

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

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C. W. SWEET

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THE way in which general business manages to maintain its volume, in spite of the scarcity of money and the decline in security values, is extraordinary. If there is one department of business which ought to feel most severely the effect of tight money it is that of building; but the figures for July, 1907, show a comparatively small decrease from the large figures of last year. The decrease amounts only to \$6,000,000, of which \$4,500,000 is attributable to New York. Throughout the middle West, particularly in the larger cities, building is more active than it was a year ago. Chicago, Cleveland, Detroit, Kansas City, Milwaukee and St. Paul all report substantial increases in the amount of new construction projected. On the other hand, Pittsburgh, Minneapolis and the majority of the eastern cities have not succeeded in doing so well. On the whole, however, the showing is remarkably good, and it looks as if the building industry could count upon another year of substantial prosperity. So it is in other lines. Many manufacturers report that not only that they are working overtime to fill existing orders, but that new orders are coming in in a larger volume than ever. It is probable that the farmers will suffer no abatement of the good times of recent years, for the higher prices they will receive, will constitute more than a compensation for any diminution in the yield. In short, it seems entirely possible that the course of business during the coming year will be that which the best friends of the American business public could desire. There will be a slowing up in certain lines, which will, in the course of time, have the effect of easing the money market; but the volume of business will be well maintained and there will be no sudden contraction either of credit or of activity.

THE plans for the new National Theatre in Central Park West and Sixty-second street have been filed, and its construction will be awaited with interest. No private manager would have dared to invest several million dollars in a theatre in this particular neighborhood, because the location is too remote from that in which the other high-class theatres are assembled; but for the purposes of this particular enterprise the site has been admirably selected. It is easily accessible from those large areas on the West Side and in Harlem where live the majority of the theatre-goers, while it is also sufficiently accessible from the more fashionable districts to the south and east of the park. The only regions from which it will be comparatively inaccessible are the suburbs. It will be difficult to reach either from Jersey or Long Island, even after all the bridges and tunnels are in full operation, and this will undoubtedly be a somewhat serious drawback, because an increasing proportion of prosperous New Yorkers will hereafter find homes on the other side of the waters. The drawback will be partly remedied by the completion of the Blackwell's Island bridge, but the remedy will be very partial, indeed.

We have no doubt that the location of the Pennsylvania and McAdoo terminals will tend to help theatres, restaurants and shops, as far south as possible until new subways have been built. On the whole, however, the location of the new National theatre is as good a one as could be found. The projectors of the enterprise needed a site which was large, which was capable of effective architectural treatment, which was sufficiently accessible, and which, at the same time, was not too expensive. It is difficult to see what other location would have met with greater sufficiency these various needs. The site includes a whole block front, facing on a park, and in a location which is tolerably accessible at present, and will constantly become more so. The neighborhood of Columbus Circle may, indeed, eventually be the busiest and most important place in upper Manhattan. When Washington Heights, the Bronx and Westchester are more densely populated than they are at present, the tendency will naturally be to push the center further north, but it cannot travel any further north than Columbus Circle and Fifty-ninth street. Some day the Metropolitan Opera House will be moved into that neighborhood, and the whole of Fifty-ninth street fronting on the park will be converted into theatres, restaurants and stores.

