Clay av | n w cor Warren st, runs w 98.8 x s 0.2 to n s 173d st Warren st | x e 98.8 to av x n 0.5 to beginning, being a strip bet 173d st | old n line Warren st and new line, n s 173d st, vacant. Release mortgage. Fredk A Guild to Henry Kruse. Dec 20. Dec 21, 1907. 11:2790. nom

Daly av, n w s, 122 n 179th st, 25.11x114, 2-sty frame dwelling. Henry and Max K Ellendt to Sarah Fitzpatrick and Margaret O'Keefe. Mort \$4,000. Dec 19. Dec 21, 1907. 11:3122. other consid and 100

*Elliott av, w s, 301.10 n Elizabeth st, 33.3x125, Olinville. Lawrence P O'Neil to John A and Louise C Miller. Dec 16. Dec 24, 1907. nom

*Elliott av, w s, 301.10 n Elizabeth st, strip 2.5x125, Olinville. Leonora J Hinsdale to Lawrence P O'Neil. Q C. Dec 18. Dec 24, 1907. nom

*Elliott av, w s, 335 n Elizabeth st, -x-
Elliott av, w s, adj above on n, -x-, being parts of lots 49, map No 2 of Olinville. Boundary line agreement. Lawrence P O'Neil with Leonora J Hinsdale. Dec 18. Dec 24, 1907. nom

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Franklin av, No 1090, e s, 185.8 s Spring pl, now 166th st as on map Morrisania, 32.2x167.4x32.2x166.10, 2-sty brk dwelling. Elmer D Coulter to Augusta Realty Co. Mort \$6,000. Dec 18, Dec 20, 1907. 10:2607. other consid and 100

Grand av, e s, 230 n 184th st, 15x96.11x15x98.4, 3-sty brk dwelling. Henry U Singhi to Chas P Cohn. Dec 23, 1907. 11:3199. other consid and 100

Grand av, e s, 275.3 n 184th st, 15x92.11x15x94.3, 3-sty brk dwelling. Same to Lewis H Woods. Dec 23, 1907. 11:3199. other consid and 100

Grand av, e s, 290.3 n 184th st, 15x91.7x15x92.11, 3-sty brk dwelling. Same to John Spahr, Jr, and Annie B Spahr, joint tenants. Dec 23, 1907. 11:3199. other consid and 100

Heath av, e s, 645.3 s Kingsbridge road, 50x118.8x52.9x101.10, vacant. Lansford F Chapman to Bertha A Deane. Mort \$2,100. Dec 23, Dec 24, 1907. 11:3240. nom

Hull av, s s, 213.7 e Woodlawn road, 25x100, vacant. Stanley D Martin to Norman Martin. All liens. Dec 19, Dec 20, 1907. 12:3349. 500

Hunts Point road, w s, 25 s Spofford av, runs s along road 25 and 278.2 to road to public landing x — 215 to n s 145th st, x w 188.3 to e s Young av, x n 389.5 to s s Spofford av, x e 150 x s 25 x e 144.11 to beginning.

Spofford av, s s, 344.4 w Hunts Point road, being also at w s Young av, runs s along Young av 367.1 to n s 145th st, x w 498.6 and 226 to s s Spofford av, x e 610.8 to beginning.

145th st, s w cor road leading to public landing, runs w 728 and 236.10 x — 215 to n s Leggett Creek, x s e — to said road, x e 182 x n 252.10 and 161.2 to beginning.

Whitlock av, w s, 200 s 145th st, runs s 50 to s s 144th st, x e 576 to Leggett Creek, x s w, n e, e and n — to e s Harlem & Portchester R R, x n e 70 to n s 144th st, x e 123.9 to w s Whitlock av at beginning, with all title to creek, &c.

Brown av, e s, 125 n Spofford av, 50x102.

Leggetts Creek, c l, at Worthen st, runs s w 276.7 to c l Craven st, x s w 169.8 to c l of creek x n e 143.7 and 164.2 and 49.3 to beginning.

Craven st, c l, at c l of west branch Leggetts Creek, runs n w 18.8 and 67.3 and 56.8 and 40.9 and 21.7 to c l Garrison av, (Mohawk), x s w 169.11 to c l Craven st, x n e 172 to beginning.

Leggetts Creek, c l of west branch, at w s Garrison av, at point 159.8 n Craven st, runs n w 109.3 to e s land Harlem Branch of N Y, N H & H R R, runs n 114.2 to c l of creek x s e 25.5 and 64.11 and 56.7 to beginning.

Leggetts Creek, c l, at e s Tiffany st, at point 169.2 n Randall av, runs s e 27 x n e 95.2 and 55 and 101.3 into Casanova st, x s e 74.5 to c l Randall av, x s w 266.2 to e s Tiffany st, x n 219.2 to beginning.

Tiffany st, w s, at c l Leggetts Creek at point 250 n Randall av, runs w 100 x n 100 x w 130 to c l Worthen st, x n 168.10 to c l Leggetts Creek, x s e 127, 87.2 and 141.5 to beginning.

Randal av, n w cor Manida st, runs w 155.10 to c l public landing road, x n w 139.4 x n e 192 to w s Manida st, x s 264.8 to beginning.

Road to public landing, c l, 325 n Randall av, at point 9.7 e Manida st, runs n e along c l of road 119.7 x s 78.3 x w 90.5 to beginning, parts of above excepted, vacant.

Release mort of portion conveyed to party, 2d part. John H Judge EXRS Cath M Andrews to Empire Development Co. Dec 20, Dec 21, 1907. 10:2767. 700

Jerome av, n w s | at e s Macombs road, runs n e along av, 497.2 Macombs road | to s s 172d st x w 332.5 to s e s Inwood av x s Inwood av | w 84.5 to e s Macombs road x s 16.8 and 332 172d st | to beginning, 2-sty frame dwelling and 1 and 2-sty frame buildings and vacant.

Jerome av, s w cor 172d st, a strip, runs w 332.5 to e s Inwood av x n 12.3 to former s s 172d st x e 332.5 to w s Jerome av x s 12.3 to beginning, vacant.

Fleischmann Realty & Construction Co to Leicester Realty Co. B & S. Mort \$105,000. Dec 24, 1907. 11:2858. 100

*Old road, e s, 218 s Pugsley av, 25x83x25x84.10. Morris Steinmetz and Matilda his wife to Lena Steinmetz, of Cambridge, Mass. Mort \$402.50. Oct 1, Dec 23, 1907. other consid and 100

*Pilgrim av, e s, 86 n Liberty st, 25x100.

Edison av, w s, 25 s Mildred pl, 25x100, Haight Estate, Westchester. Susan Quinn to Henry Storck. Dec 18, Dec 23, 1907. nom

*Stillwell av, w s, abt 61 n McDonald st, 62.6x152.9x50x115.3. John J Brady to Hudson P Rose Co. Dec 21, Dec 26, 1907. 600

Summit av, w s, 899.3 s 165th st, 29.3x95, 4-sty brk tenement. Release mortgage. N Y Trust Co to Kemp-Jones Realty Co. Dec 23, 1907. 9:2523. other consid and 1,000

Tinton av, Nos 984 to 1004, e s, 100 s 165th st, 214.10x100, 11 2-sty frame dwellings. Gerald J Barry and Helene N his wife to Eliz M Barry. Mort \$—. Nov 28, 1906. Dec 20, 1907. 10:2669. 100

Tinton av, No 982, e s, 314.10 s 165th st, 20.3x100, 2-sty frame dwelling. Gerald J Barry to Nora E Murphy. Mort \$—. Nov 28, 1906. Dec 20, 1907. 10:2669. nom

*Unionport road, e s, 100 s Morris Park av, 25x107x25x106. Emil N Sorgenfrei to Carmela Levoli and Maria Liberti. Mort \$1,000. Dec 21, Dec 23, 1907. other consid and 100

*Unionport road, n w cor Grant av, 25x—x25x105, Van Nest Park. Joseph Gamache to Dolphis Allard. 1/2 part. Mort \$1,800. Dec 21, Dec 24, 1907. other consid and 100

Union av, Nos 1185 and 1187, w s, 41 s 168th st, 42x91.1, 5-sty brk tenement. Louis Greenberg to Simon Greenberg. Mort \$38,080. Oct 25, Dec 26, 1907. 10:2672. other consid and 100

Union av, No 895, w s, 183.8 n 161st st, 26.4x93.3, 2-sty brk dwelling. Lena Aeschbach to Edward Greenbaum and John Oehler. All liens. Jan 5, 1905. Re-recorded from Jan 7, 1905. Dec 26, 1907. 10:2668. 5,000

Walton av, w s, 176.8 n Burnside av, 75.8x100.11, vacant. FORECLOS, Dec 26, 1907. John E Duffy ref to Simon E Osserman. Dec 26, 1907. 11:3185. omitted

*White Plains road | n e cor 217th st, late 3d st, 114x131, Wake- field, except part for road and av. Mich-

ael J Dowd to James Butler. Mort \$7,200. Dec 16, Dec 23, 1907. other consid and 100

*Westchester av, s s, 50 w Green av, 50x100, Cebrie Park. Abraham Piser to J Edward Bentz. Mort \$2,500. Dec 1, Dec 24, 1907. other consid and 100

Webster av | w s, 165.6 n Kingsbridge road, 25x80.7 to Decatur Decatur av | av, x 25x77.7, vacant. David B Cocks to George Hitchcock, Jr. Dec 19, Dec 21, 1907. 12:3275. nom

Webster av | w s, 83.6 s 193d st, 25x95.8, to Decatur av, x25.2x Decatur av | 98.7, vacant. Same to Annie E Delaney. Dec 19, Dec 21, 1907. 12:3275. nom

Webster av | w s, 115.6 n Kingsbridge road, 50x77.7 to Decatur Decatur av | av, x50.4x71.7, vacant. Same to Mary Annan. Dec 19, Dec 21, 1907. 12:3275. nom

Webster av | w s, 158.6 s 193d st, 25x86.7 to Decatur av, x25.2x Decatur av | 89.8, vacant. Same to Johann A Wolf. Dec 19, Dec 21, 1907. 12:3275. other consid and 100

Webster av | w s, 183.6 s 193d st, 50x80.7 to Decatur av, x50.4x Decatur av | 86.7, vacant. Same to Wm A Wallas. Dec 19, Dec 21, 1907. 12:3275. other consid and 100

Webster av | w s, 133.6 s 193d st, 25x89.8, to Decatur av, x25.2x Decatur av | 92.7, vacant. Same to Annie McHugh. Dec 19, Dec 21, 1907. 12:3275. other consid and 100

Webster av | w s, 58.6 s 193d st, 25x98.8, to Decatur av, x25.2x Decatur av | 101.8, vacant. Same to Matilda Leuchtenburg. Dec 19, Dec 21, 1907. 12:3275. other consid and 100

Webster av | w s, 33.6 s 193d st, 25x101.8 to Decatur av, x10x Decatur av | 104.1.

Webster av | w s, 108.6 s 193d st, 25x92.7 to Decatur av, x25.2x Decatur av | 95.8, vacant. Same to Sarah Langan. Dec 19, Dec 21, 1907. 12:3275. other consid and 100

*Willett av, w s, 201 n 216th st, 24x100, Olinville. Paul Dannhauser to Anna J Peacock. B & S and C a G. Mort \$4,000. Dec 17, Dec 20, 1907. nom

*Westchester av, n w cor Old Classon Point road, runs w 372.8 x n 123.10 x e 372.3 to road x s 109.11 to beginning. Martin Geiszler to Wm W Astor, of London, Eng. Mort \$10,000 and all liens. Dec 17, Dec 20, 1907. other consid and 100

3d av, No 4415, w s, 80.6 n 181st st, 25x102.11, 3-sty brk tenement and store.

*13th st, s s, 355 w Av C, 50x103, Unionport.

*Old road, n e cor Saxe av, 50x109, gore, Van Nest. Patrick Monahan to Mary Monahan, of Brooklyn. All liens. Dec 11, Dec 21, 1907. 11:3048 and A T. nom

3d av, e s, 139.10 n 174th st, 150x100, vacant. FORECLOS, Dec 4, 1907. Rudolph A Seligmann ref to William Rosenzweig Realty Operating Co. Mort \$26,000 and all liens. Dec 26, 1907. 11:2930. 7,500

*6th av, e s, 75 s 215th st, 25x100.

215th st, s s, 250 e 6th av, 25x100.

215th st, s s, 225 w Tilden av, 50x100.

215th st, s s, 100 w Tilden av, 50x100.

214th st, n s, 225 e 6th av, 25x100.

214th st, n s, 275 w Tilden av, 25x100.

214th st, n s, 225 w Tilden av, 25x100.

Laconia Park.

Frank Koch to A Shatzin & Sons. Mort \$12,600 and all liens. Sept 17, Dec 20, 1907. other consid and 100

*All that parcel of salt meadow, together with undivided 1/2 part of the Hammock to which it is attached at Eastchester, at a place called the Hammock, bounded n e by said meadow formerly belonging to Sampson D Valentine and now of Lavinia Jones, and on all other sides by Griffins Creek, containing (exclusive of the Hammock) 3 acres, 3 rods and 22 perches. Robt J Howe to Jennie Cockburn, of Brooklyn. Feb 8, 1896. Dec 21, 1907. nom

*Lots 10 and 29, blk 16.

Lot 21, blk 20.

Lots 2, 4, 40, 41 and 42, blk 25.

Lots 3, 4, 29 to 37 and 40 and 42, blk 29, map Pelham Park. Walter W. Taylor to Geo P Shirmer. All liens. July 15, Dec 23, 1907. other consid and 100

*Lots 1, 2, blk 30

Lots 20 and 21, blk 17

Lots 2, 5 and 6, blk 28

Lot 14, blk 25 Same map.

Lots 1, 5 and 6, blk 33

Same to same. Dec 18, Dec 23, 1907. other consid and 100

*Lots 146 B and 147 A, map portion of Penfield property at Wakefield. Wm H Longton to Edward Longton of Newark, N J. Mort \$4,400. Nov 18, Dec 24, 1907. 100

*Lots 312 to 318 and 320 to 327, map (No 1130) of 327 lots Hunter Estate. 1/2 part.

Also 1/2 part in all right, title and interest to land lying bet w s lot 307 and land of Agnes M Cooley on west, and bet n s of lots 327 and s s land Agnes M Cooley on the n and bet e s lot 327 and w s land of Thomas Timpson on east.

N Y Exchange Realty Co to Isabella M Meeks. 1/2 part. All liens. Dec 11, Dec 24, 1907. other consid and 100

*Plot begins 740 e White Plains road at point 725 n along same from Morris Park av, runs e 100 x n 75 x w 100 x s 75 to beginning, with right of way over strip to Morris Park av. Patrick C Hayes to Kate wife Patrick C Hayes. All liens. Dec 23, Dec 24, 1907. nom

L E A S E S

Dec. 20, 21, 23, 24 and 26.

BOROUGH OF MANHATTAN.

Allen st, No 175, south store on stoop. Moses Sanders to Leon Levenberg; 1 1/2 years, from Jan 1, 1908. Dec 24, 1907. 2:416. 300

Columbia st, No 114. Assign lease. Joseph Goldstein to Anna Goldstein. All title. Q C. Jan 3, 1899. Dec 26, 1907. 2:335.

.....nom

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

Delancey st, No 148, all. Hugo E Distelhurst to Morris and Simon Weisberger; from May 1, 1908 to Apr 30, 1913. Dec 24, 1907. 2:348.....4,500 and 5,004

Division st, No 191, west store and 4 rooms above stores. Nathan Rippe to David Goldstein; 10 years, from Jan 1, 1908. Dec 26, 1907. 1:285.....1,200

Dyckman st, Nos 168 and 170, s s, 100 w Sherman av, 50x200, all. Michael A Hoffmann to Edwin S Brower and Wm N Deas; 5 4-12 years, from Jan 1, 1908. Dec 20, 1907. 8:2175.2,100 to 3,000

Elizabeth st, Nos 49 and 51, rear part of 4th loft. Jackson & Marks Mfg Co to Thomas Stretch; 2 1/2 years, from Dec 1, 1907. Dec 23, 1907. 1:204.....420

Greenwich st, Nos 686 to 690, all. Thomas Farrell to The Consolidated California Vineyard Co; 10 years, from May 1, 1906. Dec 23, 1907. 2:630.....6,500

Greenwich st, No 78, all. Caroline Le Roy Bonaparte to Jeremiah B Gruman; 5 years, from May 1, 1904. Dec 20, 1907. 1:18.....1,700 and 1,800

Murray st, No 35, store, basement and subbasement. Catharine Whittemore to Wm I Kollisch and ano; 5 years, from May 1, 1908. Dec 26, 1907. 1:133.....2,200 and 2,500

Orchard st, No 186, basement store, &c, and 2 rooms. Samuel Zaleschitz to Joe Ikenson and Joel Zimmerman; 3 years, 4 1/2 months, from Dec 15, 1907. 2:412.....612

Same property. Assign lease. Joe Ikenson and ano to Saml Helenbrand and David Fund. Dec 9. Dec 26, 1907. 2:412.....nom

Orchard st, No 20, all. Samuel Postol to Fannie Postol; 3 years, from Dec 15, 1907. Dec 20, 1907. 1:298.....3,300

Pitt st, No 67. Assign lease. Sarah Mollenick to Henry Eisenstadt. Dec 9. Dec 24, 1907. 2:343.....nom

Spring st, n e cor Mott st, 3 stores and basement. Nathan Rubenstein to Ignazio Lupo; 5 4-12 years, from Jan 1, 1908. Dec 24, 1907. 2:493.....1,200

Suffolk st, No 53. Assign lease. Sarah Mollenick to Henry Eisenstadt. Dec 9. Dec 24, 1907. 2:351.....nom

Sullivan st, No 169, store and basements, &c. Raffaele Gianinisto to Salvatore Altamore; 4 years, from Jan 1, 1908. Dec 23, 1907. 2:525.....575

Walker st, No 89, all. Thos F Kaughran and ano TRUSTEES John E Kaughran to Anna L Lintig; 10 years, from Jan 1, 1908. Dec 23, 1907. 1:195.....taxes, &c, and 2,000

Washington st, Nos 507 and 509, 5-sty building. Nicholas W Day et al EXRS Joseph Naylor to Perkins-Goodwin Co; 5 years, from Jan 1, 1908. Dec 26, 1907. 2:596.....3,600

2d st, No 176, store and basement. Egerton L Winthrop et al to Louis Glicksman; 2 9-12 years, from Aug 1, 1905. Dec 24, 1907. 2:398.....780

Same property. Assign lease. Louis Glicksman to Nathan Gans. Dec 16. Dec 24, 1907. 2:398.....nom

Same property, store, basement and 2d floor. Egerton L Winthrop et al to Nathan Gans; 3 years, from May 1, 1908. Dec 24, 1907. 2:398.....1,140

4th st, No 14 West. Assign lease. Joseph Meyer to Sofi Lekowski. Dec 19. Dec 23, 1907. 2:535.....nom

5th st, No 318 East. Assign lease. Sarah Mollenick to Henry Eisenstadt. Dec 9. Dec 24, 1907. 2:446.....nom

10th st, No 351 East, all. Daniel Millstein to Esther Sussman; 3 years, from Jan 1, 1908. Dec 26, 1907. 2:393.....2,400

12th st, No 639 East, all. Sigmund Morgenstern and ano to Moses Schaffal or Schaffel; 3 years, from Jan 1, 1907. Dec 26, 1907. 2:395.....5,444

12th st, Nos 641 and 643 East, all. Sigmund Morgenstern to Moses Schaffel; 3 years, from Jan 1, 1907. Dec 24, 1907. 2:395.....5,432

19th st, No 240 East, all. Rudolph Keppler and ano EXRS, &c, Louise Ehrlicher to John Gebhard; 3 years, from Dec 1, 1907. Dec 20, 1907. 3:899.....1,350 and 1,400

19th st, No 337, n s, 375 e 9th av, 24.9x91.11, all of the lot. Kath T Moore to Garret S Wright; 18 years, from Nov 1, 1907. (21 years renewal). Dec 13, 1907. 3:743.....taxes, &c, & 500

Same property. Bill of sale of buildings. Same to same. Oct 22, 1907. Dec 13, 1907. 3:743. Corrects error in last issue when lines were separated.....400

24th st No 478, s w s, 36 s e 10th av, 18x80. Consent to assign lease. Mary M Sherman to Henry W Freeman EXR, &c, Almira W Freeman. Aug 17, 1907. Dec 26, 1907. 3:721.....

Same property. Assign lease. Emmeline P Kettell DEVISEE will Almira W Freeman decd and Henry W Freeman EXRS, &c, Almira W Freeman to Charlotte R wife of Geo B Kettell. Undivided right, title and interest. Dec 6, 1906. Dec 26, 1907. 3:721.....nom

Same property. Assign lease. John B Kettell DEVISEE Almira W Freeman to Charlotte R Kettell his mother. All title. Aug 14, 1906. Dec 26, 1907. 3:721.....gift

28th st, No 10 West, basement store. Herbert C Pell EXR, &c, James K Pell to Arthur A Sanchez; 2 2-12 years, from Nov 1, 1907. Dec 24, 1907. 3:829.....1,600

28th st, No 34 West, top loft. The Volunteers of America to Wm G Ames; 5 years, from Dec 1, 1907. Dec 23, 1907. 3:829.....2,000 to 2,500

29th st, Nos 220 and 222 East. Surrender lease. Antonio Romanelli and ano to Angelo Legniti. All title. Dec 13. Dec 14, 1907. 3:909. Corrects error in last issue when lease read same property, bill of sale of buildings, etc.....nom

37th st, No 60 West, all. Victorine Carmody to William Sittenham; 5 years, from Feb 1, 1908. Dec 26, 1907. 3:838.....3,500

45th st, No 603 West, 4-sty factory. Marion A Easton to Abraham Waxman; 5 years and 15 days, from Dec 16, 1907. Dec 23, 1907. 4:1093.....1,700

49th st, Nos 320 to 324 East, all. Saul and David Eder to Fannie Singer; 2 years, from June 15, 1907 (?) 1 year renewal. Dec 26, 1907. 5:1341.....7,552

50th st, Nos 235 and 237 West, all. Lewis M Borden and ano to The Rainier Co, a corp; 10 years, from Nov 1, 1906. Dec 21, 1907. 4:1022.....taxes, &c, and 7,000

Same property. The Rainier Co to Timothy D Healey, from Jan 1, 1908, to Nov 1, 1916. Dec 21, 1907. 4:1022. taxes, &c, and 7,000

51st st, No 305 East, all. Hattie Greenberg to Jacob Lichtenstein; 5 years, from Dec 1, 1907. Dec 20, 1907. 5:1344.....900

54th st, No 104 East, parlor floor and basement. Catherine Gurry to Lucie Trevor; 3 3-12 years, from July 1, 1907. Dec 26, 1907. 5:1308.....660

56th st, Nos 509 to 515 West, 5th loft. Gustav Schock to Mr E Tilmann; 5 years, from Sept 1, 1907. Dec 26, 1907. 4:1085.....1,980 to 2,220

Same property. 8th story or top loft. Same to Red Cross Powder Co; 3 years, from Oct 1, 1907; 5 years renewal. Dec 26, 1907. 4:1085.....2,100

Same property, 2d loft. Same to Non-Explosive Safety Naphtha Container Co; 5 years, from Sept 1, 1907. Dec 26, 1907. 4:1085.....2,100

57th st, Nos 514 and 516 West, 4th loft. Gustav Schock to Telescope Cot Bed Co; 5 years, from Oct 1, 1907. Dec 26, 1907. 4:1085.....1,320

66th st, No 227 West, store, &c. E Kapelsohn Co to Louisa Corson; 10 years, from Nov 1, 1907. Dec 26, 1907. 4:1158.....900

Same property. Assign lease. Louisa Corson to Arthur Jost. Dec 24. Dec 26, 1907. 4:1158.....nom

86th st, No 340 East, store. John Mangonora to Phillip Voelcker; 5 years, from Oct 1, 1907. Dec 21, 1907. 5:1561.....480

101st st, Nos 318 and 320 East, all. Gustav Kaliski and ano to Ida Schreiber; 3 years, from Jan 1, 1908. Dec 20, 1907. 6:1672.....3,700

110th st, Nos 420 and 422 East, all. P Michel & Co to Jacob Karasik and Charles Levy; 3 years, from Nov 1, 1907. Dec 26, 1907. 6:1703.....1,500

112th st, Nos 56 to 62 East, two tenements. Berliner & Greenberg to Israel Berger; 3 years, from Jan 1, 1908. Dec 23, 1907. 6:1617.....7,100

115th st, No 317, n s, 75 e Manhattan av, 100x100, all. Hyman and Henry Sonn to C Edward Ross; 5 years, from Jan 1, 1908. Dec 21, 1907. 7:1848.....taxes, &c, and 1,000

133d st, No 30 West. Surrender lease. Joseph Mabin to Frank Siegel. Dec 20, 1907. 6:1730.....nom

135th st, Nos 61 and 63 West. Agreement as to equal ownership in 1/2 of lease. Rachel Ellis with Morris Moore. Sept 16. Dec 24, 1907. 6:1733.....

137th st, No 9 West, apartments 3 and 4 on rear of 2d floor. Louis Seidman to Chlawno L Lozea; 3 years, from Sept 1, 1907. 2 years renewal. Dec 26, 1907. 6:1734.....384 to 432

Av B, s e cor 18th st, two stores, &c. Surrender lease. Paul and Morris Kolber to Wm Oppenheim. All title. Dec 19. Dec 23, 1907. 3:985.....nom

Amsterdam av, Nos 702 and 704 n w cor 94th st, store, &c. 94th st, No 201 West Selma Stahl to James Bergman; 5 5-12 years, from May 1, 1907. Dec 23, 1907; 5 years renewal at \$2,000. 4:1242.....1,800

Bowery, No 292, store and basement. Edith McCreery to Jacob Bishop; 5 years, from Feb 1, 1908. Dec 20, 1907. 2:521.....1,300 and 1,600

Broadway, No 922. Assign lease. Louis Struever to Christoph F Bode. Dec 8. Dec 20, 1907. 3:850.....nom

Broadway, No 1169. Assign lease. Import Cigar Co to Godfrey S Mahn, a corp (with consent of Improved Property Holding Co of N Y). Sept 19. Dec 20, 1907. 3:829.....nom

Park (4th) av, No 589, e s, 75.5 n 63d st, 25x100.....|

Park (4th) av, No 587, e s, 50.5 n 63d st, 25x100.....|

Assigns two leases. Wm H Barnard to Wm H Macilroy. Dec 20, 1907. 5:1398.....nom

Same property. Assigns two leases. Wm H Macilroy to Park Avenue Garage. Dec 20, 1907. 5:1398.....nom

2d av, No 415, s w cor 24th st, —x—. Assign lease. Gustave J Fox to John D Haase. Mort \$3,000. Dec 24. Dec 26, 1907. 3:904.....nom

Same property. Re-assign lease. John D Haase to Gustave J Fox. Mort \$——. Dec 26, 1907. 3:904.....nom

3d av, Nos 2226 to 2234 n w cor 121st st, runs n 126.1 x w 100 x s 121st st, No 173 | 26.1 x w 50 x s 100 to n s 121st st x e 150 to beginning, all of the plot. The Minister, Elders and Deacons of the Reformed Low Dutch Church of Harlem in the Ninth Ward of City N Y to Geo B Corsa; 21 years, from Nov 1, 1907. Dec 20, 1907. 6:1770.....taxes, &c, and 16,000

3d av, No 1799, store cellar and 1st floor.....|

100th st, No 200 East, store.....|

Assign lease. Thomas Conville Brewing Co to Thomas Fitzpatrick. Dec 16. Dec 21, 1907. 6:1649.....nom

5th av, Nos 437 and 439 s e cor 39th st, 50x125, 11-sty brk 39th st, No 2 | loft, office and store building. Agreement as to assignment of option to purchase said premises under terms of lease, party of 1st part to buy said option for \$125,000 from party of 2d part. Horace A Hutchins, of Madison, N J, with Albert Marcel and Jean Raimon INDIVID and firm of "Raimon" of Paris, France. Nov 29. Dec 24, 1907. 3:868. nom

6th av, Nos 216 and 218, all. Sarah J Wyckoff Bent to J L Bost; 2 years, from May 1, 1908. Dec 24, 1907. 3:816.....13,200

8th av, No 2335, barber shop. Estate Michael J Adrian to Anthony Saitta; 4 years, from May 1, 1907. Dec 20, 1907. 7:1952.....1,600 and 1,800

BOROUGH OF THE BRONX.

Jennings st, No 1122, east store. Charles Danewitz to Gaetano Berardo; 4 years, from April 1, 1907. Dec 26, 1907. 11:2976.....300 to 390

Willis av, No 207, store, &c. Hilarian Noll to Reuben Prady and ano; 5 years, from July 15, 1907. Dec 21, 1907. 9:2299.....1,200 and 1,320

3d av, No 3194. Surrender lease. Edward Loewenthal to Frederick Wehnes. All title. Dec 23. Dec 24, 1907. 10:2620.....300

"LARGEST DISTRIBUTORS OF FRONT BRICK IN THE WORLD."

FRONT ENAMELED AND BRICKS

GENUINE "HARVARD" **BRICKS**

FREDENBURG & LOUNSBURY

ROSENDALE CEMENT

289 FOURTH AVENUE, Corner 22d Street NEW YORK

3d av, No 3421, all. Ida L D McMurtrie to Julius Berger and Carl Kisch; 4 7-12 years, from Oct 1, 1906. (Re-recorded from Dec 4, 1906.) Dec 24, 1907. 9:2371.....978 to 1,098
 Same property. Assign lease. Julius Berger and Carl Kisch to Daniel Brueck. Nov 24, 1906. Dec 24, 1907. 9:2371.....nom
 Same property. Consent to assign lease. Ida L D McMurtrie to same. Nov 24, 1906. Dec 24, 1907. 9:2371.....
 Same property. Assign lease. Daniel Brueck to John Dietrich. Jan 2, 1907. Dec 24, 1907. 9:2371.....nom
 Same property. Consent to assign lease. Ida L D McMurtrie to same. Jan 2. Dec 24, 1907. 9:2371.....

Becker, Margt J with Robert B Lawrence. Pearl st, Nos 320 and 322, s e s, 57.2 n e Peck Slip, 43.5x97.4x irreg x74.10. Extension mort. June 30. Dec 26, 1907. 1:106. nom
 Becker, Margaret J with Mary H Lester. 143d st, No 453, n s, 230 e Amsterdam av, 20x99.11. Extension mort. Aug 3. Dec 26, 1907. 7:2059. nom
 Becker, Margt J with Rufus Robinson. Edgecombe av, No 106, e s, 51.6 n 139th st, 16x80. Extension mort. Aug 5. Dec 26, 1907. 7:2042. nom
 Becker, Margt J with Emma E De Veer. 175th st, No 522, s s, 127 e Audubon av, 18x94.8. Extension mort. Oct 30. Dec 26, 1907. 8:2131. nom
 Becker, Margaret J with Louis Diamond. 52d st, No 431, n s, 375 e 10th av, 25x100.5. Extension mort. July 26. Dec 26, 1907. 4:1062. nom
 Bergman, Drug Co a corpn, and James and Louise Bergman, to Michle Schwartz. Amsterdam av, Nos 702 and 704, n w cor 94th st, No 201. Store lease. Dec 21, demand, 6%. Dec 23, 1907. 4:1242. 1,600
 Bierhoff, Julie to Herman Cohn. 126th st, No 139, n s, 350 e 7th av, 16.8x99.11. Certificate as to payment of \$1,000 on account of mort. Dec 17. Dec 23, 1907. 7:1911. nom
 Brisbane, James to Frederic W Jackson. 64th st, No 59, n s, 60.9 w Park av, 14.3x73.5. Dec 24, 1907, 3 years, 6%. 5:1379. 20,000
 Burrill, Drayton trustee for Mary A Steward will James L Bogert with Theresia wife of Geo Schurr. 81st st, No 502, s s, 73 e Av A, 25x51.2. Extension mort. Dec 13. Dec 20, 1907. 5:1577. nom
 Beekman, Charles K and Kath M trustees Wm B Beekman with Ernest Rincke. 17th st, No 415, n s, 219, n e 1st av, 25x92. Extension mortgage. Aug 5. Dec 20, 1907. 3:949. nom
 Burrill, Drayton trustee for Mary A Steward will Henry K Bogert with Clayton Platt. 76th st, No 331, n s, 355 w West End av, 20x102.2. Extension mortgage. Dec 13. Dec 20, 1907. 4:1185. nom
 Burnham, Irene A wife of Manly A to Caroline M Child and ano trustees Benj F Wheelwright. 30th st, No 315, n s, 210 w 8th av, 20x98.9. Dec 17, due Dec 1, 1912, 5%. Dec 20, 1907. 3:754. 11,000
 Crystal, Bernard to Nathan Weiss. 37th st, Nos 222 and 224, s s, 275 w 7th av, 37.6x98.9. Extension mortgage. Dec 20, 1907. 3:786. nom
 Cahn, Charles, Lina Jacoby and Max Goldfrank exrs, &c, Herman Jacoby with Philip Goldstein. Lexington av, No 1708. Extension agreement. Dec 11. Dec 20, 1907. 6:1634. nom
 Clarke, Eliz J with Henry M Sands, of Paris, France. 16th st, No 37 West. Extension agreement. Nov 1. Dec 20, 1907. 3:818. nom
 Corsa, Geo B to Ministers, &c, of Reformed Low Dutch Church of Harlem in the Ninth Ward of City N Y. 3d av, Nos 2226 to 2234, n w cor 121st st, No 173, runs n 126.1 x w 100 x s 26.1 x w 50 x s 100 to st x e 150 to beginning. Leasehold. All title. P M. Building loan. Nov 1, 12 years, 6%. Dec 20, 1907. 6:1770. 50,000
 Carroll, Edward, Jr, to Henry C Niedenstein. 88th st, No 178, s s, 125 e Amsterdam av, 19x100.8. P M. Sept 13, 5 years, 5%. Dec 21, 1907. 4:1218. 20,000
 Cohn, Michael to Hamilton Heights Syndicate. 3d av, Nos 1143 and 1145, on map No 1145, e s, 40.5 s 67th st, 40x100. P M. Prior mort \$52,000. Dec 23, 4 years, 6%. Dec 24, 1907. 5:1421. 15,000
 Conway, Patrick J to Florence S Koshland. 60th st, No 159, n s, 215 w 3d av, 20x100.5. Dec 23, 5 years, 5 1/2%. Dec 24, 1907. 5:1395. 14,000
 Chesebro, Davidson Realty Co to Edward de F Smith. White st, No 34, n e cor Church st, Nos 285 and 287, 25x55. Prior mort \$30,000. Dec 16, 1 year, —%. Dec 24, 1907. 1:193. 5,000
 Same to same. Same property. Certificate as to above mort. Dec 16. Dec 24, 1907. 1:193.
 Crow, Clinton W to Sophia Norman. Hester st, No 181, n s, abt 60 w Mott st, 20.6x100. Dec 26, 1907, due May 1, 1909, 6%. 1:237. 500
 Contessa, Vito to whom it may concern. 172d st, s s, 125 w Amsterdam av, 48.4x 1/2 block. Certificate as to participation in mort, &c. May 15. Dec 24, 1907. 8:2128.
 Clausen, Chas C to Anna M Seitz. 74th st, No 43, n s, 185 e Madison av, 20x102.2. Prior mort \$12,000. Jan 12, 1906, due Feb 12, 1906, 6%. Dec 23, 1907. 5:1389. 19,500
 CENTRAL TRUST CO of N Y trustee Isaac P Martin for benefit Lillie W Martin et al with Edward K Beddall. 77th st, No 335, n s, 360 w West End av, 20x102.2. Extension mortgage. Dec 23, 1907. 4:1196. nom
 Daled Realty & Construction Co to Isaac Marx. 37th st, Nos 413 and 415, n s, 175 w 9th av, 50x98.9. Prior mort \$45,000. Dec 14, installs, without interest. Dec 21, 1907. 3:735. 21,000
 Same to same. Same property. Certificate as to above mortgage. Dec 14. Dec 21, 1907. 3:735.
 Dresner, Rachel to Edw A Weiss. 54th st, No 338, s s, 225 w 1st av, 25x100.5. Dec 20, 5 years, 6%. Dec 21, 1907. 5:1346. 7,000
 Dehon, Maria H to UNITED STATES TRUST CO of N Y. 32d st, No 4, s s, 125 w 5th av, 25x98.9. Dec 20, 1907, 3 years, —%. 3:833. 40,000
 Doonan, Patrick to Harry Held. 133d st, Nos 530 and 532, s s, 327.6 w Amsterdam av, 2 lots, each 17.6x99.11. Two P M. Mortg, each \$2,000. Two Prior mortg, \$9,000 each. Dec 21, due, &c, as per bond. Dec 23, 1907. 7:1986. 4,000
 EMIGRANT INDUST SAVINGS BANK with Rebecca Rosenswaike. 30th st, No 242 East. Extension mort. Dec 20. Dec 24, 1907. 3:910. nom

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.

Dec. 20, 21, 23, 24 and 26.

BOROUGH OF MANHATTAN.

Apartment Construction Co to Surety Realty Co. Broadway, No 810, and St Nicholas av, No 824. Two certificates as to 2 mortgages for \$25,000 each. Dec 20, 1907. 2:557 and 7:2066.
 Apartment Construction Co to SEAMENS BANK FOR SAVINGS in City N Y. Broadway, No 810, e s, 291.6 n 10th st, runs e 114.9 x n 23.7 x w 115 x s 23.8 to beginning. Dec 20, 1907, 5 years, 5%. 2:557. 140,000
 Same to same. Same property. Consent to above mortgage. Dec 20, 1907. 2:557.
 Same to same. Same property. Certificate as to above mortgage. Dec 20, 1907. 2:557.
 Same to Surety Realty Co. Same property. Prior mort \$140,000. Dec 20, 1907, 2 years, 6%. 2:557. 25,000
 Arnold, Mamie G with Jane E Oothout. 90th st, No 23 West. Extension mort. Dec 19. Dec 24, 1907. 4:1204. nom
 Adelson, Frank to The Green-Wood Cemetery, a corpn. Market st, No 52, e s, abt 50 n Monroe st, 25x87.4. P M. Dec 23, due Jan 1, 1913, 5 1/2%. Dec 24, 1907. 1:274. 13,000
 Same to Seamens Church Institute of N Y. Same property. P M. Prior mort \$13,000. Dec 23, 5 years, 5%. Dec 24, 1907. 1:-274. 7,000
 Avidan, Wm to Lion Brewery. Canal st, No 125, n w cor Chrystie st. Saloon lease. Dec 20, demand, 6%. Dec 24, 1907. 1:303. 3,500
 Ayen, Peter to Brooklyn Childrens Aid Society. 2d av, Nos 496 and 498, s e cor 28th st, No 300, 49.5x74.9x49.5x74.8. Dec 20, due, &c, as per bond. Dec 24, 1907. 3:933. 15,000
 Apartment Construction Co to Surety Realty Co. Broadway, No 810, e s, 291.6 n 10th st, runs e 114.9 x n 23.7 x w 115 to e s Broadway, x s 23.8 to beginning; St Nicholas pl, Nos 21 to 29, n w cor 151st st, runs n 90.7 x w 85.3 to e s St Nicholas av, No 824, on map Nos 820 to 826, x s 92.7 to 151st st, No 401, x e 65.9 to beginning. Prior mort \$165,000. Dec 20, 1907, 2 years, 6%. 2:557 and 7:2066. 25,000
 Avery, Henry W, of Brooklyn, N Y, to Edw L Partridge TRUSTEE. Front st, Nos 362 to 366, n s, 233.6 w Jackson st, 54.2x 70. Dec 24, 5 years, 5 1/2%. Dec 26, 1907. 1:243. 11,000
 American Brass & Copper Co to Murphy Construction Co. Howard st, Nos 11 to 17, s w cor Lafayette st, Nos 132 to 136, 87.3x 99.10x84.3x100.5. P M. Dec 13, due, &c, as per bond. Dec 23, 1907. 1:209. 260,000
 Same to same. Same property. Consent to above mortgage. Dec 13. Dec 23, 1907. 1:209.
 Same to same. Same property. Certificate as to above mortgage. Dec 23, 1907. 1:209.
 Boynton, Clementine E to Andrew L Gardiner. 34th st, No 136, s s, 325 e 7th av, 25x98.9. Dec 23, 1907, 1 year, —%. 3:809. 600
 Bowron, Clara A to Katherine J Whipple. 65th st, No 18, s s, 282 e 5th av, 18x100.5. Dec 23, 1907, 3 years, 5 1/2%. 5:1379. 25,000
 Boehm, Abraham with METROPOLITAN LIFE INS CO. Broadway, No 832, e s, 71.1 n 12th st, 23x95.4. Extension mortgage. Dec 20. Dec 21, 1907. 2:564. nom
 Brill, Herman to Eugene I Yuells. 5th st, No 314, s s, 228.5 e 2d av, 21.7x96. Prior mort \$18,000. Aug 1, 2 years, 6%. Dec 23, 1907. 2:446. 5,000
 Bachrach, Abram with Mary B Kellogg. 82d st, No 430, s s, 144 w Av A, 12.6x102.2. Extension mort. Oct 8. Dec 24, 1907. 5:1561. nom
 Beck, Fannie to Fannie Cohen. Cannon st, No 92, e s, 143.5 s Stanton st, 33.1x100. Nov 12, Secures agreement, —%. Dec 26, 1907. 2:329. 1,000