SECRETARY TAFT was quite right in protesting against the attacks which have been made upon President Roosevelt in connection with the recent break in the stock market. That break has been due more than anything else to world-wide conditions which have made loanable capital extraordinarily scarce and which has consequently resulted in the sale of all kinds of securities. The responsibility for a condition which has depressed the price of English consols and New York City bonds so as to make them cheaper than they have been for a generation cannot well be imputed to President Roosevelt or to the policy upon which, under his influence, the Federal government has embarked. If railroad securities have declined in price more in proportion than other securities, the reason is chiefly that they were more weakly held and that they have, during the past year, been subject to radical legislative action on the part of the State governments. Doubtless the fine imposed upon the Standard Oil Company by Judge Landis did something to unsettle confidence, because it seemed to be dictated more by a purpose of doing an injury to the Standard Oil Company than by a wish to exact a reasonable and sufficient penalty under the statute. But if Judge Landis exhibited an unjudicial disposition to tag revenge on the most conspicuous of the "Trusts," the President cannot be held responsible. He has never encouraged such a disposition. All that the executive department of the Federal government has done was to seek the enforcement of a law against rebates, which was passed with the full approval of all shades of public opinion, and if the penalty exceeds the crime the fault lies with the statute. In any event the Standard Oil Co. has been notoriously an unscrupulous offender in the matter of rebates, and it can scarcely be denied that even if something more than justice has been done in this one instance, the fine has been imposed on the people who have most deserved it. If President Roosevelt's policy has been inimical to the value of railroad securities, why the reason must be that the value of railroad securities is dependent upon violations of the law. He has done nothing for a year except to seek the enforcement of laws. Some of these laws may not be wise, but their unwisdom cannot be charged to his account. No act of the Interstate Commerce Commission under the rate bill has as yet been dictated by the intention of injuring the railroads, and it is the rate bill for which the President is peculiarly responsible. The railroads would be far safer under the exclusive supervision of a Federal government committed to President Roosevelt's policies than they are under the existing system of mixed Federal and State control.

THE FOREGOING considerations seem so obvious that the abusive and unscrupulous attempts to make the President responsible for the decline in the price of stocks wears the appearance of a conspiracy. Either the enemies of his policy of Federal regulation are merely taking advantage of a necessary decline in the price of securities for the purpose of an attempt to make the President unpopular, or else a decline in the price of securities beyond a certain level has been deliberately brought about in order to provide ammunition for an anti-Roosevelt campaign. In either event it is impossible to see what the perpetrators of these attacks expect to gain. President Roosevelt has

declared in the most explicit and final way that he will not be a candidate for renomination in 1908. The man whom he wishes to be his successor is as conservative as any Republican, except those Senators who are frankly allied with the corporate interests. The nomination of any Republican, who was frankly or even furtively allied with the corporate interests would be merely an invitation to the country to elect a radical Democrat. No Republican can either repudiate the policy of regulation on which the Federal government has embarked or be lax about the enforcement of the laws. The owners of securities have far more to fear from the people who control the policy of the Democratic party than they have from President Roosevelt and his followers. In seeking to discredit the latter by unscrupulous misrepresentation they are riding for a fall. The consequences of success would be more dangerous than the consequences of failure, and the sooner they make this discovery the better it will be for them.

A Colossal Profit From Real Estate.

REAL ESTATE is now the investment with a future. The best financiers are making no effort to explain the near-panic in Wall Street. The big investors in real estate are the only men "sitting steady in the boat," profiting from the constant enhancement of their holdings.

It is a grotesque view to take that the country is suffering from a surplusage of prosperity, but it is apparently unwilling to believe in itself. In the face of legislative and popular hostility the railroads have been making financial progress. Their earnings exceed their wildest hopes. But either the future has been too heavily discounted or there is a lack of confidence.

Turn the shield over. Rapid transit improvements in New York together with the tremendous growth of population were responsible for A TOTAL RISE OF LAND VALUES in Greater New York during the last fiscal year amounting to \$190,357,758. IMPROVEMENT VALUES INCREASED \$187,238,784.