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- Ely, Grace T to TITLE GUARANTEE & TRUST CO. 74th st, No 107, n s, 140 w Columbus av, 20x102.2. Dec 20, due, &c, as per bond. Dec 21, 1907. 4:1146. 18,000
- Edman, Ricka to Louis Sklower. Amsterdam av, No 1443, e s, 81.10 n 131st st, 27.1x100x27.1x100. Prior mort \$21,000. June 3, 1 year, 5%. Dec 21, 1907. 7:1970. 4,000
- Fitch, Wm C to Theo Hetzler. 40th st, No 113, n s, 198.9 e Park av, 18.9x98.9. Dec 20, 5 years, 6%. Dec 21, 1907. 5:1295. 10,000
- Funkelstein, Benedict to Denis Horgan. 113th st, n s, 150 w Amsterdam av, 75x100.11. P M. Dec 20, 5 years, 6%. Dec 21, 1907. 7:1885. 25,000
- Same to Eliz Bode. Same property. P M. Prior mort \$25,000. Dec 20, 2 years, 6%. Dec 21, 1907. 7:1885. 5,000
- Fanning, Thomas M to Dudley H Fanning. Orchard st, No 162, e s, about 100 s Stanton st, 25x87.6. Prior mort \$20,000. Dec 20, 1907, 2 years, 6%. 2:411. 4,500
- Foshay, Cecelia A, of Elizabeth, N J, with Mary U and Chas J Quinn. 93d st, No 180 East. Extension mortgage. Dec 20, Dec 23, 1907. 5:1521. nom
- Feldscher, John H and August Eitzen to Henry Wiener. Columbus av, No 426, w s, 76.8 n 80th st, 25.6x100. Dec 24, 5 years, 5%. Dec 26, 1907. 4:1211. 27,000
- Fox, Julius B to Frances C W Hartley. 6th st, No 322, s s, 300 e 2d av, 25x97. P M. Dec 20, 5 years, 5%. Dec 24, 1907. 2:447. 25,000
- Flaacke, Henry, of Bergen Co, N J, to Oliver F Berry exr, &c, Saml Kip. 10th av, Nos 153 and 155, n w s, at n e s 19th st, Nos 501 to 505, 46x100. May 25, 1886, due May 25, 1891, 4½%. Re-recorded from May 25, 1886. Dec 24, 1907. 3:691. 20,000
- Grannis, Annie I to LAWYERS TITLE INS & TRUST CO. 63d st, No 49, n s, 75 w Park av, 17x100.5. Dec 20, 1907, 3 years, 5½%. 5:1378. 30,000
- GREENWICH SAVINGS BANK with Solomon Frankel and Saml Werner. East Broadway, No 167. Extension mortgage. Dec 19, Dec 20, 1907. 1:284. nom
- Grinstein, Israel to Jonas Weil and ano. Goerck st, No 25, w s, 50 n Broome st, 25x75. Dec 20, 1907, due Oct 1, 1911, 6%. 2:327. 2,000
- GREENWICH SAVINGS BANK with Solomon Frankel. Monroe st, No 111. Extension mortgage. Dec 19, Dec 20, 1907. 1:272. nom
- Grinstein, Israel with Egbert G March and ano trustees Peter S March. Goerck st, No 25, w s, 50 n Broome st, 25x75. Extension agreement. Dec 18, Dec 20, 1907. 2:327. nom
- Giese, Julius H to Herman Gotthelf. 84th st, No 537, n s, 173 w Av B, 25x102.2. Extension mort. Dec 23, 1907. 5:1581. nom
- Gans, Nathan to Lion Brewery. 2d st, No 176. Saloon lease. Dec 16, demand, 6%. Dec 24, 1907. 2:398. 2,745
- Gebhardt, Katharine to Harry Von Scheele. 83d st, No 422, s s, 331 e 1st av, 25x102.2. Dec 24, 1 year, 6%. Dec 26, 1907. 5:1562. 2,000
- Gellis, Sarah widow to Lena Lewis. Essex st, No 37, w s, 176 n Hester st, 25x87.6. Dec 23, 1907, 5 years, 5½%. 1:310. 26,000
- Goldner, Adolph L with J Frederic Kernochan and ano commit-tee Marie Marshall. 110th st, Nos 75 and 77, n s, 80 w Park av, 2 lots, each 25x100.10. Extension two mortgages. Dec 19, Dec 21, 1907. 6:1616. nom
- Geizler, David and Saml to Eliza C Farnham. Chrystie st, No 16, e s, about 50 n Bayard st, 25x75.7. Dec 20, due, &c, as per bond. Dec 23, 1907. 1:291. 18,000
- Hinton, Martha to David Werdenschlag. 17th st, No 242, s s, 292.6 e 8th av, 17.6x84; 17th st, No 240, s s, 310.6 e 8th av, 17.6x84. Dec 19, installs, 6%. Dec 20, 1907. 3:766. 600
- Hardenbergh, Mary widow of Brooklyn, N Y, to METROPOLITAN SAVINGS BANK. 22d st, No 150, s s, 237.6 s e 7th av, 20.10x 98.9. Dec 19, 3 years, 6%. Dec 20, 1907. 3:797. 3,500
- Heinsfurter, Louis and Sophie with Louise M Lee. 81st st, No 423 East. Extension agreement. Dec 17, Dec 20, 1907. 5:1561. nom
- Humphreys, Harriet L, Geo W, Horatio N and Amelia G Humphreys to TITLE GUARANTEE & TRUST CO. 130th st, No 237, n s, 362 e 8th av, 19x99.11. Dec 19, due, &c, as per bond. Dec 20, 1907. 7:1936. 5,000
- Hofer, Bertha, of Darien, Conn, to Louisa Kissling. 9th av, No 475, w s, 75 n 36th st, 25x100. Dec 19, 2 years, 6%. Dec 20, 1907. 3:734. 20,000
- Henderson, Andrew to Michl Cohn. 3d av, Nos 1143 and 1145, on map No 1145, e s, 40.5 s 67th st, 40x100. P M. Dec 23, installs, 6%. Dec 24, 1907. 5:1421. 6,300
- Held, Charles A to TITLE GUARANTEE AND TRUST CO. 38th st, No 439, n s, 500 w 9th av, 25x98.9. Dec 23, 3 years, —. Dec 24, 1907. 3:736. 9,000
- Harris, Hyman, Borough of Queens to Samuel Levy and ano. 14th st, No 432, s s, 419 e 1st av, 25x94.2 to c l of former Stuyvesant st, x29.10x110.6. Prior mort \$—-. Dec 23, 3 years, 6%. Dec 24, 1907. 2:441. 3,000
- Honigman, Emma L to Rebecca Knight. 149th st, Nos 551 and 553, n s, 200 e Broadway, 50x99.11. Dec 19, 5 years, 6%. Dec 21, 1907. 7:2981. 15,000
- Hopkins, Louis D to Geo W Ellis. White st, No 81, s s, about 50 e Cortlandt alley, 25x100. Prior mort \$32,000. Dec 18, installs, —. Dec 20, 1907. 1:172. notes, 1,000
- Hillman, Abram and Albert Price and Sender Jarmulowsky with Frances C W Hartley. 82d st, s s, 70 e 3d av, 41x102.2. Subordination agreement. Dec 19, Dec 24, 1907. 5:1527. nom
- Hillman, Abram and Albert Price and Emanuel Arnstein and Saml Levy with same. Same property. Subordination mortgage. Dec 19, Dec 24, 1907. 5:1527. nom
- Hillman, Abram and Albert Price to Frances C W Hartley. 82d st, s s, 70 e 3d av, 41x102.2. Dec 19, 5 years, 5%. Dec 24, 1907. 5:1527. 40,000
- Jones (Chas E) Co to TITLE GUARANTEE & TRUST CO. 134th st, No 518, s s, 393 w Amsterdam av, 43.9x99.11. Dec 21, due, &c, as per bond. Dec 23, 1907. 7:1987. 40,000
- Same to same. Same property. Certificate as to mortgage for \$40,000. Dec 21, Dec 23, 1907. 7:1987. —
- Jones, Louis M and Thomas W with TITLE GUARANTEE & TRUST CO. 134th st, No 518, s s, 393 w Amsterdam av, 43.9x 99.11. Subordination mortgage. Dec 18, Dec 23, 1907. 7:1987. nom
- Jaffe, Pinkus to John B Burggraf. 83d st, Nos 227 and 229, n s, 355.10 e 3d av, 50.10x102.2. Prior mort \$38,000. Dec 23, 1907, 1 year, 6%. 5:1529. 2,000
- Kestenbaum, Osias to Fredk de P Foster and ano trustees. 105th st, Nos 161 and 163 East. Extension of two mortgages. Dec 5, Dec 20, 1907. 6:1633. nom
- Klett, Maria, of Fort Lee, N J, with August Knatz. Houston st, No 225 East. Subordination agreement. Dec 20, 1907. 2:412. nom
- Kahn, German with Jane E Oothout. 50th st, No 362 East. Extension mortgage. Dec 17, Dec 21, 1907. 5:1342. nom
- Kalman, David S to Max Goldmuntz et al. 2d av, No 1909, w s, 70 s 99th st, 28x100. Prior mort \$24,250. Dec 21, due Feb 25, 1909, 6%. Dec 24, 1907. 6:1648. 7,284
- Kent, Emily T wife of Wm to U S TRUST CO of N Y. Water st, No 157, s s, 20.1 w Fletcher st, runs s 51 x w 20.3 x n 51.8 x e 20.3 to beginning; Water st, No 159, s s, 20.1x50.5x20.3x51 w s. Dec 23, 4 years, 5%. Dec 24, 1907. 1:71. 24,000
- Knief, Fredk to Helen W Ritch. Bridge st, No 18, s e cor Whitehall st, Nos 27 and 27½, runs s 32.8 x e 23.6 x s 5.5 x e 36.10 to alley 3 ft wide, x n 31.4 to Bridge st, x w 57.10 to beginning. Dec 24, 1907, 3 years, 5½%. 1:10. 12,000
- Kimball, May with Anton Jiran. 72d st, No 539, n s, 598 e Av A, 25x64.4. Extension mort. Dec 16, Dec 23, 1907. 5:1484. nom
- Koshland, Florence S with Chesebro-Davidson Realty Co and Max Marx. White st, No 34. Extension mort. Nov 19, 1906. Dec 26, 1907. 1:193. nom
- Kilpatrick, Wm D to the Sheltering Arms, a corp. Hudson st, Nos 153 and 155, w s, 26 n Hubert st, 50x109. P M. Dec 5, 3 years, 5½%. Dec 26, 1907. 1:215. 33,333
- Same to James H Cruikshank. Same property. Prior mort \$33,333. Dec 5, 1 year, 6%. Dec 26, 1907. 1:215. 4,000
- Kenny, Michl J to Carstairs, McCall & Co. 6th st, No 612. Saloon lease. Feb —, 1907, demand, 6%. Dec 23, 1907. 3:837. 6,000
- Lane, Wm H with Mildred C Munier. 87th st, No 141, n s, 346.6 w Columbus av, 14x100.8. Extension mort. Dec 17, Dec 21, 1907. 4:1218. nom
- Liebenthal Construction Co and Sender Jarmulowsky with Ray E and David Matshak trustees Saml Matshak. 13th st, Nos 626 and 628, s s, 299 w Av C, 39x103.3. Subordination mort. Dec 24, Dec 26, 1907. 2:395. nom
- Loewy, Emily and Nathan to Clara Kinghoffer. Riverside Drive, No 468, s e cor 119th st, 100x100. Prior mort \$375,000. Dec 23, 3 years, 6%. Dec 26, 1907. 7:1990. 21,000
- Lillie, Mary W to Brody, Adler & Koch Co. 133d st, No 527, on map Nos 525 and 527, n s, 262.6 w Amsterdam av, 37.6x99.11. P M. Prior mort \$36,000. Dec 23, 3 years, 6%. Dec 24, 1907. 7:1987. 10,000
- Liebenthal Construction Co to Ray E Matshak and ano trustees Saml Matshak. 13th st, Nos 626 and 628, s s, 299 w Av C, 39x 103.3. Dec 24, 1907, due, &c, as per bond. 2:395. 32,500
- Same to same. Same property. Certificate as to above mort. Dec 17, Dec 24, 1907. 2:395. —
- Levin, Hyman to Abraham Herbst. Park av, No 1361, n e cor 102d st, No 101, 100.11x27. Prior mort \$21,000. Dec 23, 3 years, 6%. Dec 24, 1907. 6:1630. 7,000
- Same to Isaac Untermeyer et al trustees Addie Wertheimer. Same property. Dec 23, 5 years, 5½%. Dec 24, 1907. 6:1630. 21,000
- Lawyers Mortgage Co with Thomas Farrell. 43d st, No 443, n s, 325 e 10th av, 18.9x100.5. Extension mortgage. Dec 16, Dec 20, 1907. 4:1053. nom
- Liebenthal Construction Co to Wm McGowan. 5th av, e s, 24.11 s 128th st, 50x110. P M. Prior mort \$30,000. Dec 20, due June 20, 1909, 6%. Dec 21, 1907. 6:1752. 7,500
- McMann, Chas C trustee for Maria T Barry will David H Knapp with Frederic de P Foster and ano trustees. 105th st, No 176 West. Extension mortgage. Nov 1, Dec 20, 1907. 7:1859. nom
- Mosher, Martha B to Howard H Mosher. 145th st, No 515, n s, 266.8 w Amsterdam av, 33.4x99.11. Dec 19, due Jan 15, 1909, 6%. Dec 20, 1907. 7:2077. 2,500
- MERCANTILE TRUST CO with Edw G Black and Sarah A Jefferson exrs &c, Joseph Jefferson. Central Park West, Nos 465-466. Extension mortgage. Nov 22, Dec 20, 1907. 7:1842. nom
- Michael, Theresa to Frank H Patteson and ano exrs Henry B Patteson. 2d av, No 1973, w s, 50.11 n 101st st, 25x100. Dec 19, 3 years, 5½%. Dec 20, 1907. 6:1651. 16,000
- Same and Edgar J Pitsshke with same. Same property. Subordination agreement. Dec 19, Dec 20, 1907. 6:1651. nom
- McCarthy, Mary wife of and Callaghan to Stephen Duncan. 2d av, No 2434, e s, 40.11 s 125th st, 20x75. Dec 23, due Jan 10, 1913, 5½%, until Dec 23, 1907, and 6% thereafter. Dec 24, 1907. 6:1801. 4,000
- Michael, Theresa and Louis Oppenheim with same. Same property. Subordination agreement. Dec 19, Dec 20, 1907. nom
- McMann, Charles A with Jane E Oothout. Gold st, Nos 62 and 64. Extension of four mortgages. Dec 16, Dec 20, 1907. 1:94. nom
- Mashkowitz, Morris L to Morris Goldstein. Henry st, No 215, n s, 69 e Clinton st, 25.4x85. Prior mort \$30,500. Dec 20, 1907, 3 years, 6%. 1:286. 1,500
- Mandel, Saml to Surety Realty Co. Lenox av, Nos 41 to 47, n w cor 112th st, No 101, 90.5x100; 141st st, Nos 271 and 273, n s, 100 e 8th av, 50x99.11. Given as collateral security for mortgage covering 810 Broadway and 824 St Nicholas av. Prior mort \$303,000. Dec 20, 1907, 2 years, 6%. 7:1822 and 2027. 25,000
- McGowan, Wm to Liebenthal Construction Co. Madison av, No 2023, on map Nos 2023 and 2025, e s, 50 n 128th st, 49.11x72.6. P M. Dec 20, 2 years, 6%. Dec 21, 1907. 6:1753. 10,500
- Mildeberger, Elwood with James E Oothout. 10th av, No 269. Extension agreement. Dec 19, Dec 24, 1907. 3:697. nom
- Morris, Abram to Mary E Andrews et al trustees Thomas Andrews. 106th st, No 127, n s, 91.8 w Lexington av, 16.8x100.11. May 26, 1896, due May 26, 1901, 5%. Dec 24, 1907. 6:1634. 8,000
- McKeon, Margt to FIFTH AVENUE TRUST CO. 98th st, No 137, n s, 449.9 e Amsterdam av, 24.9x100.11. April 27, 1899, due April 27, 1903, 4½%. Re-recorded from May 2, 1899. Dec 24, 1907. 7:1853. 15,000

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Mullins, Bridget E to Vahan Z M Boyajian. 3d st, Nos 43 and 45, n w cor Wooster st, Nos 233 to 237, 42x74.10. Prior mort \$40,000. Dec 16, 1 year, 6%. Dec 24, 1907. 2:538. 7,000

Mackay, Annie B wife of Geo D (and the said Geo D in bond only) to Hermann H Cammann and ano exrs, &c, James M Bailey. 69th st, No 20, s s, 225 w Central Park West, 25x100.5. Dec 23, 5 years, 5½%. Dec 24, 1907. 4:1121. 40,000

McDermott, Luke to Henry McCaddin, Jr, Fund for the Education of Candidates for the Roman Catholic Priesthood in the Poorer Dioceses of the U S and Elsewhere. 3d av, No 2133, e s, 100 n 116th st, 26x100. Dec 24, 3 years, 5%. Dec 26, 1907. 6:-1666. 16,000

McDermott, Luke to TITLE GUARANTEE AND TRUST CO. 3d av, No 2129. Declaration as to validity of mort. Dec 24. Dec 26, 1907. 6:1666.

Morrow, Elmira to TITLE GUARANTEE & TRUST CO. 81st st, No 163, n s, 218.6 e Amsterdam av, 19x102.2. Dec 21, 3 years, —%. Dec 23, 1907. 4:1212. 10,000

Myles, Robert C with BANK FOR SAVINGS in City N Y. 38th st, No 44 West. Extension mort. Dec 23. Dec 24, 1907. 3:839. nom

NEW YORK LIFE INS & TRUST CO trustee Richard S Dickinson for Anne D Smith with Morris Kite. East End av, No 69, late Av B, e s, 102.3 n 82d st, 25.4x100. Extension mortgage. Nov 18. Dec 20, 1907. 5:1590. nom

N Y LIFE INS & TRUST CO trustee Richard W Dickinson for Annie D Smith with Stephen Kaldrovics and Morris Kite. East End av, No 67, late Av B, e s, 76.11 n 82d st, 25.4x100. Extension agreement. Nov 18. Dec 20, 1907. 5:1590. nom

Nieberg, Benj to Samuel Williams and ano. 14th st, Nos 226 and 228, s s, 278.1 w 2d av, 46.4x103.3. Dec 20, 1907, installs, 6%. 2:469. 4,000

Newmark, Joseph and Harry Jacobs to Lillie B Lilienthal. 143d st, No 241, n s, 425 e 8th av, 25x99.11. June 26, 1905, 1 year, 5%. Re-recorded from June 26, 1905. Dec 20, 1907. 7:2029. 26,000

Nugent, Thomas to Lillie B Lilienthal, of San Francisco, Cal. Columbus av, Nos 305 and 307, e s, 54.2 n 74th st, 48x100. Sept 6, 1899, due Sept 6, 1904, 4½%. (Re-recorded from Sept 7, 1899.) Dec 23, 1907. 4:1127. 63,500

O'Connor, Caroline to TITLE GUARANTEE AND TRUST CO. 121st st, No 253, n s, 220.9 e St Nicholas av, also 253 e 8th av, runs n 100.11 x e 18 x s 100.11 to st, x w 18 to beginning. Dec 23, due, &c, as per bond. Dec 24, 1907. 7:1927. 5,000

Price, Alfred B with Isidore Rubin. 2d av, No 1883, w s, 24.11 n 97th st, 25x100. Extension mort. Dec 1. Dec 24, 1907. 6:-1647. nom

Picker Bros Realty & Impt Co to Wm Hayes. Amsterdam av, No 2154, s w cor 167th st, No 500, 30x100. Dec 19, 5 years, 5½%. Dec 20, 1907. 8:2123. 23,000

Same to same. Same property. Certificate as to above mortgage. Dec 19. Dec 20, 1907. 8:2123.

Rutherford, Cora B to TITLE GUARANTEE & TRUST CO. Riverside Drive, No 360, n e cor 108th st, 50x100. Dec 19, due, &c, as per bond. Dec 20, 1907. 7:1893. 6,000

Reddy, Patrick with Louisa Minturn. 120th st, No 4 East. Extension mortgage. Nov 4. Dec 20, 1907. 6:1746. nom

Rau, Alfred M and Wm with Jennie W Schiffer. Lafayette st, Nos 419 and 421, e s, 410.7 s w Astor pl, runs e 76.11 x n — x e 33.4 x s 1 x e 35.1 x e 9.9 x s 23.7 x n w 10.4 x s w 28.6 x n w 150 to s e s Lafayette st x n e 52.1 to beginning. Agreement as to addition of all right, title and interest to mortgage recorded Mar 15, 1907, May 15. Dec 21, 1907. 2:544. nom

Reilly, Rosetta J to Mary W Lillie. 94th st, s s, 475 w Columbus av, 18x100.4 to c 1 Apthorps lane x 18.2x101.2. P M. Prior mort \$14,000. Dec 21, 2 years, 5½%. Dec 24, 1907. 4:1224. 6,614.35

Same to H Louisa Mulford. Same property. Dec 21, 3 years, 5½%. Dec 24, 1907. 4:1224. 14,000

Rosenwasser, Isaac to August Knatz. 2d st, No 308, n s, 71 w Av D, 22x46.10. Prior mort \$—. Dec 23, 3 years, 6%. Dec 24, 1907. 2:372. 2,500

Renwick, Wm C, of Summit, N J, and Edw J Brackett, of East Orange, N J, and John G Steenken trustee Wm R Renwick with Israel O Blake. 64th st, Nos 304 to 310, s s, 125.3 e 2d av, 99.9 x½ block. Extension five mort. Sept 10. Dec 26, 1907. 5:-1438. nom

Rosenzweig (Wm) Realty Operating Co to George Backer. 85th st, No 336, s s, 375 w West End av, 25x102.2. P M. Prior mort \$12,000. Dec 7, 2 years, 6%. Dec 23, 1907. 4:1246. 4,750

Steiner, Simon to Louis and Wm Stienes. 5th st, No 636, s s, 188.11 w Av C, 24.9x96.2. Prior mort \$27,000. Dec 20, due Jan 1, 1911, 6%. Dec 23, 1907. 2:387. 6,000

Seidman, Wm to Adrian H Jackson. 113th st, No 235, n s, 200 w 2d av, 25x73.11. P M. Dec 20, due Jan 1, 1909, 6%. Dec 23, 1907. 6:1663. 4,000

Strauss, Amy to Max Meyer et al. 100th st, Nos 202 and 204, s s, 102 e 3d av, runs s 50.7 x e 3 x s 50.4 x e 25 x n 100.7 to st, x w 28 to beginning. Prior mort \$25,000. Dec 24, 1 year, 6%. Dec 26, 1907. 6:1649. 5,000

Sternberger, Maurice M exr Meyer Sternberger to Chesebro Davidson Realty Co. White st, No 34. Certificate as to reduction of mort. Dec 23. Dec 24, 1907. 1:193.

Smith, Duncan with Pasquale Pati. Elizabeth st, No 240, e s, abt 195 n Prince st, 20x87.9. Extension of mort. Dec 20. Dec 23, 1907. 2:507. nom

Schilling, Henry F to August Knatz. Essex st, Nos 179 to 185, s w cor Houston st, Nos 223 and 225, 100x50. Dec 20, 1907, 3 years, 6%. 2:412. 7,500

Sonn, Louis with Alice B Cohen. 99th st, No 41, n s, 325 e Columbus av, 25x100.11. Extension agreement. Nov 26. Dec 20, 1907. 7:1835. nom

Simpson, Thomas to Ellsworth Childs. Broadway, No 1439, w s, 92 n 40th st, 20.9x54.8x21.9x60.5, leasehold. June 4. Bond for \$30,225 given to secure rents, &c, under lease. Dec 21, 1907. 4:993.

Smith, Charles L, of Brooklyn, N Y, to Florence R Richmond. Macdougall st, No 18, s e s, 253 s w Prince st, 25x100. 1-3 part. Dec 19, 2 years, 6%. Dec 20, 1907. 2:504. 1,000

Stedman, Ernest G to AMERICAN EXCHANGE NATIONAL BANK. 34th st, No 15, n s, 350 w 5th av, 25x126.6, with easement or right of way 12 ft wide extending to 35th st. Dec 18, due Jan 18, 1908, 6%. Dec 20, 1907. 3:836. 44,500

Schlegman, Rubin to Annie Kovner. 121st st, No 317, n s, 175 e 2d av, 25x100.10. P M. Prior mort \$—. Dec 1, 2 years, 6%. Dec 20, 1907. 6:1798. 1,000

Tschanett, Charles with Louisa Minturn. Lenox av, Nos 557 and 559. Extension of two mortgages. Nov 18. Dec 20, 1907. 7:2007. nom

Taube, Abraham to Henry V Allien. Stanton st, No 64, n s, 50.8 e Eldridge st, 25.4x75. Prior mort \$25,000. Dec 19, 2 years, 6%. Dec 20, 1907. 2:417. 3,000

Terwilliger, Ida L wife of and Lorenzo, of Ridgewood, N J, to Mary E Andrews et al trustees Thomas Andrews. 120th st, No 350, s w cor Manhattan av, 82x17.7. April 21, 1899, due April 21, 1902, 5%. Re-recorded from April 21, 1899. Dec 24, 1907. 7:1946. 13,500

Thompson, Gertrude, of Brooklyn, N Y, to Sara A Levien. 2d av, Nos 1848 and 1850, e s, 50.8 s 96th st, 2 lots, each 25x100. Two P M mort, each \$2,500. Two prior mort \$26,500. Dec 19, installs, 6%. Dec 23, 1907. 5:1558. 5,000

Taggart, Julia to Monticello Realty Co. Audubon av, s w cor 178th st, 189.10 to n s 177th st x 100; Audubon av, s w cor 177th st, 199.10 to n s 176th st x 100. P M. Oct 28, demand, 6%. Dec 24, 1907. 8:2133. 60,000

Trustees of estate and property of the Diocesan Convention of N Y with Henry and Chas Reese. 6th st, No 307, n s, 125 e 2d av, 25x90.9. Extension mort. Nov 16. Dec 24, 1907. 2:448. nom

Taylor, Annie E to John Alexander. 106th st, No 113, n s, 175 w Columbus av, 25.6x100.11. Prior mort \$39,000. Dec 21, due, &c, as per bond. Dec 23, 1907. 7:1861. 1,000

Wendell, Maurice to Wm L Levy. William st, Nos 103 and 105, w s, 27.2 s John st, runs w 54.7 x w 20.4 x s 18.1 x s 18.1 x e 18.5 x e 58.9 to William st x n 41.9 to beginning. Prior mort \$150,000. Dec 17, due, &c, as per bond. Dec 23, 1907. 1:67. 25,000

Wetterer, William to Lillie B Lilienthal, of San Francisco, Cal. 5th av, No 1440, n w cor 117th st, No 1, 25.11x100. P M. June 30, 1898, due June 30, 1903, 4½%. Re-recorded from July 9, 1898. Dec 23, 1907. 6:1601. 35,000

Wentworth, Eleanor P with Morris Weinstein. Madison av, Nos 2132 and 2134, s w cor 134th st, No 30, 99.11x10. Extension mort. Dec 19. Dec 24, 1907. 6:1758. nom

West Side Construction Co to Colored Orphan Asylum and Assoc for benefit of Colored Children in City N Y. 143d st, n s, 100 e Broadway, 425x½ block. Certificate as to 6 mort for \$25,000 each. Dec 2. Dec 3, 1907. 7:2075. Corrects error in issue of Dec 7, when st was 141st st.

Waldorf Realty Co with Josephine M and Frances E Brown and Carrie E and Maude E Brown. 33d st, Nos 38 and 40, s s, 360.1 e 6th av, 39.11x98.9. Leasehold. Agreement modifying terms of mort. Aug 26. Dec 23, 1907. 3:834. nom

Wirth, Rosa, of Monticello, N Y, to Samuel Scholle and ano trustees Abraham Scholle. 54th st, No 412, s s, 200 w 9th av, 25x100.5. Dec 13, 5 years, 5%. Dec 20, 1907. 4:1063. 14,000

Wasserman, Rosa to Esther Goldstein. Pleasant av, No 396, s e cor 121st st, No 500, runs s 31.3 x e 3.3 x s 0.6 x e 73 x n 31.9 to 121st st x w 76.3 to beginning. Dec 20, 1907, due Jan 1, 1908, 6%. 6:1817. 1,230

Wilmerding, Ida S, now Ida S Constantine, by Jno McL Nash with Louis Frankenthaler. 5th av, No 2197. Extension mortgage. Dec 18. Dec 20, 1907. 6:1758. nom

WASHINGTON TRUST CO of N Y trustee with Isabel A McKinstry. Madison av, No 2050, w s, 50.10 s 130th st, 16.5x75. Extension agreement. Dec 13. Dec 20, 1907. 6:1754. nom

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

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Zisola, Mary of Brooklyn, N Y, to Isidor Cohn and ano. Lewis st, No 55, w s, 150 s Delancey st, 25x100. Prior mort \$— Aug 1, 2 years, 6%. Dec 26, 1907. 2:328. 300

BOROUGH OF THE BRONX.

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

Annan, Mary to Joseph Lehman. Webster av, w s, 115.6 n Kingsbridge road, 50x77.7 to Decatur av, x50.4x71.7. P M. Dec 19, 3 years, 5%. Dec 21, 1907. 12:3275. 6,600

Augusta Realty Co to Elmer D Coulter. Franklin av, No 1090, e s, 185.8 s Spring pl, now 166th st, as on map Morrisania, 32.2 x167.4x32.2x166.10 to beginning. P M. Dec 18, 3 years, 6%. Dec 20, 1907. 10:2607. 2,400

Becker, Margt J with Matilda F S Bleuler and Cath W Passe. 162d st, n e s, 190 s e Courtlandt av, 37.6x100. Extension mort. Aug 1. Dec 26, 1907. 9:2408. nom

Becker, Margt J with Richard Dickson and ano. 3d av, late Fordham av, w s, 50 n 166th st, 24x100. Extension mort. July 26. Dec 26, 1907. 9:2371. nom

Becker, Margt J with Matilda F S Bleuler. 162d st, n e s, 227.6 s e Courtlandt av, 37.6x100. Extension mort. Aug 1. Dec 26, 1907. 9:2408. nom

Becker, Margt J with Fannie Adler. 135th st, No 856, s s, 170.6 e St Anns av, 18x100. Extension mort. July 19. Dec 26, 1907. 10:2547. nom

Becker, Margt J with Eliza Schultz. 3d av, s e cor 171st st, 25x100x29.11x100.1. Extension mort. Aug 3. Dec 26, 1907. 11:2927. nom

Becker, Margt J with Helen Gifford. Stebbins av, n w s, 90.4 s w Home st, 17.11x68.6x18.1x70.4. Extension mort. Aug 3. Dec 26, 1907. 10:2693. nom

*Boyle, Frank to Theo Wentz. 223d st, late 9th av, s w cor 4th st, 105x114, Wakefield. Nov 25, due July 1, 1908, 6%. Dec 26, 1907. 15,000

*Byrnes, Louise M and Abby J Pell to Anna L Southwick. Main st, w s, old line adj land now or formerly owned by John M Bell, runs w 167.6 x n 28 x e 167.6 to st, x s 28 to beginning. City Island, except part for Main st or City Island av. Dec 19, 3 years, 6%. Dec 26, 1907. 1,700

Borowsky, Saml to Ferdinand Kurzman. Southern Boulevard, s e s, 224.10 s w 149th st, 150x100. All title. Prior mort \$11,000. Dec 17, due Jan 1, 1909, 6%. Dec 26, 1907. 10:2600. 1,000

Beggs, Harry N with Jonas Weil. 136th st, s s, 225 w Willow av, 25x100. Extension agreement. Sept 25. Dec 20, 1907. 10:2564. nom

Bergen, Wm C to Carrie Toelle. Bainbridge av, w s, 101.10 s 200th st, runs w 103 x s 20 x e 8.9 x s 25 x e 100 to av x n 45.10 to beginning. Dec 19, 3 years, 5½%. Dec 21, 1907. 12:3297. 8,500

Baldo, Rosina to Jane E Barney. Arthur av, No 2472, e s, 270 n 188th st, 25x80.9x25x80.10. Dec 21, 5 years, 5½%. Dec 23, 1907. 11:3077. 5,000

Bott, Johanna with BOWERY SAVINGS BANK. Eagle av, No 915. Extension mortgage. Dec 19. Dec 23, 1907. 10:2620. nom

Burghard, Edward M with Theodore Wentz. Whitlock av, w s, 400 s Tiffany st, 150x100. Subordination mort. Dec 20. Dec 24, 1907. 10:2732. nom

Burghard, Edward M with Theo Wentz. Whitlock av, w s, 250 s Tiffany st, 150x100. Subordination mort. Dec 5. Dec 24, 1907. 10:2732. nom

*Bentz, J Edward to Abraham Piser. Westchester av, s s, 50 w Green av, 50x100, Cebrie Park. P M. Dec 1, 1 year, 6%. Dec 24, 1907. 1,500

Cook, Charles H Jr to Oscar Roth. 150th st, No 317, n s, 350 w Courtlandt av; 25x118.4. Dec 19, 3 years, 5%. Dec 20, 1907. 9:2410. 14,000

Cohn, Charles P to Henry U Singhi. Grand av, e s, 230 n 184th st, 15x96.11x15x98.4. P M. Dec 23, 1907, due, &c, as per bond. 11:3199. 5,500

Same to same. Same property. P M. Prior mort \$5,500. Dec 23, 1907, due, &c, as per bond. 11:3199. 2,200

Corwin, Lillias with Leopold Barth and ano. Robbins av, s e cor 151st st, 25x irreg x50x105. Extension mortgage. Dec 2. Dec 20, 1907. 10:2642. nom

Donnelly, John A, and Joseph F, Minnia A and Lillian F with Anne K Hays. 180th st, No 571 East. Extension mortgage. Dec 9. Dec 21, 1907. 11:3143. nom

Delaney, Annie E to Joseph Lehman. Webster av, w s, 83.6 s 193d st, 25x95.8 to Decatur av, x25.2x98.7. P M. Dec 19, 3 years, 5%. Dec 21, 1907. 12:3275. 3,240

*De Carlo, Donato to Concetta Cioffacci. Fulton st, s e s, about 436 n 239th st, 33.2x151.5, Washingtonville. Feb 5, 3 years, without interest. Dec 20, 1907. 200

De Voto, Francisco and Maria with Margt J Becker. Arthur av, w s, 589.8 s 187th st, 25x119.11x25x119.8. Extension mort. Nov 20. Dec 26, 1907. 11:3065. nom

Eckstein, Gustave to Louis A Green. Grand av, w s, 600 s Oxford pl, 100x132.8x100.4x124.10; Grand av, s w cor Oxford pl, 100x100; Oxford pl, s s, 100 w Grand av, 100x—x79.6x100, and being lots 60, 66 and 75, map No 514, property known as Townsend Poole Estate. Nov 20, 1 year, 6%. Dec 26, 1907. 11:2848—2849. 10,000

*Evalenko, Alexander M to Jennie Catts. Oakes av, e s, 250 n Jefferson av, 75x100, Edenwald; Jefferson av, s s, 250 w Fox av, 25x101.1x32.2x121. Dec 18, 1 year, 6%. Dec 20, 1907. 2,500

Fischedick, Frank H to Cornelius Van Cleef. 138th st, No 493, n s, 900 e Willis av, 25x100. P M. Prior mort \$17,000. Dec 21, 3 years, 6%. Dec 23, 1907. 9:2283. 4,000

Foshay, Cecelia A with Annie E Barnett. 177th st, n s, 135 w Morris av, 20x100. Extension mort. Dec 21. Dec 24, 1907. 11:2828. nom

Forest Leasing Co to Angelo Altieri. Westchester av, n w s, 176 s w Concord av, runs n w 86.8 to Jackson av, x n 148.3 x e 175 to Concord av, x s 46.2 to Westchester av, x n w 176 to beginning. Leasehold. Dec 20, 1 year, 6%. Dec 26, 1907. 10:2645. 12,000

Same to same. Same property. Consent as to above mort. Dec 20. Dec 26, 1907. 10:2645.

Harned, Almira A to John H Armstrong. 238th st, n e cor Kepler av, runs n 80 x e 100 x n 120 to s s 239th st x e 40 x s 200 to

238th st x w 140 to beginning. Dec 20, due Dec 20, 1908, 6%. Dec 21, 1907. 12:3379. 300

HARLEM SAVINGS BANK with Louis Klinger and Nathan Goldstein. Trinity av, e s, 183 s 165th st, 37.6x100. Extension of mort. Feb 9, 1906. Dec 20, 1907. 10:2639. nom

Same with same. Trinity av, e s, 145.6 s 165th st, 37.6x100. Extension of mort. Feb 9, 1906. Dec 20, 1907. 10:2639. nom

Hitchcock, Geo, Jr, to Joseph Lehman. Webster av, w s, 165.6 n Kingsbridge road, 25x80.7 to Decatur av, x25x77.7. P M. Dec 19, 3 years, 5%. Dec 21, 1907. 12:3275. 3,300

Same to Agnes K Mulligan. Same property. P M. Prior mort \$3,300. Dec 19, 3 years, 5%. Dec 21, 1907. 12:3275. 700

Happy, Thirza E, of Mt Vernon, N Y, to Geo J Humphrys. Webster av, e s, abt 300 s Gun Hill road, —x71.4x—x68.11, s s, except part for av. Dec 26, 1907, 3 years, 6%. 12:3357. 1,200

Jacob, August to Lambert Suydam. Park av, n e cor 166th st, 96x99.6x92x127.1. Dec 26, 1907, 1 year, 6%. 9:2388. 5,000

Kellman, Moses to Max Goldstein et al. Belmont av, No 2131, w s, 96.5 n 181st st, 18x85x18x84.10. P M. Dec 20, 1907, 1 year, 6%. 11:3082. 1,000

Kellman, Moses to Max Goldstein et al. Belmont av, No 2129, w s, 78.7 n 181st st, 17.10x84.10x17.10x84.7. P M. Dec 20, 1907, 1 year, 6%. 11:3082. 1,000

Kruse, Henry to Henry Forster. Clay av, n w cor 173d st, 103x95x76.2x98.8. P M. Dec 19, 2 years, 5%. Dec 21, 1907. 11:2790. 8,000

Kurzman, Anna with Saml Joseph, Louis Schmeman and Max Silberg. Kelly st, w s, 365 s 167th st, 50x100. Extension mortgage. Nov 25. Dec 21, 1907. 10:2705. nom

Kemp-Jones Realty Co to Ambrose Spencer Murray Jr. Summit av, No 971, w s, 899.3 s 165th st, 29.3x95. Dec 23, 1907, 3 years, 5½%. 9:2523. 16,000

Same to same. Same property. Certificate as to above mortgage. Dec 23, 1907. 9:2523.

Levy, Elise to Fridolin C Mehler. Briggs av, s s, 345.4 e Southern Boulevard, 50x110. Dec 20, due, &c, as per bond. Dec 21, 1907. 12:3298. 1,000

Leuchtenburg, Matilda to Joseph Lehman. Webster av, w s, 58.6 s 193d st, 25x98.8 to Decatur av, x25.2x101.8. P M. Dec 19, 3 years, 5%. Dec 21, 1907. 12:3275. 3,270

Langan, Sarah to Joseph Lehman. Webster av, w s, 108.6 s 193d st, 25x92.7 to Decatur av, x25.2x95.8. P M. Dec 19, 3 years, 5%. Dec 21, 1907. 12:3275. 3,240

Same to Agnes K Mulligan. Webster av, w s, 33.6 s 193d st, 25x101.8 to Decatur av, x10x104.1. P M. Dec 19, 3 years, 5%. Dec 21, 1907. 12:3275. 2,340

Lomas, Fanny with Newman Dube. 183d st, s s, 132.9 e Beaumont av, 30.8x95x27.4x95. Extension mortgage. Dec 19. Dec 21, 1907. 11:2815. nom

Lochinvar Realty Co to Herbert Scoville, of Salisbury, Conn. Morris av, n e cor Burnside av, 113.9x100x100x100.11. Certificate as to mortgage for \$3,500. Dec 10. Dec 23, 1907. 11:3178 and 3179.

*Lvoli, Carmela and Maria Liberti to Emil N Sorgenfrei. Unionport road, e s, 100 s Morris Park av, 25x107x25x106. P M. Dec 21, due June 21, 1908, 6%. Dec 23, 1907. 500

Lawyers Mortgage Co with Julie Duffrin. Prospect av, e s, 162 n Westchester av, 26.11x65.4x28.5x56.3. Extension mort. Dec 20. Dec 23, 1907. 10:2690. nom

Lawyers Mortgage Co with Geo W Read. Walton av, n e cor 176th st, 125x25. Extension mort. Dec 19. Dec 23, 1907. 11:2827. nom

McOwen, Anthony to Edward J Welch. Robbins av, e s, 200 n St Joseph st, late Grove st, runs e 90 x s 200 to St Joseph st, late Grove st, x w 90 to av x n 200 to beginning, except part for St Joseph st; Robbins av, s e cor Crane st, deed reads e s, being plot bounded n by lot 136, e by lot 135, s by line parallel with and 75 s from s s lot 136, and w by Robbins av, 75x90, being part of lot 134, map Wilton, Port Morris and East Morrisania. Prior mort \$3,900. Dec 21, 1 year, 6%. Dec 24, 1907. 10:2578. 12,000

*Mackintosh, Bella to Thomas Bolton. Silver st, s s, abt 213 e Bear Swamp road, 25x127, and being lot 297 map in partition Real Estate Wm Ade. Dec 19, 3 years, 6%. Dec 23, 1907. 700

*McGinn, Emma to Wm Seitz. 4th st, n s, 105 w Av D, 50x108, Unionport. Dec 21, 3 years, 6%. Dec 23, 1907. 1,500

Mayer, Adeleno to Laura F Van Riper. Park av, late Railroad av, e s, between 167th st and 168th st and being lot 46 map Morrisania, 50x150. Dec 20, 1907, due Dec 28, 1908, 6%. 9:2389. 500

McCooley, Francis J with St Lawrence University of Canton, N Y. Valentine av, e s, 18.11 n 180th st, 18.11x90.6x18.9x80.3. Extension mort. Nov 27. Dec 24, 1907. 11:3143—3144. nom

McAdam, Ronald to Mary S Todd. 198th st, n s, 189.3 e Jerome av, 25.11x126.3x25x132.11. Dec 5, 3 years, 5½%. Dec 13, 1907. 12:3319. Corrects error in last issue when location of property in 2d mort was 108th st, etc. 5,500

Same to same. 198th st, n s, 241 e Jerome av, 25.11x112.11x25x126.3. Dec 5, 3 years, 5½%. Dec 13, 1907. 12:3319. 5,500

Same to same. 198th st, n s, 241 e Jerome av, 25.11x112.11x25x119.7. Dec 5, 3 years, 5½%. Dec 13, 1907. 12:3319. 5,500

McHugh, Annie to Joseph Lehman. Webster av, w s, 133.6 s 193d st, 25x89.8 to Decatur av, x25.2x92.7. P M. Dec 19, 3 years, 5%. Dec 21, 1907. 12:3275. 3,240

Same to Agnes K Mulligan. Same property. P M. Prior mort \$3,240. Dec 19, 3 years, 5%. Dec 21, 1907. 12:3275. 960

*Miller, John A to Franz Munch. Elliott av, e s, 296.10 n P 1st st, 33.3x125, Olinville. P M. Dec 24, 3 years, 5%. Dec 26, 1907. 5,000

*North Borough Home Co to Henrietta Schubert. Carpenter av, e s, 125 n 20th av, 2 lots, each 25x105.6, Wakefield. Two morts, each \$1,000. Two prior morts, each \$4,500. Dec 21, due, &c, as per bond. Dec 24, 1907. 2,000

*Same to same. Same property. Two certificates as to above mort. Dec 20. Dec 24, 1907.

*Neuhaus, Marie C with Thomas Scott. Westchester av, n e cor Green av, 50x100. Extension mort. Dec 19. Dec 24, 1907. nom

Oppenheim, Wm to Sundel Hyman. College av, n w cor 146th st, 110x75. Prior mort \$64,000. Dec 23, installs, 6%. Dec 24, 1907. 9:2329. 15,000

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Porpora, Stephen and Giovanni Falco to Joseph E Butterworth. 180th st, n s, 120.1 e Mapes av, 25x118.2. Prior mort \$4,000. Dec 23, due Jan 1, 1909, 6%. Dec 24, 1907. 11:3111. 1,000

*Pecoraro, Nicola to Irving Realty Co. 226th st, n s, 355 e White Plains road, 25x114, Wakefield. P M. Dec 7, due June 1, 1909, 6%. Dec 21, 1907. 200

Perry, Wm H to Mathilde Steiner. Hull av, s e s, 132.4 n e 205th st, 50x100. Dec 13, due Mar 1, 1908, 6%. Dec 20, 1907. 12:-3350. 2,000

Panzer, Ernest to Wm A Kenny. Faraday av, s w s, 70.10 n w Newton av, 50x100. Nov 19, 5 years, 5%. Dec 23, 1907. 13:-3421. 6,200

Same to Mary V Sheridan. Same property. Prior mort \$6,200. Nov 19, 3 years, 5%. Dec 23, 1907. 13:3421. 1,500

*Pletscher, Martin to E Colgate Jones. Grace av, w s, 131 s Glebe av, 25x100. Prior mort \$3,000. Dec 19, 2 years, 6%. Dec 20, 1907. 1,000

Roosa, Gesina M to Wm H Murphy. Jackson av, w s, 211.3 s 166th st, 17.3x87.6. Prior mort \$5,500. Dec 20, due, & as per bond. Dec 23, 1907. 10:2640. 500

Russhon, Mary to Oscar Hentschel. Decatur av, e s, 263.4 s 205th st, 25x112.6. Dec 19, 3 years, 5½%. Dec 20, 1907. 12:3353. 5,000

Schaefer, Sarah J to Isabella J Brock. Beaumont (Jackson) av, e s, 72.6 s 183d st (Columbia av), 20.6x88x20.4x92.11. Dec 23, 3 years, 6%. Dec 24, 1907. 11:3101. 3,750

Solomon, Saml and Philip to Geo G Dutcher committee Sarah J Whitman. Jackson av, w s, 271.10 s 156th st, 18.1x73.6x18.1x73.8. Dec 24, 1907, 3 years, 5%. 10:2635. 6,000

Simmonds, Hibbert C to Laura Van Antwerp. Katonah av, w s, 25 n 237th st, 3 lots, each 25x85. Three morts, each \$1,750. Three prior morts \$4,500 each. Dec 24, 1907, 2 years, 6%. 12:-3378. 5,250

Same to same. Katonah av, n w cor 237th st, 25x85. Prior mort \$4,500. Dec 24, 1907, 2 years, 6%. 12:3378. 2,250

Sandrock Realty Co with Elizabeth Rippl. Courtlandt av, e s, 27.11 n 162d st, 27.11x115.1x25x127.7. Extension agreement. Dec 20. Dec 24, 1907. 9:2408. nom

*Schroeder, Fred to Ebling Brewing Co. Willow lane road, n s, at s cor of lot Wm H Bowne, runs n w 334 x — 54.6 x s e 337.6 to Willow lane x — 54.6 to beginning, Westchester. Dec 20, demand, 6%. Dec 23, 1907. 3,000

Seidman, Wm to Margt T Johnston. 152d st, No 319, on map Nos 317 and 319, n s, 350 w Courtlandt av, 50x100. P M. Dec 20, due July 1, 1908, 6%. Dec 23, 1907. 9:2413. 400

Spahr, John Jr and Annie B to Henry U Singhi. Grand av, e s, 290.3 n 184th st, 15x91.7x15x92.11. P M. Prior mort \$5,500. Dec 23, 1907, due, & as per bond. 11:3199. 1,000

Spahr, John Jr and Annie B to Henry U Singhi. Grand av, e s, 290.3 n 184th st, 15x91.7x15x92.11. P M. Dec 23, 1907, due, & as per bond. 11:3199. 5,500

*Shatzkin (A) & Sons (Inc), to Frank Koch. 215th st, s s, 100 w Tilden av, 2 lots, each 25x100, Laconia Park. 2 P M morts, each \$315. Sept 17, due Mar 17, 1909, 6%. Dec 20, 1907. 630

Same to same. 215th st, s s, 225 w Tilden av, 2 lots, each 25x100, same map. 2 P M morts, each \$315. Sept 17, due March 17, 1909, 6%. Dec 20, 1907. 630

*Same to same. 214th st or Sheil st, n s, 225 e 6th av, 25x100, same map. P M. Sept 17, due Mar 17, 1909, 6%. Dec 20, 1907. 315

*Same to same. 214th st or Sheil st, n s, 275 w Tilden av, 25x100 same map. P M. Sept 17, due Mar 17, 1909, 6%. Dec 20, 1907. 315

*Same to same. 214th st or Sheil st, n s, 225 w Tilden av, 25x100, same map. P M. Sept 17, due Mar 17, 1909, 6%. Dec 20, 1907. 315

*Same to same. 6th av, e s, 75 s 215th st, 25x100, same map. Sept 17, due Mar 17, 1909, 6%. Dec 20, 1907. 315

Same to same. 215th st, late 1st st, s s, 250 e 6th av, 25x100, same map. P M. Sept 17, due Mar 17, 1909, 6%. Dec 20, 1907. 315

*Shirmer, Geo P to Walter W Taylor. Lots 1 and 2 blk 30, lots 20 and 21 blk 17, lots 2, 5 and 6 blk 28, lot 14 blk 25, lots 1, 5 and 6 blk 33, lots 3 and 4, 29 to 37, 40, 41 and 42 blk 29, lots 2 and 4, 40, 41 and 42 blk 25, lots 10 and 29 blk 16, lot 21 blk 20, map Pelham Park, except part for sts and avs. P M as to lots 1 and 2 blk 30, lots 20 and 21 blk 17, lots 2, 5 and 6 blk 28, lot 14 blk 25, and lots 1, 5 and 6 blk 33. Dec 18, 2 years, 6%. Dec 23, 1907. 8,600

Stegmann, Mary M with Christine Neumann and ano. 165th st, s s, 60 e Stebbins av, 20x77.5. Extension mort. Dec 20. Dec 26, 1907. 10:2698. nom

Tone, Kathryn J to Edward D MacMannus. Fairmount pl, n e s, 68.6 s e Clinton av, 21.6x100. Prior mort \$3,000. Dec 26, 1907, 1 year, 6%. 11:2951. 1,000

Tower, David A with Newman Dube. Webster av, n w cor 178th st, 33.4x88.4x33.2x87.3. Extension mortgage. Dec 19. Dec 21, 1907. 11:2815. nom

Taylor, Mary E to Atlantic Co-operative Savings & Loan Assoc. Valentine av, No 2116, e s, 350.3 n 180th st, 25.4x107.7x25x104.5. Dec 17, installs, 6%. Dec 23, 1907. 11:3144. 4,300

Vallender, Richard and Chas Reckling, in bond only, to Julia Becker. Cypress av, n e cor 140th st, 100x120. Dec 18, due Jan 1, 1909, 5%. Dec 20, 1907. 10:2567. 12,000

Voss, Ernestine with James B FitzGerald. Webster av, No 1335. Extension agreement. Dec 17. Dec 20, 1907. 11:2887. nom

Weil, Jonas and Bernhard Mayer with Oscar Roth. 150th st, No 317 East. Subordinate agreement. Dec 19. Dec 20, 1907. 9:-2410. nom

Winston, Fredk J to City Real Estate Co. 177th st, s s, 88.6 e Jerome av, 75x125. Dec 20, 1907, due, & as per bond. 11:-2852. 4,500

Wholey, John to Joseph W Ismay and Joseph B Egan exrs, &c, Jos F Ismay. Park av, e s, 50 n 182d st, 50x89.8x50x90.6. Dec 14, 3 years, 5%. Dec 20, 1907. 11:3038. 4,225

Walsh, Kate with Cecile R Swartz. Belmont av, No 2332. Extension mortgage. Dec 9. Dec 21, 1907. 11:3088. nom

Wahlig & Sonsin Co, a corpn, to Theodore Wentz. Daly av, n w cor 178th st, 65.2x110.4x65.1x110.4. Dec 21, due, & as per bond. Dec 23, 1907. 11:3122. 6,500

Same to same. Same property. Certificate as to above mortgage. Dec 21. Dec 23, 1907. 11:3122.

Wentworth, Eleanor P with Jeanne M & Marie Dantin. Elton av, w s, 75 s 156th st, 25x100. Extension mortgage. Dec 19. Dec 21, 1907. 9:2377. nom

Woods, Lewis H to Henry U Singhi. Grand av, e s, 275.3 n 184th st, 15x92.11x15x94.3. P M. Prior mort \$5,500. Dec 23, 1907, due, & as per bond. 11:3199. 1,800

Same to same. Same property. P M. Dec 23, 1907, due, & as per bond. 11:3199. 5,500

Wolf, Johann A to Joseph Lehman. Webster av, w s, 158.6 s 193d st, 25x86.7 to Decatur av, x25.2x89.8. P M. Dec 19, 3 years, 5%. Dec 21, 1907. 12:3275. 3,300

Wallas, Wm A to Joseph Lehman. Webster av, w s, 208.6 s 193d st, 25x80.7 to Decatur av, x25.2x83.7. P M. Dec 19, 3 years, 5%. Dec 21, 1907. 12:3275. 3,270

Same to same. Webster av, w s, 183.6 s 193d st, 25x83.7 to Decatur av, x25.2x86.7. P M. Dec 19, 3 years, 5%. Dec 21, 1907. 12:3275. 3,240

Weisheimer, Mary to Hugo Wabst. 174th st, s s, 25 e Eden av, 50x81.9. P M. Nov 11, 1 year, 6%. Dec 24, 1907. 11:2824. 795

White, Laura T with John Schwamb. 147th st, s s, 224.6 w St Anns av, 25x99.9. Extension mort. Dec 10. Dec 24, 1907. 9:-2273. nom

JUDGMENTS IN FORECLOSURE SUITS.

Dec. 19.
 1st av, s w cor 100th st, 80.11x100. Maurice Cohen agt Isaac Kleinfeld et al; Arnstein & Levy, att'ys; Adam Frank, ref. (Amt due, \$9,962.23.)

1st av, s w cor 100th st, 80x100.11. The Jefferson Bank agt same; same att'ys; Max J Bernheim, ref. (Amt due, \$7,395.50.)

Dec. 20.
 116th st, Nos 428 to 434 East. Susan Van Praag agt The M Fine Realty Co et al; Eisman, Levy, Corn & Lewine, att'ys; Geo B Hayes, ref. (Amt due, \$34,607.43.)

148th st, n s, 137.6 w 7th av, 37.5x99.11. Isaac Mayer agt Fleischman Realty & Construction Co et al; action No 1; Rose & Putzel, att'ys, Algernon S Norton, ref. (Amt due, \$6,244.28.)

148th st, n s, 174.11 w 7th av, 37.6x99.11. Same agt same; action No 2; same att'ys; same ref. (Amt due, \$6,244.28.)

148th st, n s, 212.5 w 7th av, 37.5x99.11. Same agt same; action No 3; same att'ys; same ref. (Amt due, \$6,244.28.)

114th st, Nos 216 and 218 East. Leroy B Meyers agt Mildred Realty Co; Eisman, Levy, Corn & Lewine, att'ys; Samuel I Frankenstein, ref. (Amt due, \$15,784.58.)

143d st, No 621 West. Arthur H Lewis agt Merrille Realty & Construction Co; Louis J Frey, att'y; Edw J McGean, ref. (Amt due, \$10,399.31.)

116th st, n s, 248 e Pleasant av, 125x100.10. Edwin D Hays agt The M Fine Realty Co et al; Eisman, Levy, Corn & Lewine, att'ys; Wm A Sweetser, ref. (Amt due, \$21,004.52.)

105th st, s s, 128 e 3d av, 36x100.9. Doretha S Warsawer agt Mildred Realty Co; Eisman, Levy, Corn & Lewine, att'ys; Wm E Morris, ref. (Amt due, \$11,637.94.)

Lexington av, Nos 1590 to 1594. Same agt Lassar Wallenstein et al; same att'ys; Robert L Moffett, ref. (Amt due, \$15,528.59.)

117th st, Nos 515 and 517 East. Harris Mandelbaum agt David Marks Realty Co et al; same att'ys; Samuel S Koenig, ref. (Amt due, \$11,039.81.)

Dec. 21.
 Robbins av, n e cor 149th st, 100x105. Anna B Graham agt Wm B Brownell; John A Walsh, att'y; Leo C Dessar, ref. (Amt due, \$17,637.50.)

Dec. 23.
 Southern Boulevard, e s, 115.4 n 140th st, 28.10 x139.2x25x153, Bronx. Title Ins Co of N Y agt Broadway Reliance Realty Co; a Lincoln Westcott, att'y; Geo A Newman, ref. (Amt due, \$3,060.04.)

Dec. 24.
 Webster av, n w cor 173d st, 99.11x42.9. Wm P Kenneally agt Constance M Andrews; Seymour Mork, att'y; Arthur D Truax, ref. (Amt due, \$6,315.)

LIS PENDENS.
 Dec. 21.
 152d st, n e cor Terrace pl, 54.3x113.10x50x134.11. Marcus Kenner agt Robert Friedman et al; action to declare trust, &c; att'y, M N Schleider.

Dec. 23.
 Roosevelt st, No 94. John J Riordan agt Elizabeth V Riordan et al; action to cancel deeds; att'y, J Solon.

Saxe av, n e cor Old Road, lot 259, map of McGraw Estate, Bronx. Joseph Zacharowsky agt Patrick Monahan; action to foreclose mechanics lien; att'y, P C Kelly.

10th st, s s, 150.8 e 6th av, 42.2x92.3. Judson Lawson agt Emily G Painter; specific performance; att'y, J P Everett.

7th av, n e cor 36th st, 96.9x175.10. Oliver & Burr agt Darius O Mills et al; action to foreclose mechanics lien; att'y, H C Hunter.

Ellis av, s s, 255 w Castle Hill av, 50x103. Van Nest Wood Working Co agt T Francis Flood; action to foreclose mechanics lien; att'y, D S Decker.

31st st, n s, 103.6 w Lexington av, runs w 18.7x n 98 x e 22.1 x s 41 x w 3.6 x s 57 to beg. Ray Reisenburger agt Howard F Atno et al; partition; att'ys, Altking & Kahn.

Amsterdam av, n e cor 118th st, 74.10x100. Nova Realty Co agt Abraham Felt; specific performance; att'ys, Davis, Symmes & Schreiber.

Dec. 24.
 Barker av, s w cor Morris st, 26.1x90. Hugh A Thornton agt Henry C Joehneck; specific performance; att'y, N J O'Connell.

32d st, n s, 95 w Madison av, 25x98.9. John F Evans et al agt Irene T Fleming et al; action to foreclose mechanics lien; att'y, S B Robinson.

Broome st, s e cor Essex st, 25x75. Frederick Saland agt Albert Sokolski; action to foreclose mechanics lien; att'ys, Feltenstein & Rosenstein.

Riverside Drive, n e cor 95th st, 100.8x133.2x108.8x173.5. Jennie W Clark agt Geo W Levy Building Co et al; action to foreclose mechanics lien; att'ys, Augustine & Hopping.

53d st, No 427 West. Morris Levin agt Oscar Aronowitz et al; counterclaim; att'y, W McConihe.

Broome st, n s, 50 w Suffolk st, 25x68. Abraham Herman agt Jacob Ganz; specific performance; att'y, J L Bernstein.

Park av, s w cor 97th st, 100x100. The Weisberg-Mark Co agt Abraham Rosenberg et al; action to foreclose mechanics lien; att'ys, Bogart & Bogart.

162d st, s s, 165 e Courtlandt av, 25x100. Same agt Alfred W De Lybove; action to foreclose mechanics lien; att'ys, Bogart & Bogart.

127th st, s s, 185 e 7th av, 27.6x99.11. Chas E Dowdall agt Sanitary Steam Laundry Co; action to foreclose mechanics lien; att'y, H S Mack.

Dec. 26.
 No Lis Pendens filed this day.

Dec. 27.
 No Lis Pendens filed this day.

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AND ALL LARGE CITIES

FORECLOSURE SUITS.

Dec. 21. 47th st, No 47 West. Winifred E Judge agt Elizabeth R Dinsmore et al; att'y, H J Wehle. 115th st, s s, 320 e 1st av, 41x100. State Bank agt Roman Realty & Construction Co et al; att'y, W T Kohn. 171st st, No 708 East. Sadie Hoffberg agt Benjamin Silberstein et al; att'y, P Gross. 71st st, No 310 East. Barbara H Hayman agt William Topka et al; att'y, D E Grossman. 144th st, n s, 175 w 8th av, 24.6x99.11. Clemence H Crafts agt Barbara S Jacobs et al; att'ys, Duer, Strong & Whitehead. Dec. 23. Amsterdam av, e s, 26.11 s 185th st, 26.6x100. Douglass Robinson et al agt Louis Meryash et al; att'ys, Van Wyck & Mygatt. Amsterdam av, s e cor 185th st, 26.11x100. Amsterdam av, e s, 53.5 s 185th st, 26.6x100. Harriet D Wolryche-Whitmore agt Louis Meryash et al; att'ys, Van Wyck & Mygatt. 137th st, n s, 150 e Lincoln av, 50x100. Chas E Rushmore et al agt Chas J Klein et al; att'ys, Rushmore, Bisbee, Rogers & Stern. 137th st, No 910 East. Ernestine Harris agt Edw L Flasterstein et al; att'y, I H Harris. Washington st, No 227. Barclay st, No 87. Maximilian Fleischman Co agt Gertrude R Waldo et al; att'y, F S Jackson. Dec. 24. Roosevelt st, No 94. Lucius H Beers agt John J Riordan et al; att'y, H de F Baldwin. Franklin av, No 1372. John C Gulick agt Wm H Milton indiv and admr et al; att'y, J C Gulick. 118th st, Nos 426 to 438 East. State Bank agt Saul Wallenstein; att'y, A W Glatzmayer. Central Park West, n w cor 101st st, 100.11x111. Chas M Preston recvr agt Lemuel J Arthur et al; att'y, C W Dayton, Jr. 140th st, No 877 East. Fleischmann Realty & Construction Co agt Robert Rosenthal et al; att'ys, Hays & Hershfield. 97th st, No 104 East. Moritz Weil agt Eliza W Rose et al; att'y, M L Arnstein. Dec. 26. 132d st, n s, 235 e Lenox av, 20x99.11. E Ormonds Power agt David Vogel et al; att'y, T Hansen. 4th st, Nos 168 and 170 West. Nathaniel I Sloane agt Isaac W Romm et al; att'y, S D Lasky. Edgecombe av, w s, 475 s 155th st, 285x-. Chelsea Realty Co agt Fernando C Candee, Jr; att'y, W F Clare. 70th st, n s, 65 w Exterior st, 150x100.4. Elizabeth Lowe agt Carrie J Weil et al; att'y, S J Liebeskind. 139th st, s s, 347.4 e Brook av, 37.6x100. Realty Operating Co agt Steimann Realty Co et al; amended; att'y, G E Hyatt. 100th st, No 76 East. Adolf Wolf agt Leopold Kaufmann et al; att'y, G B Hayes. 150th st, s s, 150 w 8th av, 50x99.11. Rachel Zipkin agt William Soltz et al; att'ys, Arnstein & Levy. 119th st, n s, 510 w 5th av, 16.8x100.11. Henry Lunsman et al agt Oscar E Perrine et al; att'y, A J Westermayr. Dec. 27. 146th st, n s, 100 e 8th av, 75x99.11; three actions. Robert L Luckey agt Thomas J Murtha et al; att'ys, Fleischman & Fox. 132d st, No 552 West. Austin B Fletcher et al agt Max Sommers et al; att'y, W P S Melvin. Av A, No 1539. Jonas Weil et al agt Bertha Green et al; att'y, I S Heller. 134th st, n s, 285 w 8th av, 25x99.11. Farmer's Loan & Trust Co agt Philip A Dayton, Jr, et al; att'ys, Turner, Rolston & Horan. 2d av, e s, 75.11 n 100th st, 25x100. Same agt Jacob Robbins et al; att'ys, Turner, Rolston & Horan. Division st, No 243. Bennett Dreyer agt Emanuel S Gates et al; att'y, H M Goldberg. Vandewater st, No 36. United States Savings Bank of the City of N Y agt Jane Vause; att'ys, Merrill & Rogers. 172d st, s s, 125 w Amsterdam av, 145x95. 171st st, s s, 100 w Amsterdam av, 175x95. Two actions. Charles Garfield et al agt Mayer Hoffman et al; att'ys, Carrington & Pierce. Southern Boulevard, w s, whole front between 175th and 176th sts, 271.6x- to Trafalgar pl. A Lawrence Kerker agt Chas S Levy et al; att'ys, Johnston & Johnston. 22d st, n s, 195 w 3d av, 25x98.9. 23d st, s s, 195 w 3d av, 25x98.9. Two actions. Mary A Chisholm agt Benedict A Klein et al; att'ys, Schenck & Punnett.

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.

Dec. 23 Allard, J Frank-Harry D W Mackaye. 81.01 23 Allen, Oliver H-Millers Falls Co. 62.15 23 Arkison, John T-Standard Plumbing Supply Co. 944.45 23 Abrahamson, Bernard-City of N Y. 213.41 23 Andrews, Benj F-Isaac Stern et al. 72.34 23 Ashkenas, Rebecca-Harry Kramer et al. 174.96 23 Abramowitz, Louis-Jacob Grant. 1,657.38

23 Adler, Samuel-Pauline Abramowitz. 228.91 23 Abraham, Hyman-Mary Fitzgerald. 641.96 24 Amory, Wm N-Daniel Nason. costs, 109.07 24 Abramowitz, Samuel-Dairy Products Co. 193.27 24 Averill, Marion B-Hobart Estate Co. 138.11 24 Alexion, Alexander-Dennett Surpassing Coffee Co. 319.53 24*Applebaum, Barnet-Minnie A Indelli et al. 531.57 24 Ahearn, John F-City of N Y. costs, 155.00 27 Anderson, Frederick B-City of N Y. 203.50 27 Abbott, Robert B-N Y Telephone Co. 30.30 27 Allen, Isaac-the same. 24.11 27 Ackerman, Chas F-Recton. 41.56 27 Allen, G Edgar-Geo H Ward et al. 397.33 21 Browne, Grant H-Lord & Burnham Co. 8,190.36 21 Breck, Annie E-Louis Sherry. 377.52 21 Bohm, Rudolph-Louis J Ladinski. 122.15 21 Both, Herman-Nicholas Stemmermann. 115.17 21 Bonhagen, Sophia-Henry Bonhagen. 88.33 21 Bartel, John F* & Harry J-Chas D Williams. 99.06 21 Brown, Emily L-Adelaide E Brown et al. costs, 105.90 21 Bernzott, Geo F or Frederick-Matilda L Bernzott. costs, 106.03 23 Burbg, Wm H & Catherine-Thomas Quinn. 225.00 23 Beers, Margaret-J C Julius Langbein. 124.34 23 Brillants, Augustino-Giuseppe De Primo. 118.05 23 Berk, Charles, Jr-Isaac S Long et al. 271.54 23 Berger, Feri F-Fred T Van Diero. 60.07 23 Butler, Robert W-Hagoods. 39.78 23 Berman, Nathan-German Exchange Bank. 2,011.68 23 the same-the same. 881.36 23 Blond, Dora-Julius Levy Co. 50.48 23 Blaine, Caroline H-H H Cording et al. 30.92 24 Bidwell, Geo R-Globe Lithographing Co. 95.41 24 Backes, Edw L-N Y City Ry Co. costs, 67.88 24 Bull, Joseph-City of N Y. costs, 114.35 24 Baumann, Phillip-Geo A Feld Co. 493.04 24 Berry, Chas S-Ida S Houck. 178.64 24 Benjamin, Jeanette-Joseph Abramson. 45.15 24 Bloodgood, Harry-John Schreyer. 112.66 24 Brodie, Jacob-Louis Grimm. 411.87 24 Butler, John J-Benj B Davis. 143.41 24 Brown, Paul M S-George Ringler & Co. 626.20 24 Brennecke, Louis F-Charles Blandy et al. 82.73 26 Browne, Grant H-Blanchite Co, Ltd. 225.62 26 Benenson, Pincus-Ida Kaplan. 20.41 26 Brokaw, Etta H-George Whittell. 92.41 26 Bertram, Adolph-Musgiller Mangels Co. 94.86 26 Bulled, John-George Ringler & Co. 1,025.65 26*Bonder, Hyman-N Y Telephone Co. 29.17 26 Berkman, Samuel-the same. 29.17 26 Binswager, Morris-State Board of Pharmacy. 89.67 26 Bendit, Edw E-Evan A Gamble. 184.55 26 Borstleman, Wm L-Chas M Decker & Bros. 188.81 26 Brandt, Solomon-Kessler & Co, Ltd. 896.68 26 Bohan, Patrick F-Henry H Ellison et al. 36.82 26 Brodie, Jacob-S J Bloomingdale et al. costs, 12.41 26 Blumenthal, Jacob-Max Altes. 132.22 27 Barkin, Samuel-Tenement House Dept. 264.91 27 Budnick, Morris-Solomon Berg. 40.10 27 Brown, Isaac T-Am Surety Co of N Y. 282.20 27 Barker, Matilda-N Y City Ry Co. costs, 22.78 27 Boyd, Gilbert R-John Simmons Co. 1,374.96 27 Bentz, John J-N Y Telephone Co. 34.19 27 Beinfeld, Hyman-the same. 162.01 27 Bastone, Frank-the same. 39.09 27 Brown, Hyman-the same. 40.17 27 Burke, Franklin-the same. 47.77 27 Berry, Chas S-the same. 44.58 27 Baruch, Albert-the same. 54.28 27 Bronstein, Chas A-Guedalia & Co. 72.16 27 Bruen, Oscar H-Wm W Astor. 62.72 27 Brophy, Kate-the same. 119.72 27 Bender, Leo-Mallard Distilling Co. 226.80 27 Backenheimer, Samuel-Henry Brilliant. 167.72 27 Banes, Samuel T-Roya A RameyN. costs, 2,371.10 21 Craft, Fenton F-Ike Rosenberg. 162.41 21 Clements, Pasquale-Cecilia D Smith. 629.70 21 Cornwell, Robert F-Solomon W Johnson. 83.96 23 Compan, Marcel-Emil Jeantet. 121.34 23 Cappiello, Nicola-Stanley H Miner. 997.98 23 Chichester, Daniel R-Percy Owen. 7,284.97 23 Ciappa, Dominick-Anthony Gore. 224.72 23 Campbell, Maurice-Emanuel L Klein. 737.57 23 Camp, Chas F-Reis & O'Donovan Inc. 42.23 23 Crane, Wm E S-Hagoods. 70.57 23 Cangiolo, Victorio J-H Behlen & Bro. 99.20 23 Cowan, Maxwell-Albert Hochheimer. costs, 114.97 23 Charles, Richard P-Amos F Eno. 2,370.18 23 Cini, Carlo-Riverside Bank. 10,292.12 24 Coen, Joseph-Ida Levy. 116.51 24 Cohen, Hyman-Jacob E Ludwig et al. 59.44 24*Cargianapulos, Athamasias-Dennett Surpassing Coffee Co. 319.53 24 Cornwell, Ray M-Gardiner Stewart. 1,119.72 26 Caccavajo, Joseph-Engineering News Pub Co. 49.21 26 Carlson, Chas A-Motor Boat Pub Co. 85.06 26 Christman, Chas E-Robert G Thomas & Son. 45.97 26 Curran, John E-Ntl Fireproofing Co. costs, 108.18 26 Coyle, Michael-Edw S McSweeney. 183.04 26 Castaldo, Louis-Henry Knoell. 30.59 27 Costello, Peter-Tenement House Dept. 59.91 27 Curtis, David L-Joseph N Pigot et al. 71.92 27 Cross, Jennie-Phillip Watters et al. costs, 17.41

27 Corrier, Vincent C-Frederick W Cole. 473.70 27 the same-the same. 491.13 27 Cullen, Catherine C-N Y Telephone Co. 27.19 27 Craig, William-John B Carss et al. 247.55 27 Crescenzo, Mario D-Giuseppe De Cinreis. 357.91 27 Clerk L Vaughan-Frank Gilman. 142.04 27 Czerwonka, George-Bert K Bloch. 188.50 27 Chamberlin, Arthur B-Fred Mowes et al. 132.72 27 Cava, William-James F McKernan. 62.65 21 Day, John O-People, &c. 1,000.00 21 Dambmann, John-Matthew J Gleason. 47.06 21 Doimo, Paul-Domeck Blois. 189.72 21 Double, Albert-Edmund Sturzenegger. 874.23 21 Doe, John-Shepard & Morse Lumber Co. 1,470.37 23 Day, Claude F-Hagoods. 46.12 23 Day, Wm H-John J Mastin. 118.66 23 De Makos, Martha-Chas J Steyerbt. 236.40 23 De Caserta, Manuel-Brown Green Co. 21.36 23 De Lorenzo, Frederick-John S Bush. 50.72 24 Derr, George-Patrick H Kearney. costs, 112.25 24 Draper, Walter H-Charles Wulf et al. 450.39 24 Deitrick, James-James R Morse. 2,184.86 24 Dam, Dorothy D-Wm J Davidson. 244.41 24 de Casenta, Manuel-Wyckoff, Church & Partridge. 138.07 24 Duffy, John E-Andrew Sheridan. 424.24 24 Dalton, James H-Edw J Rathes. 14,377.12 26 Dalberg, Melvin H-N Y Telephone Co. 34.59 26 Dalberg, Melvin H-Julius Blauer. 216.88 26 Dooner, Hannah L-J Chas Hankinson. 4,683.30 27 Downing, Patrick G-N Y City Ry Co. costs, 67.88 27 Duffus, Wm M-City of N Y. 174.45 27 Dickerson, Wm S-the same. 213.41 27 Duryea, Francis W-the same. 116.12 27 Dezendorf, Henry C-the same. 213.41 27 Dowling, Geo B-Hamilton W Bonnett. 165.29 27 Dambo, David-Mary Dambo. 220.65 27 the same-Jake Wagner. 113.65 27 Doll, Alreight-N Y Telephone Co. 29.37 27 Davidson, Hyman-Samuel Levinson. 211.36 27 Dean, Arthur-Lord & Taylor. 48.91 27 Ehrlich, Chas S-Philip Maslansky et al. 44.18 26 Ellentuch, Max-Bettie Adam. costs, 99.35 26 Edey, Wm C-Julian B Hart et al. 64.65 27 Ehrlich, Chas S-Edwin Kaufman et al. 106.96 27 English, Wm J-Cobin & Co. 51.09 27 Elias, Salim-Miguel E Nassar. 3,274.84 27 Engelman, Julius R-N Y Telephone Co. 26.84 27 Ewbank, Herbert B Jr-the same. 17.78 27 Eckstein, Oscar P-Bernard Shayne. 238.90 27 Eisenstein, Solomon-Norman F Kerr. 17.81 27 Eisenberg, George-Julius Berliner et al. costs, 27.41 21 Feinberg, Maurice N-Eastman Kodak Co. 444.13 23 Flood, Thomas-J C Julius Langbein. 124.34 23 Fox, Sigmund-David Berkowitz. 171.30 23 Fluckinger, Louis & Albert-T H Wheeler Co. 318.17 23 Fell, John-Rafael H Gerstle. 185.93 23 Felt, Abraham-Mary E O'Kane. 89.41 23 Friedman, Louis-Alexander Paul, Jr. 242.53 24 Fleiker, Otto admr-City of N Y. costs, 124.61 24 Fay, Catharine-Crandall & Godley Co. 179.22 24*Fenichel, Herman-Isaac Schulman. 85.71 24 Felt, Abraham-Kertscher & Co. 215.80 24 Fisher, Morris-Bert K Bloch. 385.74 24 Flood, Catherine-Van Nest Wood Working Co. 525.91 26*Fine, Samuel J-Solomon W Johnson. 19.81 26 Fagin, Jacob & Rosie-Harry Isaacson. 61.22 26 Flaherty, Wm H-Tunic G Bergen. 28.24 27 Feigensohn, David-Tenement House Dept. 59.91 27 Frost, Leander L-Chas W Richardson. costs, 103.32 27 Fleming, Geo E-N Y Telephone Co. 25.42 27 Frank Meyer-the same. 33.91 27 Faber, Annie & Izzy-the same. 27.90 27 Friedman, Louis-Israel Rollin. 36.85 27 Fuchs, Joseph-State Bank. 269.15 27 Friedenberg, Jacques-Mark B Harris. 31.91 27 Glaserman, Abram-Aaron Robbins et al. 71.28 21*Goldstein, David H-Burns Bros. 31.84 21 Goldsmith, Benjamin-Francis Le Roy Satterlee. 273.41 23 Goodman, Aaron & Tillie-Louis Gertner. 236.78 23 Granatellor, Giuseppe-Joseph Doelger et al. 190.01 23 the same-the same. 140.66 23 Gilberti, Vincenzo-Savio Feraca. 732.75 23 Gerhart, Anna M-Harry W Bell. 223.08 24 Groge, Anna M-Wm H Alden. 85.41 24 Ginsberg, Henry-Isaac Schulman. 85.71 24 Griffin, Anthony J-Manhattan Collecting Co. 40.41 24 Grady, Patrick-Benjamin B Davis. 105.84 24 Greiner, Wm C-Augustus A Gordon. 104.19 26 Goldstein, Charles & Benjamin-Joseph Teiman et al. 61.41 26 Graubard, Moritz-N Y Telephone Co. 24.93 26 Grainger, James-Alfred C Dupont. 30.82 27 Gilmer, Hugh J-Mallard Distilling Co. 246.74 27 Goldman, Jacob, Fanny and Mary-Isaac Greenbaum. 281.15 27 Gries, Wendelin-Mallard Distilling Co. 72.34 21 Harlander, Joseph-Universal Iron Foundry. 526.72 21 the same-the same. 486.54 23 Herrington, Alfred G-Chas E DeGrauw. 144.29 23 Henschen, John W-Chas J Stevenot. 38.23 23 Hall, Chas M-Owens & Co. 105.41 23 Hochman, Michael-People, &c. 1,000.00 24 Haring, Alexander-Henry P Huner. 55.96 24 Hollerith, Joseph-G B Raymond & Co. 52.57 24 Helder, Wm R-Jacob P Muller et al. 33.23 24 Hagan, Joseph-Geo A Feld Co. 493.04 24 Hilton, John T-J Sargeant Cram et al. costs, 138.55 24 Hecht, Bertha J-Norman Auerhahn. 1,054.28 24 the same-Flora Wolf. 627.28 24 Hayes, Wade H-Robert G Newbegin. 68.91

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24 Hammond, Parley M—Sigmund Ullman Co...31.23
24 Hausling, Ferdinand M—John Rheinfrank, Jr, et al...costs, 109.25
24 Holzderber, Chas P—City of N Y...costs, 104.45
24 Harley, John—the same...costs, 111.85
24 Horowitz, Samuel—Max Baer et al...15.46
26 Horowitz, Louis—Jacob Rubinfeld...153.80
26 Haigney, John J—Geo W Titcomb et al...3,358.78
26 Harris, Aaron—Henry H Ellison et al...36.82
26 Hirsch, William—Title Guarantee & Trust Co...160.10
26 Hanly, Mary—Thomas J Monahan et al...costs, 68.18
27 Heydolph, Carl A—London & Lancashire Fire Ins Co of Liverpool, Eng...1,865.55
27 Hayes, Joseph—City of N Y...1,867.72
27 Heckman, James A—the same...213.41
27 Herzog, Emma—Butler Bros...105.27
27 Hutchinson, Wm H—City of N Y...213.41
27 Hoyt, Chas M—Wm W Astor...62.72
27 Hesel, Ida—Jake Wagner...113.65
27 the same—Mary Dambo...220.65
27 Hopkins, Clarence E—James J Stone...costs, 91.48
27 Holst, Henry—Pius Renn...costs, 22.72
27 Itskowitz, Morris—Solomon W Johnson...141.08
27 Isaacs, Elizabeth—Paul Lux...29.65
27 Jacobs, Jacob—Universal Iron Foundry...526.72
27 the same—the same...486.54
27 Jester, Claude W—Richard I Luch...107.83
27 Jordan, John L—Metile Construction Co...302.82
26 James, William—Motor Boat Pub Co...129.81
26 Johnston, John W—Katharina Gunberg...costs, 111.38
26 Jackier, Sidney—Frederick Hollender & Co...2,013.27
26 Julig, Chas F exr—H M Smith...costs, 111.45
27 Jonest, Victor—Otto Erler...1,023.28
27 King, Samuel L—Harry E Moss...557.85
27 Kennedy, Wilbur—Hapgoods...37.1
27 Kahn, Julius & Florence—Oscar Weingarten...554.20
23*Kidd, Alexander B—Chas J Stevenot...28.23
23 Kaufman, Herbert—Sacks & Co...64.30
23 King, Samuel J—Martin E Stiner...4,195.58
23 Kugelmann, Gustav & Marie—Daniel Mapes, Jr...280.59
24 Kirchoff, Lawrence—O S Kelly Co...281.53
24 Kalcheim, Henry—Emanuel Klein...214.65
24*Kennedy, David E—Ntl India Rubber Co...3,240.49
24 Koster, Charles—Chas H Burmeister et al...costs, 139.42
26 Kellar, Henry W & Anna L—Adeline D H Kelsey...1,019.27
26 Kopf, Arthur A—Firmim M Spiltori et al...360.96
26 King, Samuel J—Julius Blauner...216.88
26 Kennelly, Dennis—Chas E McWilliams et al...34.57
26 Klein, William—Hudson Structural Steel Co...521.47
26 Kennedy, Rebecca—Bettie Bragg...151.91
26 Kirchoff, Lawrence—Wm L Marshall...340.95
26 Kirkwood, Fanny J & Percy A—Harry M Smith...costs, 111.45
26 Kamil, Rosa—Carrie Aronson...costs, 68.18
27 Kirby, Emma F—Olin J Stephens, Inc...236.53
27 Kohn, Edw A—Sherman Brown Clements Co...295.30
27 Kilroy, Michael J—Geo H Ward et al...397.33
27 Kleinfeld, Bertha* and Max—Jacob Bock...26
27 the same...199.23
27 Kaszewitz, Jacob—Schwarzschild & Sulzberger Co...95.10
21 Landsman, Charles—Herman Mayer et al...64.36
21 Langsfeld, F Ralph—Chas H Wuerz...328.90
21 Lenz, Joseph—Maurice Shapiro...683.03
23*La Gattuta Angelo—Joseph Doelger et al...190.01
24 Levin, Abraham J—Dairy Products Co...193.27
24*Lazarowitz, Isaac—Samuel Kohn...235.42
24 Leonhardt, Waldemar P—Greason Son & Daizell...47.55
24 Leonard, W P—the same...47.55
24 Litowitz, Isaac—Joseph Schindler...146.99
24 Litoff, Samuel—the same...146.99
24 Levinsky, Sarah—Morris Wortman...262.35
24 Lindner, Helen* & Ida—Addison B Flesher et al...602.53
24 Lewis, Ellis S & Gussie—Samuel B Moskowitz...472.25
24 Leavitt, Francis L B—Geo A Bergman...costs, 122.45
24 Low, Marian—the same...122.45
24 La Gatutta, Giuseppe—Gioachino Randazzo...585.03
24 Lawrence, Tom* & Victor—Alliance Realty Co...503.56
24 Lamura, Frederick—Bradly Doty...434.72
26 Levy, Abraham S—John D Graziade...74.87
26 Loeb, Julius—Joseph Stern et al...255.53
26 Lamb, Arthur—Frank Schwartz...436.51
26 Law, Jesse L, Jr—Garvin Machine Co...536.95
26 Lichtenheim, Sophie—Maria Braun...46.41
27 Levi, Joseph—City of N Y...74.07
27 Linsenmeyer, August—Lippman Frank...63.07
27 Laheney, Thomas F—Wm H Young...84.60
27 Ligetz, Wm L—Clara Hofeld...67.52
27 Lippman, Max—Bernard Shayne...238.90
27 Lowe, Charles—Metteawan Tile Co...437.37
27 Laudadio, Giuseppe—Giuseppe De Cincis...357.91
21 Morris, Monson—Rider & Driver Pub Co...200.05
21 Middleton, John—N Y City Ry Co...costs, 108.88
21 Meyers, Wm J—N Y Telephone Co...31.56
21 Marie, Evelyn—the same...27.10
21 Mendel, John—the same...35.32
21 Moellern, Lillian K—the same...28.11
21 Mulqueen, James A—the same...23.12
21 Meyer, Jacob—the same...52.62
21 Mann, Harry—the same...64.07
21 Maurer, Geo H—the same...43.09
21 Martin, Daniel A—the same...42.63
21 Murray, Herbert—the same...53.67
21 Mueray, Nicholas—Met St Ry Co...costs, 108.88
21 Marshall, Harry & Abraham—George Laubenheimer et al...201.18
21 McCann, Patrick—N Y Telephone Co...28.30
21 McMillan, John—the same...39.26
21 McQuade, Francis J—the same...21.37
21 McCarthy, John P—the same...213.41
21 McCourt, Patrick—N Y City Ry Co...costs, 108.88
23*Miantopolus, Vasilios—Peter Slathis...247.72
23 Meryash, Louis—Samuel Mann...439.83
23 Mooney, Henry T—City of N Y...295.96
23 Marino, Tobias—the same...74.07
23 Morrison, Irvine—the same...213.41
23 Murphy, Thomas F—the same...55.57
23 Manlove, Arthur—the same...213.41
23 Muller, John H—the same...213.41
23 Maguer, Patrick—the same...213.41
23 Mullen, David—the same...213.41
23 Macy, Chas N—the same...213.41
23 Mayer, Sidney S—A Hirschman...costs, 109.78
23 Malakoff, Harry—Mary E O'Kane...89.41
23 Maloney, John—Abraham David...208.28
23 Meyer, Adolph—Chas J Stevenot...236.40
23 Matych, Frank—Samuel Mindel...1,133.75
23 Morrow, Louis—Henry Hollander...208.42
23 Mahr, Caroline S—Wm H Livingston...costs, 104.09
23 McMullen, James D—City of N Y...213.37
23 McKay, George*—Chas J Stevenot...38.25
23 McGuire, Wm A—Alfred R Kunz et al...60.89
23 McGrath, Eugene J—John H Woodbury...costs, 73.89
23 McQuillan, John—John Dais...costs, 7.72
24 Malcolmson, Wm P—N Y City Ry Co...costs, 67.88
24 Magan, Frederick L—City of N Y...213.41
24 Macrelle, Edwin—the same...408.34
24 Mactaggart, Arthur—the same...213.41
24 Mack, Augustus F—Wm G McKenney...273.21
24 Maybaum, Jacob—Louis J Kahn...costs, 22.31
24 Makransky, Samuel—Minnie O Indelli et al...531.57
24 McCulloch, Anna B—Adams Realty Co...32.88
24 McLane, James—City of N Y...213.41
24 McChesney, James—the same...213.41
24 McBrien, Francis J—the same...213.41
24 McCarthy, John P—the same...223.41
24 McPhailan, James—the same...213.41
24 Malakoff, Harry—Kertscher & Co...215.80
24 Mayer, Leopold D & Pruella L—David C Andrews...254.95
24 Mann, Dora—Arthur Boehmer...2,569.53
24 McDonald, Wm P—Michael J Shaughnessy...111.91
24 Mulroney, Joseph S—National India Rubber Co...3,240.49
26 Martin, Arthur—F Clark Smith et al...48.11
26 Marion, Nicholas—John Dewar & Sons, Ltd...105.56
26 Mattison, Wm H—J Quintus Cohen...29.37
26 Mandel, Max—Jacob Rubinfeld...153.80
26 Millard, Ella—N Y Telephone Co...42.45
26 Morton, T Franklin—the same...43.42
26 Melville, Frank—the same...29.33
26 Mueller, Max A—the same...49.88
26 Meyerhoff, Henry—the same...43.77
26 Morrison, William—Alfred J Fox...119.41
26 McClelland, Wm E—N Y Telephone Co...47.76
26 McBennett, Alice admrx—David Shuldiner Glass Co...costs, 137.78
26 Multer, Morris—Abraham Rosenberg...127.72
26 Miller, Max—Samuel Herrmann...108.71
26 McIlhary, Malcolm M—Thomas J Clark et al...177.71
26 McCarthy, James Q—Allan McL Hamilton...238.63
27 Myer, Julius—Teddy Connolly...330.25
27 Marchand, George—City of N Y...55.57
27 Meyer, Carl—Sarah Raphael...136.41
27 Martin, Walter C—N Y City Car Advertising Co...289.72
27 Moriya, Kengo—Augustin A Gordon...277.34
27 Maccarthigh, Chas O—Louis B Stern...20.91
27 Mandell, Samuel—Morris H Bernstein...227.41
27 Mead, Chas E—Union Ry Co of N Y City...costs, 67.88
27 Meryash, Louis and Rebecca—Mayer Malbin et al...535.01
27 Merrill, Edw E—George Ringler & Co...462.02
27 Nelson, Arthur E—Motor Car Service Co...37.95
23 Nolen, Michael J—City of N Y...213.41
23 Nann, Wh H—the same...213.41
23 Noonan, Patrick—the same...213.41
23 Noonan, Walter—the same...213.41
23 Norton, Evermont H—Santiago Porcella...costs, 117.95
24 Narath, William—Henry Altebrand...costs, 70.23
27 Newman, Adolph—City of N Y...388.41
27 Oshlag, Max—N Y Telephone Co...48.06
27 O'Day, John—People, &c...1,000.00
23 Olmstead, Samuel R—N Y Telephone Co...75.64
23 Ogreen, Axle T—the same...33.31
23 Oppenheimer, Jacob—Isidore Cahn...33.47
24 O'Shaughnessy, Michael J, Jr—Richard Mears...1,506.76
24 Olney, Geo R—City of N Y...costs, 113.60
26 Olyphant, Talbot—A Miller et al...95.01
27 Oakley, Solomon—City of N Y...213.41
27 O'Brien, John J—the same...213.41
21 Passarello, Michael—Theresa Mayer...266.17
21 Peck, Herman I—Burns Bros...31.84
21 Phillips, Hannah R admrx—Interborough Rapid Transit Co...costs, 110.57
23 Prindeble, John E—N Y Telephone Co...30.09
23 Pomeranz, Samuel—the same...67.69
23 Probst, Alexander—the same...134.09
23 Phillips, Clarence C—the same...28.89
23 Parsons, Frederick W—Winfield L Hayes...71.25
23 Pitne, Alfred de F—the same...28.47
23 Post, Laura J—American District Telegraph Co...22.03
23 Pine, Charles—City of N Y...213.41
23 Poole, Griffen—the same...213.41
23 Proskoy, Alex S—the same...603.18
23 Platsky, Adolph—Patrick H Kennedy...146.16
24 Plant, James B—City of N Y...213.41
24 Post, Judson—the same...213.41
24 Portman, Isaac—David Gordon...67.15
24 Perlman, Louis—Wm A Thomas Co...279.49
26 Pfeiffer, Isaac—Louis Leavitt...2,083.50
26 Preu, Henry C treasurer—Joseph Welzel...costs, 30.27
26 Pollock, George—Benjamin Doktor...89.31
26 Powell, Ralph C—Julian B Hart et al...181.71
26 Peniston, Thomas H—Geo D F Leith...523.52
27 Peniston, Thomas H—Geo D F Leith...532.52
27 Paulsen, Wm A—Sherman Brown Clements Co...295.30
27 Payne, Abram—City of N Y...213.41
27 Perry, William—the same...213.41
27 Phelan, Edw F—Carbonating Apparatus Co...266.63
27 Physioc, Joseph A—Michael Murphy...231.06
27 Quirk, Edw F—Hapgoods...63.85
21 Rosenbaum, Philip—Cecilia D Smith...629.70
21 Rosasco, Andrew—Louis R Merlino...costs, 109.45
21 Riemer, Harry L—David Kamsler...81.09
21 Roe, Richard—Shepard & Morse Lumber Co...1,470.37
21 Russ, Elias—Yetta Faller...1,452.52
23 Reshopsky, Rosen—N Y Telephone Co...203.13
23 Russak, Joseph L—the same...34.39
23 Rosenberg, Samuel—the same...29.60
23 Rotter, Sigmund S—the same...52.00
23 Rubinowitz, Frank—the same...32.61
23 Rowe, Alfred T—the same...31.57
23 Rosenmond, Mayer H—the same...49.02
23 Ransman, Alexander—the same...27.64
23 Rubin, Jacob A—Featherstone Co...122.61
23 Rohl, Fred R—Kips Bay Realty Co...183.48
23 Roberts, Katherine S—Josephine Biran...113.55
23 Ringholm, John A—Royal Bank of N Y...181.16
24 Rubin, Rudolph—N Y Telephone Co...23.47
24 Reinert, August—the same...26.04
24 Rosenstock, Samuel—the same...37.89
24 Rubinson, Max—Joseph Wolinsky...774.82
24 Ritter, Albert—City of N Y...203.50
24 Ratner, Harris—Jacob H Greenberg...576.91
24 Randolph, Geo F—Edmund C Hamilton...45.03
24 Rothenberg, John W—Chas A McMann...325.91
26 Rivette, Elizabeth A—H Zeilin Lawton...410.72
26 the same—the same...costs, 27.72
26 Rubin, Charles & Saloti—Rubin Rubenstein et al...278.06
26*Reisler, Frank—Hudson Structural Steel Co...521.47
27 Rosenthal, Elias—James V S Woolley...83.04
27 Roth, Geo H—City of N Y...213.41
27 Rosen, Morris—Morris L Kramer et al...931.49
27 Rothkamp, August—Henry Goldstein...485.85
27 Rosansky, Louis—Percival G Stewart...49.31
27 Rabi, Hyman—Union Ry Co of N Y City...costs, 67.88
27 Rabbi Mendel—the same...costs, 67.88
27 Rawley, John—Morris Beck...234.41
21 Sebekos, Peter—G T Lawrence & Gregory Co...79.58
21 Schneider, Jacob & Joseph—Wolf Ain...27.03
21 Simmis, Wm, Jr—Simmons Hardware Co...573.53
21 Schuler, Arthur—Shepard & Morse Lumber Co...1,470.51
21 Schaefer, Chas C—People, &c...1,000.00
21 Smith, Gertrude R—Redfern, Ltd...304.65
21 Smith, Harry—Harry Dattelbaum...97.09
21 Seider, Jacob—Jonas Weil et al...18,008.15
21 Stolar, Morris—the same...18,008.15
23 Silverson, Abraham—Sperry Popham Coal Co...141.83
23 Sherlip, Samuel—Jacob Granit...1,657.38
23 Silverson, Abraham—Crane Co...115.30
23 Spero, Laurence or Larry—Morris Kristonsky...27.00
23 Spiropolus, Andreas—Peter Slathis...247.72
23 Scott, Theodore—Aaron Neuberger...costs, 138.62
23 Slavik, Charles—Samuel Mindel...1,133.75
23 Spero, Lazarus—Abraham David...208.28
23*Staffi, George—H Behlen & Bro...99.70
23 Seward, Sophia—Herman W Schmidt...463.38
23 the same—Herman W Schmidt...3,160.67
23 Silverstein, Davis—Samuel Bronstein...947.18
23 Salvatore, Pasquale—S Peraca...732.75
23 Scocco, Rocca—the same...732.75
23 Sichel, Maurice—F Barney...1,865.48
23 Sichel, Maurice—Fannie Barney...1,865.48
23 Schnepfer, Jacob—Mary Fitzgerald...641.96
24 Springer, John H—N Y Telephone Co...37.62
24 Saunders, Albert—the same...47.50
24 Shamroth, Chas W—the same...66.82
24 Silverman, Sam—the same...39.93
24 Samuelson, Aaron—the same...34.30
24 Stremmel, Mathilde E—the same...43.20
24 Shayne, Edith M—the same...45.98
24 Schoeppler, Theodore—the same...21.60
24 Sepic, Peter—the same...31.92
24 Schrott, Adolph—the same...21.39
24 Shulman, Mae—the same...20.37
24 Sorkin, Herman—David Heyman et al...100.25
24 Swaim, Wm V—Fred C Jones...182.17
24*Schlesinger, Abraham—Isaac Schulman...85.71
24 Scheffler, Matilda A—Harry W Bell...223.08
24 Shapiro, Jacob & Meyer—Massachusetts Corset Co...155.66
24 Smith, E Osborne—N Y Telephone Co...28.89
24 Schwartz, Abraham—Mutual Alliance Trust Co...23.26
24 Seider, Jacob—Jonas Weil et al...71,210.58
24 Scannell, Geo F—City of N Y...costs, 113.60
24 Stolar, Morris—the same...71,210.58
26 Stein, Elizabeth—Samuel Cohen...79.11
26 Shapiro, Morris—A G Spalding & Bros...163.83
26 Schleif, Morris—Abraham Ehrlich...72.52

DENNIS G. BRUSSEL ELECTRIC WIRING AND APPARATUS

The Brussel Method of electric light and power wiring secures to the owner an absolute guarantee against any defects. Interior Telephones, Pumps, Elevators Installed 15 West 29th Street, N. Y.

- 26 Strauss, Rosanah-N Y Telephone Co...21.67
26 Schulz, Lena-the same...43.61
26 Scott, Elsie or White-the same...41.38
26 Severance, Wm N-Martin D Fink...26.394.63
26 Schlesinger, Emanuel-Nathan Ottinger...769.67
26 Smith, Lillian S-Edw M Foote...130.92
26 Stein, Meyer-Julius G Kremer...69.52
27 Silverman, Isaac-Jacob Jarmulowsky et al...248.41
27 Straiton, Nick-Bertha Josephine...127.15
27 Schumack, Joseph-City of N Y...37.08
27 Spiess, August-the same...213.41
27 Stoubel, Frederick A-the same...38.08
27 Sturman, John H G-the same...116.12
27 Swenson, Andrew J-the same...57.19
27 Sherman, Wight-the same...116.12
27 Strahl, Robert-Benjamin Barker...1,617.20
27 Schatz, John-Frederick W Cole...491.13
27 Schiff, Lawrence-City of N Y...37.08
27 Sinel, Joseph-Martin Catts...214.65
27 Simons, Wm J-Arthur Furber...73.80
27 Schichi, F Usoburo-A A Gordon...277.34
27 Schaap, Irving E* and Maurice A* and Abraham-Ike Marrus et al...98.19
27 Slobodin, Henry L-John H Little...68.44
27 Taggart, Frank S-Cooper & Machinka...132.63
27 Teiger, Max or Max Taiger-Albert Seligmann et al...161.08
27 Tanklow, Nathan-Solomon W Johnson et al...503.58
27 Trittel, William-Michael Regan...209.72
27 Takata, Yuto-John Y Takata...519.31
27 Tinko, John-Philip Greenwald...146.91
27 Talcott, Rudolph-City of N Y...213.41
27 Thompson, Samuel-the same...408.34
27 Thompson, Francis F A-Harry C Palmer...61.25
27 Tremberger, George-Joseph Kohler...59.41
27 Tuschel, Gustav & Maria-Herzog Art Furniture Co...906.00
27 Tansey, John-N Y Telephone Co...178.51
27 Thomas, Benj F-the same...27.69
27 Thies, Louise-Kuhlman Cooperative But-ter & Egg Co...168.78
27 Timpson, Wm M-City of N Y...203.50
27 Tims, Ernest-the same...213.41
27 Tevis, John-Merchants Exchange Nt Bank...639.65
27 Thompson, Benjamin W-Henry Newbury...105.98
27 Tillman, Rose-Matthew Farrell...31.01
27 Underdorfer, Isaac-Joseph R Kunzmann...614.41
27 Von Drann, Paul-Brooklyn Metal Decorat-ing & Dial Co...421.92
27 Valentino, Antonio & Mary-Mussgiller Mang-els Co...94.75
27 Von Kilch, Anthony-Wm R Perkins et al...168.75
27 Vigoureux, Victor J-Merabel Wine Co...68.67
27 Vaugh, John G, Jr-City of N Y...312.26
27 Von Drann, Paul-N Y City Car Advertis-ing Co...471.15
27 Van Auker, Byron E-City of N Y...943.23
27 Weinroth, Samuel-Geo E Goldsmith...72.41
27 Weiss, Adolph-Barnett Brainin...70.66
27 Wimple, Martin-Donneck Blois...189.72
27 Weir, Levi, Pres-Mary B Addoms...74.65
27 Winnick, Abraham-Esther Winer...94.15
27 Wolf, Frank-John Guttman...costs, 79.16
27 Wind, Anton-Peter Faltinovsky...339.70
27 Watts, Martin S-Richard I Luch...107.83
27 Whalen, Retuck E-Crane Co...113.30
27 Wolfman, Henry & Samuel H-Julius Lewy...158.05
27 Wolbach, Jacob-City of N Y...174.07
27 Ward, Edward-the same...213.41
27 Walters, August J-the same...213.41
27 Windeler, Peter-Chas J Stewart...83.93
27 Woodbridge, James J-Ferdinand V Morris-son...188.43
27 Wallenstein, Samuel L-Harry W Bell...635.78
27 Willard, Chas F-City of N Y...408.34
27 Wiley, Pleasant W-the same...116.12
27 Whittlesly, John E-the same...213.41
27 Wright, Franklin-the same...408.34
27 Whitney, Chas H-the same...213.41
27 White, Theodore L-the same...213.41
27 Wilkes, Harry A-Isaac Gordon et al...276.67
27 Walk, John R-John M Ruhl...301.87
27 Weiss, Abraham-Samuel Kohn...235.42
27 Williams, Wm T-City of N Y...295.96
27 Wickoff, Stephen L-the same...213.41
27 Williamson, Geo R-the same...758.22
27 Wollman, Sarah-Morris Wollman...costs, 111.70
27 Walker, Wm H-City of N Y...costs, 113.60
27 Walker, Isaac P-Finn Realty Co...244.14
27 Wechsler, Adolph-N Y Telephone Co...29.17
27 White, or Scott, Elsie V-the same...41.38
27 Wegener, Henry G-Joseph Stern et al...230.83
27 Williams, Samuel J-W S Weed Ice Cream Co...230.52
27 White, Samuel-N Y Telephone Co...18.39
27 Weinberg, Samuel-Hudson Structural Steel Co...521.47
27 Weeks, James T-Curtis Blaisdell Co...140.46
27 Whitelaw, Wm N-City of N Y...203.50
27 Weil, Milton-the same...388.41
27 Ward, Chas M-Bergdorf & Goodman Co...88.46
27 Weisinger, Samuel-Frederick Thumin...70.61
27 Wachovsky, Nathan P-Martin Catts...214.65
27 Yamamura, Kinichi-John Y Takata...519.31
27 Young, John G-City of N Y...costs, 82.85
27 Ziemer, Henry-City of N Y...573.32
27 Zaun, Anna C-the same...203.50
27 Zuckerman, Joseph-People, &c...1,000.00
27 Zasuly, Louis & Mallee-Samuel Goldberger...153.44
27 Zasuly, Louis*, Mallee or Mollie & Mary-Bert K Bloch...385.74
27 Zeit, Abraham-Louis Deckman et al...260.15
27 Young, John W-David der H Minassian...119.41
27 Zsupnick, Morris-Aaron Newmark et al...180.55

CORPORATIONS.

- 21 New York City Ry Co-Z T Piercy...286.41
21 Moschcowitz, Garnett Co-Albert S Faber et al...690.60
21 New York City Ry Co-Clarence Hochman...640.20
21 Union Ry Co-Thomas J Carter...800.00
21 New York City Ry Co-Mary M Gibelli...100.00
21*Jacobs & Sons-Universal Iron Foundry...526.72
21 the same-the same...486.54
23 The S & R Construction Co-William Ehr-lich...318.23
23 The Wagner Press-Campbell Printing Press & Mfg Co...72.12
23 N Y City Ry Co-Horace Chapman...125.00
23 the same-Esther Harrison...634.57
23 the same-Jacob J Walther...641.70
23 the same-Olympia C Walther...3,646.40
23 the same-Harry Blader...150.00
23 the same-Harry Epstein...150.00
23 the same-Isaac Cohen...350.00
23 the same-Dundas R Campbell...350.00
23 the same-Camille Morel...883.25
23 Warren Auto Co-Homan & Schulz Co...costs, 28.85
23 D Appleton & Co-Elizabeth I Zeisloff...costs, 123.50
23 Alaska Fur Co-Alfred G McKenna et al...33.17
23 William McGonigal Co-Central Radiator Co...824.98
23 The Fairfax U S Mail Chute System-John J McBride...293.22
23 Mac Bros Motor Car Co-Henry Selink...1,757.06
23 Livingston Bros Drug Co-Eimer & Amend...850.20
23 Camaidella & Hettshheimer-Royal Bank of N Y...181.16
23 Imperial Bottling Co-Robinson Clay Pro-duct Co of N Y...634.59
23 Foundation & Contracting Co-F Carroda...193.77
23 Art Plating Co-Simon Adler...2,777.35
23 McCowen Co-Caroline L Stewart...91.65
24 The City of N Y-Catherine Nicholls...887.84
24 New York City Ry Co-Alice M Sponhe-mer...7,399.38
24 Interurban St Ry Co-Herman Schechner...100.00
24 Central R R of N J-Julia W Dickinson...1,103.08
24 National Metallurgic Co-Moreland Coke Co...843.40
24 Fitch Mfg Co-National Discount Co...663.90
24 The Dry Dock, East Broadway & Battery R R Co-Joseph Lazaroff...352.08
24 Long Glove Trap Rock Co-John H Boothby et al...519.41
24 C A Hyde & Co-Rosetta Jonson. (D) 1,401.26
24 the same-the same. (D) 2,030.70
24 The City of N Y-Bristol Mfg Co...costs 25.00
24 The American Ice Co-City of N Y...costs 238.90
24 The City of N Y-Warren Bros Co...5,150.00
24 Enterprise Transportation-Geo C Engel Co...3,603.12
24 York Silk Mfg Co-Lodobico Gavazzi et al...6,359.59
24 Universal Light & Equipment Co-Duncan & Miller Glass Co...1,549.97
24 Central Cross Town R R Co-Theodore Knote...2,136.08
24 N Y City Ry Co-Frank Nicholson...4,000.00
24 the same-Patrick Reilly...costs 96.83
24 Walton Transfer Co-A Klueger...186.22
24 Richard P Walsh Co-Mary Coffey et al...4,304.18
26 Stewart, Galbraith & Co, Ltd-Demeter Pick...10,300.00
26 Electric Audit & Rebate Co-George Green-berg et al...40.85
26 New York City Ry Co-Margaret Hasson...500.00
26 Innovation Trunk Co-Arthur C Platt...costs, 286.07
26 Cathedral Parkway Realty Co-Manhattan Glass Tile Co...1,047.38
26 De Beck Plate Glass Co-N Y Prism Co...164.01
26 New York City Ry Co-Walter C Miller...631.62
26 the same-Eliza Tisdale...250.00
26 the same-Kathryn Ohlrogge...3,134.30
26 Schaeffer Carroll Construction Co-Frederick W Randall...635.51
26 Meers Artificial Leather Co-Geo D F Leith...523.52
26 Manufacturers Mercantile Co-the same...523.52
26 Allenhurst Realty Co-H W Baker Linen Co...231.56
26 The City of N Y-Adele M Erb...costs, 103.47
26 The Munn Price Co-West End Mfg Co...159.67
26 N Y City Ry Co-Sarah Fischler...123.91
26 Knickerbocker Iron Works-Hudson Struc-tural Steel Co...104.91
26 N Y City Ry Co-Margaret Johnson...1,342.32
26 Thompson Pettit Co-Delaware Glue Co...132.71
26 N Y City Ry Co-Wilhelmina Kunzer...500.00
26 the same-Elizabeth Clerici...1,379.67
26 the same-Henry Bauer...1,827.22
26 Suffolk Engraving & Electrotyping Co of N Y-James C Lenney...1,168.38
27 Safety Electric Elevator Co-Thomas W Kiley et al...97.48
27 Star Co-Henry Gravier...4,147.32
27 The Terry & Tench Co-Rika Saphir...costs, 98.18
27 Mechanics & Traders Bank-Ludwig Stett-heimer...costs, 97.02
27 General Structural Materials Co-Material Mens Mercantile Assn, Ltd...85.21
27 Oppenheim Realty Co-Thomas C Edmonds & Co...172.23
27 West End Hotel Co-Emil Brandsteller...269.30

- 27 John Klein Wagon Works-Standard Life & Accident Ins Co...42.13
27 Helm Campbell Co, Ltd-Isidor Wiesbader...129.91
27 The Swedish & Norwegian Benevolent So-ciety-Anna Nilson...171.97
27 the same-the same...25.00
27 Consolidated Fixture & Supply Co-A & F Browne Co...306.32
27 Saggese Construction Co-Tenement House Dept...64.91
27 A C Rader & Co-C S Gross & Co...146.37
27 Grand Lodge of the Ancient Order of United Workmen of the State of N Y-Amelia Rit-ter...1,284.50
27 Consolidated Gas Co of N Y-Morris Feld-man...2,134.84
27 J Block Skirt Co-A Cohen...940.74

SATISFIED JUDGMENTS.

Dec. 21, 23, 24, 26 and 27.

- Arnstein, Robert-B Cohen, 1907...437.50
Bretler, Max and Oswin Stuhmer-G Hann, 1907...266.14
Barasch, Abraham M and Morris Levin-E Kohn, 1907...271.91
Boyd, Gilbert R-Williamsport Radiator Co, 1907...641.83
Braide, Julius J-T Tauszig, 1907...151.22
Brower, Rinaldo A-G H Carpenter, 1907...68.38
Clark, Wm A & Chas W, also United Verde Copper Co, James H Macdonald, James Kitch-en and Lindsay Watson-G A Treadwell, 1906...240.70
Same-same, 1907...188.30
Clark, Wm A-same, 1905...607.80
Chanler, Robert W-E T Gerry, 1907...574.86
Cheevers, John M-M Rosenfeld et al, 1907...62.65
Cohen, Jacob-E Higgins, 1907...265.97
Same-same, 1907...25.00
Cardone, Antonio-Tenement House Dept, 1907...264.91
Cohen, Louis-B Cohen, 1907...1,556.92
Einsten, David L and Caroline-L B Mitch-ell, 1906...1,251.50
Elliot, Gustav-H L Herbert, 1907...37.68
Forgotston, John V-M B Mendham, 1907...151.31
Finestone, Karl R-L C Neuberger, 1906...27.65
Same-same, 1906...27.65
Freedman, Jacob S-N Y Telephone Co, 1904...45.59
Goldstein, Morris-L Davis, 1907...424.15
Gale, George H-H Stein et al, 1907...507.98
Gifs, Hyman-M W Mayer et al, 1894...354.63
Gallatin, James W-J Dunston, 1907...122.85
Grossf, Simon-R Pluym, 1907...72.18
Hoffman, Augustus P-D D Goldstein, 1907...68.65
Hibek, Chas E-H Conklin, 1907...137.07
Howey, Wm J-South Bay Co, 1906...246.45
Houck, Chas A-G S Marsh Jr, 1905...124.42
Hall, Chas W-M M Mitchell, 1907...1,504.18
Hickson, Richard J-S M Hayes, 1907...582.65
Kane, Cornelius H-G A Blessing, 1892...95.65
Kramer, Julia-L Pick, 1907...175.11
Kane, Cornelius H-G A Blessings, 1892...313.70
Kelley, Hannah E-E F Caples, 1907...791.88
Koslow, Morris-P Rosenkrantz, 1907...235.25
Lucker, Gus-W H Meserole, 1907...99.65
Laughlin, David-H Ingersoll, 1887...1,104.69
Same-same, 1897...1,794.33
Lockwood, Geo W-S Graham, 1907...294.38
Lalor, Martin-D H Hirsch, 1906...51.42
Leslie, Mary and Joseph L Weber-People, &c, 1907...300.00
More, James B-C Pose, 1907...150.00
Mercer, Martin & Isy Lustberg-A Finger, 1907...359.19
Same-same, 1907...252.91
Morasco, Rocco M-City of N Y, 1907...264.91
Myers, Bernard A-I Toube, 1907...1,274.72
Meacle, Catherine-F Knezek, Jr, 1905...40.15
Same-G Backes et al, 1906...31.93
Manheim, Wm C H & John R-R Pringi, 1907...400.00
McDevett, Elizabeth-H Karp, 1907...550.50
O'Brien, John J & John C Sheehan-W H Pow-elson, 1900...590.95
Palmer, C Mortimer-Conron Bros, 1907...329.41
Plinque, Antonio-A Hanley, 1899...602.70
Reynal, Nathaniel C-M J Whaley, 1907...949.43
Ruzow, Louis-R Pluym, 1907...72.18
Schafuss, Theodore C-Stillman Appellate Printing Co, 1907...68.21
Scott, Walter and Jane-F Trelease et al, 1900...157.02
Simpson, Clarence D-E C Moore, 1907...12,970.67
Seiderstock, Abraham and Abraham Kwester-J Solomon, 1907...74.41
Stein, Henry B-J Newmark, 1907...487.08
Same-C F Siegelstein, 1907...488.92
Same-T D DeWitt, 1902...91.81
Sandrew, Samuel-C Newkofsky et al, 1907...10.91
Trouman, Samuel-B Silverman, 1906...70.92
Taube, Abraham-A Rosenberg et al, 1907...32.21
Waldo, Richard H-S F Blake, 1907...100.01
Whitaker, Harry J-W C Abercrombe, 1907...57.00
Wise, Marie S-L C Freeman, 1906...2,138.06

CORPORATIONS.

- Atlas Embroidery Works-A Haupth, 1907...1,529.34
Reedy Elevator Co-J Moskowitz, 1907...71.32
Home Ins Co-M Dick, 1907...2,041.68
Jackson Baggage Express-M P Reid, 1907...1,252.69
Rebman Co-B Loewy, 1907...605.95
Coleman Stable Co-W H Henshaw et al, 1907...135.51
Fleishman Realty & Construction Co-M Ahearn, 1907...100.00

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Rinehart & Son... 49 W. 31st St. Frank T. Woods... 2 E. 33d St. John Beatty... 245 W. 46th St. Fred'k Bertsch... 2628 B'way A. Neumann... 363 W. 42d St. Central R.R... 42d St. Peerless Rubber Co... 16 Warren St. The Puritan Water Co. The Hotel Saville... 28th St. and Madison Ave. The Palisade Lumber & Supply Co., 42d & B'way

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John H Woodbury Dermatological Institute and Frederick S Kolls—E B Koller. 1907. 69.97 Maine Steamship Co—L R Billups. 1907.364.22 N Y Bureau of Information—F O Brown. 1907. 51.41 Jordan Mott Iron Works—T Loughran. 1907. 7.131.23 Lenox Construction Co—F Causullo. 1907. 3.076.23 The Pullman Automatic Ventilator Co—H W Miller. 1907. 404.41

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

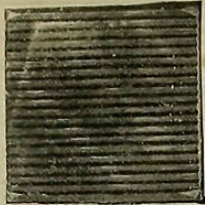
MECHANICS' LIENS.

Dec. 21

317-5th av, Nos 236 and 238. Levering & Carrigues agt J C Lyons Building & Operating Co... 34,307.61 318-61st st, No 17 East. T H Simonson & Son Co agt John Doe, J C Lyons Building & Operating Co... 813.72 319-62d st, Nos 313 to 321 East. Same agt Benito Rovira Co and J C Lyons Building & Operating Co... 7,472.66 320-78th st, No 162 East. Same agt John Doe and J C Lyons Building & Operating Co... 741.00 321-Anthony av, e s, 200 s Prospect pl, 60x 91.6. Francesco Guigliano agt Resht Realty Co... 1,300.00 322-Bleecker st, No 317... 200.50 Grove st, No 49... 50x100. Gilad Ferrando agt Louis Sroka... 50x100. 323-3d st, s s, 100 e Goerck st, 50x100. Clarence Storm agt Goldfine Realty & Construction Co and Joseph Goldfine... 2,641.52 324-62d st, n s, 100 e 2d av, 100x75. Isaac Moritz agt Benito Rovira and J C Lyons Building & Operating Co... 1,910.11 325-77th st, Nos 44 to 50 West. Geo M Martin agt Montross Bond & Realty Co and Dayton Construction Co... 30,500.00 326-72d st, No 157 East. Pittsburgh Plate Glass Co agt Thomas J Twomey and J C Lyons Building & Operating Co... 291.00 327-5th av, Nos 236 and 238. Pittsburgh Plate Glass Co agt J C Lyons Building & Operating Co... 4,207.54 328-5th av, No 1024. Same agt same... 498.51 329-Grand st, Nos 376 and 378... 16,950.00 Norfolk st, Nos 52 and 54... 275.00 Emil W Klappert agt State Bank and J C Lyons Building & Operating Co... 16,950.00 330-62d st, n s, 160 e 2d av, 75x90. White Van Glahn & Co agt Benito Rovira Co and J C Lyons Building & Operating Co... 275.00 331-Riverside Drive, No 524. David A Strauss et al agt Rutland Realty Co... 90.00 332-62d st, n s, 160 e 2d av, 65x90. Frank Voigtman et al agt Benito Rovira Co and J C Lyons Building & Operating Co... 2,590.00 333-5th av, No 1024. John J Roberts agt Floyd S Brice and J C Lyons Building & Operating Co... 8,497.00 334-143d st, s s, 150 e 7th av, 150x100. Max Toonkel et al agt Hyman & W Pekelmer. 600.00 335-Willett av, e s, 152 n 213th st, 25x100. Van Nest Wood Working Co agt John Ivers and Hess & Kammerer... 57.11 336-Grand st, Nos 374 1/2 to 378. H C Clausen Iron Works agt State Bank and J C Lyons Building & Operating Co... 20,561.00 337-5th av, Nos 236 and 238. McGrathy & Sons agt J C Lyons Building & Operating Co... 4,145.00 338-Grand st, No 374. Michael Larkin & Son agt State Bank and J C Lyons Building & Operating Co... 1,189.00 339-Grand st, Nos 376 and 378... 1,325.00 Norfolk st, Nos 52 and 54... Same agt State Bank and J C Lyons Building & Operating Co... 2,632.35 340-62d st, n s, 160 e 2d av, 75x90. Ritchings & Souter Co agt Benito Rovira Co and J C Lyons Building & Operating Co... 350.00 Dec. 23. 341-62d st, n s, 160 e 2d av, 75x100. George Brown & Co agt Benito Rovira Co and J C Lyons Building & Operating Co... 3,000.00 342-Same property. Tuttle Roofing Co agt same... 1,325.00 343-5th av, Nos 236 and 238. George Brown & Co agt J C Lyons Building & Operating Co... 9,864.30 344-Grand st, Nos 374 1/2 to 378... Norfolk st, Nos 52 and 54... John J Roberts agt State Bank and J C Lyons Building & Operating Co... 1,021.50 345-Same property. George Brown & Co agt same... 12,415.00 346-5th av, No 1024. Same agt Lloyd S Bryce and J C Lyons Building & Operating Co... 4,100.00 347-Grand st, Nos 376 and 378... Norfolk st, Nos 52 and 54... Candee, Smith & Howland Co agt State Bank and J C Lyons Building & Operating Co... 1,383.98 348-5th av, No 1024. T New Construction Co agt Lloyd S Bryce and J C Lyons Building & Operating Co... 1,426.16

349-5th av, No 1024. Boyd & Selfridge agt Edith L Bryce and J C Lyons Building & Operating Co... 2,013.10 350-Grand st, Nos 374 to 378, and Norfolk st, Nos 52 and 54. Canavan Bros Co agt State Bank and J C Lyons Building & Operating Co... 2,330.00 351-3d av, s e cor 169th st, 200x200. Theodore C Wood agt John Eichler Brewing Co and Joseph Hollerith... 856.26 352-62d st, Nos 313 to 321 East. Kyrle S Evans agt Benito Rovira Co and J C Lyons Building & Operating Co... 844.50 353-Barnes av, s w cor 223d st, 100x125. Guiseppa Tornatore agt Frank Boyle & Sons and Gennaro Colonna... 13.50 354-62d st, n s, 118 e 2d av, 117x100.5. Frank Voigtman et al agt Benito Rovira Co and J C Lyons Building & Operating Co... 2,790.00 355-5th av, No 1024. E H Ogden Lumber Co agt J C Lyons Building & Operating Co... 972.31 356-Verio av, n e cor 236th st, 110x93. Angelo Fischetto agt German Real Estate Co and Passarelli & Riccardi Bros... 71.22 357-Ellis av, s s, 255 w Castle Hill av, 50x103. Van Nest Wood Working Co agt T Francis Flood... 511.20 358-81st st, No 24 East. E Bradley Currier Co agt J C Lyons Building & Operating Co... 67.10 359-Grand st, n s, 50 e Norfolk st, -x irreg to Norfolk st. Same agt State Bank and J C Lyons Building & Operating Co... 2,555.00 360-5th av, Nos 236 and 238. Same agt J C Lyons Building & Operating Co... 1,024.40 361-78th st, No 162 East. Same agt Mrs C F King and J C Lyons Building & Operating Co... 457.50 362-81st st, No 81 East. Chas E Dowdall agt Ada H Strauss and B Massor & Co... 150.00 363-62d st, No 321 East. Joseph Elias agt Benito Rovira Co and J C Lyons Building & Operating Co... 425.00 364-31st st, No 23 West. Joseph Beck agt Life Pub Co and Max E Bensomon... 46.55 365-Avenue B, Nos 195 to 203... 12th st, No 605 East... Corbin Cabinet Lock Co agt Chas I Weinstein... 5,330.00 366-5th av, Nos 236 and 238. Peter McKay agt J C Lyons Building & Operating Co... 3,500.61 367-62d st, n s, 160 e 2d av, 75x90. Same agt Benito Rovira Co and J C Lyons Building & Operating Co... 1,000.00 368-Hoffman st, w s, 310 n 184th st, 37x100. Thomas Haldane agt Joseph Fajelle... 1,625.00 369-62d st, n s, 118 e 2d av, 117x100.5. Jacob Stockinger agt Benito Rovira Co and J C Lyons Building & Operating Co... 600.00 370-Broadway, s e cor 184th st, 75.7x103.1. National Fire Proof Sash & Door Co agt William Lyman... 352.00 371-5th av, Nos 236 and 238. J F Blanchard Co agt J C Lyons Building & Operating Co... 2,967.15 372-137th st, Nos 42 and 44 West. Lena Jacobson agt Samuel J Lederer... 79.50 373-62d st, Nos 313 to 317 East. Peter Nelson agt Benito Rovira Co and J C Lyons Building & Operating Co... 2,520.52 374-67th st, No 19 East. Edw F Caldwell & Co agt Henry S Glazica... 1,853.46 375-White Plains road, e s, 125 s 216th st, 40x100. Samuel Rosenberg agt Adelaide Burland and Emanuel Burland... 475.00 376-81st st, No 18 East. Chas E Dowdall agt Ada M Strauss and B Masor & Co... 75.00 377-3d st, s s, 90 e Goerck st, 50x100. Person & Co agt Joseph Goldfine Realty Co and Joseph Goldfine... 119.00 378-34th st, No 167 West. Elias Atkinson et al agt Fred and Wm H Hussey... 86.00 379-136th st, Nos 502 to 510 West. Dominico Bravin agt Bessie C Clark & Hyman Horwitz... 401.00 380-29th st, No 239 West. John Ryan agt John J Bowes and Louis J Bowes... 14.00 381-Riverside drive, n e cor 143d st, 50x100. Pavel Potto agt George Brown... 100.00 382-Washington av, s e cor 173d st, 150x 100. Patrick Maher agt Dacorn Realty Co... 618.00 383-Verio av, s e cor 236th st, 110.2x92.8. Raymond van Pragg Supply Co agt German Real Estate Co, James C Forbes, trustee, and Wm H Robinson... 1,100.00 384-Madison av, No 2127... 133d st, Nos 39 to 43 East... Same agt Vincent C Corrier, Abraham Shatz and Charles Lock... 1,594.75 385-101st st, s s, 100 e 1st av, 100x100.11. Same agt Anna Cirrito and Charles Lock... 1,906.90 386-5th av, No 1024. Russell Erwin Mfg Co agt J C Lyons Building & Operating Co... 1,454.47 387-5th av, Nos 236 and 238. Same agt same... 1,041.40 388-78th st, No 162 East. Same agt John Doe... 448.01 Dec. 24. 389-5th av, Nos 236 and 238. Campbell & Morgan agt J C Lyons Building & Operating Co... 2,201.00 390-62d st, n s, 160 e 2d av, 75x100. Same agt Benito Rovira and J C Lyons Building & Operating Co... 586.00

391-78th st, No 162 East. Same agt Emily A King and J C Lyons Building & Operating Co... 1,545.00 392-5th av, Nos 1024 and 1025. N & W J Peck agt Lloyd S Bryce and J C Lyons Building & Operating Co... 921.85 393-62d st, n s, 160 e 2d av, 75x100.5. Same agt Benito Rovira and J C Lyons Building & Operating Co... 8,424.45 394-118th st, Nos 411 to 415 East. George Colon agt John Doe and Jacob Schwartz... 531.81 395-Amsterdam av, No 2495. Harry Meltzer agt Edw A and Amelia Meyer and A Benoit... 250.00 396-95th st, No 54 West. Jacob Stockinger agt John Doe and J C Lyons Building & Operating Co... 47.13 397-78th st, No 162 East. M Abbott's Sons agt Louise A Lyons and Emily A King and J C Lyons Building & Operating Co... 200.00 398-5th av, Nos 1206 to 1210. Same agt J C Lyons and J C Lyons Building & Operating Co... 60.00 399-95th st, No 54 West. Same agt Baetus H Phillips and J C Lyons Building & Operating Co... 10.10 400-West End av, No 864. Same agt J C Lyons and J C Lyons Building & Operating Co... 33.10 401-Cherry st, Nos 69 to 73. Eliah Fialkin agt Ossess Parness, Harry Fisher and Sam Moskolick... 70.00 402-94th st, No 32 West. James D McEntee agt Julia F Collins and Mrs A S Bowles... 21.10 403-81st st, No 24 East. Russell, Erwin Mfg Co agt Julius S Ulman and J C Lyons Building & Operating Co... 216.29 404-61st st, No 17 East. Same agt Maude A Banks and J C Lyons Building & Operating Co... 146.24 405-119th st, Nos 23 and 25 West. David Spigel agt Jacob Cohn... 214.00 406-Bathgate av, s w cor 176th st, 108x114.6. William Kuhn agt Michael Redmond... 5,829.30 407-Hester st, s e cor Elizabeth st, 75x75. John Kruly agt Max Weinstein... 300.00 408-23d st, No 165 West. Maximilian Conrady agt C Cohen and Edgar Sterck... 3,800.00 409-122d st, Nos 524, 526 and 530 West. Colonial Chandelier Works agt Harris Friedman and Sawitzky & Golomb... 400.00 410-148th st, Nos 210 to 214 West. Solomon Blecher agt Joseph McConnell and Jacob Moskowit... 39.87 411-62d st, No 304 East. David F Polivy agt Herman Hanauer and Meyer Ennis... 41.40 412-Beaver st, Nos 32 to 36... Broad st, Nos 63 to 69... Hammerstein & Denivelle Co agt Consolidated Stock & Petroleum Exchange Building Co and Edward Miller, Jr... 4,970.50 413-Hester st, No 55. Peter Comes agt Ruben Satenstein... 1,300.00 414-Pierce av, s s, 225 e Dean place, 25x191. Van Nest Wood Working Co agt Tony Guire, Thomas Flood and James Rice... 21.40 415-Katonah av, s w cor 238th st, 100x100. Raffaele Borrelli agt H C Simmonds... 2,000.00 416-Katonah av, n w cor 237th st, 100x100. Same agt same... 309.00 417-Jerome av, n e cor 177th st, 100.3x33.9. Max Rubin agt American Assets Co and Abraham Rosenberg... 68.00 418-5th av, No 1024. E H Ogden Lumber Co agt Lloyd S Bryce and J C Lyons Building & Operating Co... 972.31 419-101st st, Nos 406 to 410 East. Brand & Silverstein Iron Works agt Anna Cirrito and Vincent Cirrito... 1,400.00 422-Satisfied. 421-138th st, n s, 100 w Broadway, 75x200 to 139th st. Edward Miller agt Burlington Realty & Construction Co and W H Glickman... 290.00 420-Satisfied. 423-Washington av, n e cor 167th st, 50x 100. Same agt John Alteria and P Alteria... 228.00 Dec. 26. 424-138th st, Nos 33 to 37 West. Isaac Smith agt Hyman B Goldberg... 350.00 425-78th st, No 162 East. Chas A Pope agt Mrs. C F King and J C Lyons Building & Operating Co... 260.00 426-West End av, No 509. Patrick F Dickin- son agt Morton W Smith... 77.15 427-5th av, No 1329. Ruken & Simon agt Lena Kannensohn and Morris Kannensohn... 768.00 428-Lenox av, s e cor 123d st, 90.10x40. C D Bertine & Co agt Clement C Gaines... 1,573.35 429-Riverside Drive, s e cor 137th st, 102.6x 100. Paul B Pugh & Co agt Noel Realty & Construction Co... 3,561.00 430-Park av, n e cor 149th st, 25x75. Levens- son Wrecking Co agt Joseph Yohanson and Peter Lanzetta... 150.00 431-Willett st, No 68. Haiman Shapiro agt Abraham Schwartz... 194.00 432-6th st, Nos 806 to 812 East. Samuel Davidowitz agt Henry Kalcheim... 73.00 433-141st st, s s, 406 e St Ann's av, 25x100. Joseph Flowerman agt Samcor Co and Louis Sirkin... 25.00



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 435—95th st, No 54 West. Same agt Baetin H Phillips and J C Lyons Building & Operating Co.....96.00
 436—81st st, No 312 West. Same agt Annette McD Morgan and J C Lyons Building & Operating Co.....139.50
 437—61st st, No 17 East. Same agt Maude A Banks and J C Lyons Building & Operating Co.....152.30

Dec. 27.

438—Katonah av, s w cor 238th st, 100x85. Riccardi Bros agt Hibbert C Simmonds...325.00
 439—Westchester av, n w cor Forest av, runs n 46.2 x w 175 to Jackson av, x s 148.3 x s e 86 x n e 176 to beg. Church E Gates Co agt John Murphy and Forest Leasing Co...3,960.37
 440—Broadway, s e cor 101st st, runs e 229.11 x s — x w 25.8 x s 51.10 to 100th st, x w 50 x n 51.10 x w 150 x n 150 to beg. Same agt Franklin Building Co and Bloomingdale Leasing Co.....1,368.70
 441—61st st, No 17 East. United States Motor Supply Co agt T H & Maude A Bank and J C Lyons Building & Operating Co...24.75
 442—78th st, No 162 East. Same agt Emily A & Mrs C F King and J C Lyons Building & Operating Co.....118.95
 443—64th st, Nos 153 to 157 West. Max Koppel agt Herman E Meeker.....132.50
 444—3d av, No 859. Mutual Woodworking Co agt P Henry & Francis A Dugro, trustees, and Peter Keller.....709.60
 445—4th av, n w cor 17th st, 142x127.7. Chas J Petterson agt Ferdinand Kurzman, Henrietta Kahn, Richard Deeves and Everett House Co.....1,318.11
 446—11th st, No 20 West. John Corner & Son agt Geo H Benjamin.....218.23
 447—Riverside Drive, s e cor 137th st, 100x 102.6. Church E Gates Co agt Noel Realty & Construction Co.....494.26
 448—81st st, Nos 444 to 452 East. Thomas G Knight Co agt Isidore Kalt, Nathaniel Zwering and Stegfried & Yellin.....3,219.70
 449—Broadway, No 239. Monroe M Golding agt Edward Miller, United Merchants Realty & Improvement Co and Society of Mechanics and Tradesmen.....122.00
 450—41st st, Nos 446 and 448 West. Morris Siegfried agt Abraham Shimans, Morris Solomon and Louis Vlasky.....1,640.00
 451—Beaver st, No 36. Monroe M Golding agt Consolidated Stock Exchange of N Y and Edward Miller.....175.00
 452—Riverside Drive, s e cor 97th st, 107.6x 71.11. William Williams & Co agt Robert T Lyons.....441.96
 453—114th st, No 103 East. Wm A Soles agt Wilhelm Gunther.....40.00
 454—Madison av, No 2127.....133d st, Nos 39 to 43 East.....Grier & Warga agt Vincent C Corrier and Abraham Shatz.....350.00
 455—16th st, No 653 East. Alex Braun agt Margaret and John E Kilalea.....105.00
 456—5th av, No 358. Hester agt Knickerbocker Trust Co and McKim, Meade & White.....129.80

BUILDING LOAN CONTRACTS.

Dec. 23.

233d st, s s, 267 w Kingsbridge road, 25x100. Chas B Clark loans Matilda Lauricella to erect a 2-sty dwelling; 2 payments.....3,500

Dec. 27.

241st st, n s, 135 e Katonah av, 200x100. Theodore Wentz loans Wm H Danby to erect five 2-sty frame dwellings; 5 payments.....15,000

SATISFIED MECHANICS' LIENS.

Dec. 21.

3d av, No 3222. E A Biedermann agt F Kinino et al. (June 6, 1907).....60.29
 102d st, No 228 East. August M Adolff agt Isaac Peth et al. (Jan 2, 1907).....13.00
 24th st, Nos 425 to 435 East. South Amboy Terra Cotta Co agt Joseph J Little et al. (Dec 20, 1907).....1,330.00
 149th st, No 220 West. Furst Bros Co agt George Spickerhoff et al. (Sept 19, 1907).....72.20
 106th st, Nos 217 and 219 West. Paul Miklowitz agt John E Calhoun et al. (Sept 3, 1907).....194.00

Dec. 23.

2d av, s e cor 4th st. Thomas Bailey agt Adelstein & Avrutine et al. (Dec 17, 1907).....50.00
 Same property. Vincent Valentine & Co agt same. (Dec 19, 1907).....255.00
 224th st, Nos 421 to 437 East. Frank Vernon agt Joseph J Little et al. (Dec 17, 1907).....1,788.00

112th st, n s, 200 e Broadway. The Watson Flagg Engineering Co agt University Construction Co. (Nov 15, 1907).....407.00
 24th st, No 435 East. Benjamin F Elgar, 2d, et al, trustees, agt Joseph J Little et al. (Dec 17, 1907).....2,551.20
 2 Riverside drive, n e cor 94th st. Federico La Mura agt Joseph Friedman. (Dec 6, 1907).....193.47
 Commonwealth av, Nos 93, 93½ and 94. Charles Rosenberg & Son agt Schecht & Pinkofsky. (Oct 11, 1907).....417.50

Dec. 24.

127th st, Nos 403 to 409 West. Frederick W Cohn agt Arnold Realty Co. (Nov 2, 1907).....59.71
 3d av, No 2505. Charles Martin et al agt William R Rose et al. (July 10, 1906).....5,486.00
 Same property. Pelham Operating Co agt Isaac Boehm et al. (May 22, 1906).....66.00

Dec. 26.

1 Fulton st, No 144. Jones, LeBaron Prism Co agt John Doe et al. (Dec 24, 1907).....220.00
 3d av, No 2505. J Bayard Wight et al agt Isaac Boehm et al. (June 27, 1906).....210.50
 99th st, Nos. 151 to 161 West. Abraham Sraeger agt Samuel Friedelson. (Dec 9, 1907).....112.50
 2 Willett st, No 68. Rachel Talsky et al agt Abraham Schwartz. (Oct 16, 1907).....250.00
 Same property. Isaac Goldberg agt same. (Nov 21, 1907).....150.00
 Nelson av, s e cor Macombs rd. Frank Russo et al agt Mellie M Wendler et al. (Dec 17, 1907).....1,075.00

Dec. 27.

College av, n w cor 146th st. Minett Varnish Co agt Rosalie Meli. (Aug 28, 1907).....145.75
 Same property. Same agt same. (Aug 30, 1907).....145.75
 Hughes av, e s, 36 n 181st st. Person & Co agt Magdalena Marx et al. (Dec 9, 1907).....258.00
 Hughes av, w s, 125 n 179th st. Same agt same (Nov 8, 1907).....258.00
 Lexington av, No 1516. Nathan Paradies agt John Doe et al. (April 22, 1907).....10.50
 Lexington av, n e cor 30th st. Morris Levin & Sons agt P Alteviva et al. (Dec 24, 1907).....90.00
 Fence enclosing docks on Harlem River, between 122d and 123d sts. Charles Wendt et al agt Thomas G Patten et al. (Sept 19, 1907).....316.25
 2 Central Park West, n w cor 85th st. Robert Rossman agt Gotham Building & Construction Co. (Sept 30, 1907).....102.97
 Same property. M Rambow & Co agt Gotham Building Co. (Sept 28, 1907).....426.70
 Freeman st, w s, 60 s Chisholm st. Carmine Cioffe agt Geo J M Ketner. (Dec 2, 1907).....290.00
 Same property. F T Willigan Co agt same. (Dec 19, 1907).....590.10
 86th st, Nos 148 to 152 East. Anthony Watte et al agt Henry L Toplitz. (Feb 23, 1907).....800.00
 Ludlow st, No 182. Mayer Schnee agt John Schwartzapel et al. (Jan 3, 1907).....21.00
 2 Vyse av, w s, 168 n Freeman st. Frank Morell et al agt Emma A Hoffmann. (Dec 9, 1907).....425.00
 55th st, Nos 508 to 516 West. William Klenert et al agt Henry Corse et al. (Dec 16, 1907).....131.23
 24th st, Nos 425 to 435 East. Pittsburgh Plate Glass Co agt Joseph J Little et al. (Dec 18, 1907).....752.85

¹Discharged by deposit.
²Discharged by bond.
³Discharged by order of Court.

ATTACHMENTS.

Dec. 20.

Conti, Antonio; Paolo Porrini; \$1,300; Bloch & Hoffman.
 O'Brien, John D; Edw U Kahn; \$3,900; M D Steuer.
 Strong & Trowbridge Co; Theo Ricksecker Co; \$1,702.97; Parsons, Closson & McIlvaine.

Dec. 21.

Archer, Chas S; Francis H Leggett & Co; \$250; Hosmer & Jones.
 Miller, Harold; Topia Mining Co; \$1,368.23; Curtis, Mallet, Prevost & Colt.
 Statesville Oil & Fertilizer Co; Adolf Aspegren et al; \$3,990.40; B Lewinson.

Dec. 23.

Surinam Hydraulic Co; Daniel G Griffin; \$5,000; Kendall & Herzog.

Newfoundland Syndicate; Willcox, Peck & Hughes; \$1,030.01; Wing, Putnam & Burlingham.
 National Glass Co; American Lithographic Co; \$3,000; J S Lehmaier.

Dec. 26.

R F Shaen & Co; Wm F Marsh; \$584.29; R B Aldcroft, Jr.
 Joseph Leonard; Harry Raymond et al; \$7,888.16; Hays & Hershfield.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.

Dec. 20, 21, 23, 24, 26, 1907.

Cahen, H. 105th st, 300 ft e of 5th av..Silberstein & S. Mantels. 272
 Clark, B C. 504-6-8-10 W 136th..Albert G F Co. Gas Fixtures. 750
 Elmsere Realty Co. Elmsere place near So Boulevard..Consolidated C Co. Gas Fixtures. 1,230
 Goldstein (Joseph) Realty Co. 402 E 3d..Reedy E Co. Elevator. 2,600
 Hess & Kammerer. 69 Willett (Bronx)—Basner & B. Gas Fixtures. 24
 Lyons (J C) Bldg & Operating Co. 236-8 5th av..A B See E E Co. Elevators. 12,200
 Miller, E B. 168th st and Amsterdam av..National Gas & Electric F Co. Gas Fixtures. 145
 Newman, M H. 15th st and Union av..American M Co. Mantels. 702
 Platt, S. 547 E 161st..C W Hoffman Co. Elevator. 1,350
 Permansky & Wolf. 159th st bet Broadway and Amsterdam av..Silberstein & S. Mantels. 320
 Pearlman & Bernikow. 4 houses north side of 176th st and 4 houses north side of 177th st, about 100 feet west of Amsterdam av..Roys System Co. Heating Fixtures. (R) 3,415
 Strich, B V. 140th st and Robbins av..A B See E E Co. Elevator. 2,800

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