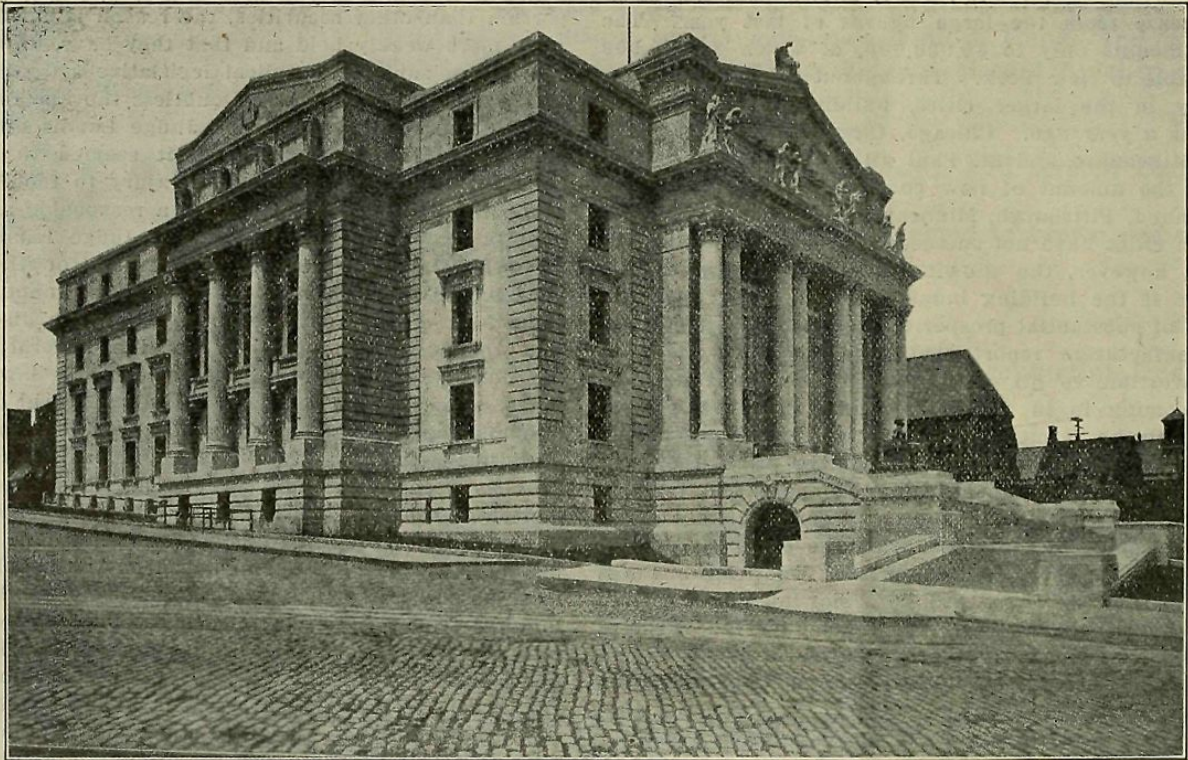
tions, and \$377,596,542 on ordinary real estate. The largest proportionate increase was in the Borough of Queens, where values have been rising very rapidly, the increase being 36.5 per cent.

IN NINE YEARS THE ASSESSED VALUATION OF ALL REAL ESTATE IN MANHATTAN HAS INCREASED \$2,637,000,000; IN BRONX, \$295,102,000; IN BROOKLYN, \$571,399,000; IN QUEENS, \$114,116,000; IN RICHMOND, \$12,700,000.

The value of land to-day in the City of New York is so enormous that it is hard to realize its amount without some comparisons. The assessed value of land alone exclusive of improvements in the City of New York is greater than the assessed value of all real estate, improvements included, in the State of Pennsylvania, and nearly twice as great as the value of all the real estate, including improvements, in the State of New York outside the city. The assessed value of land of six square miles of Manhattan in the neighborhood of Central Park is greater than the assessed value of all the real estate of the State of Missouri.

For those living in other cities to comprehend the meaning of the figures some knowledge of the conditions existing in the different sections of New York is necessary, as also a knowledge of the principles underlying the relation of the value of land to the improvements on it. In a newly-settled country improvement value must precede land value, and this condition can still be observed at a distance from railroad communication even in some parts of the State of New York. As population increases the value of land increases more rapidly than the value of improvements, until a condition is reached, like that of the financial section of the Borough of Manhattan, where it is almost impossible to erect building equal in value to the land on which it stands. Some land near Wall st is assessed as high as \$300 a foot, though an office building 25-stys high rarely costs more per square foot of lot area than \$200, and generally considerably less.

During 50 years all other forms of business and investments have been exposed to reactions, panics and bad financing. Yet New York land value has risen steadily. It has called for no business shrewdness or technical sagacity on the part of



ESSEX COUNTY COURT HOUSE, NEWARK, N. J.

Cass Gilbert, Architect.

Hedden Construction Co., Builders.

Bronze work executed by Jno. Williams, Inc., New York.

Otis Elevators.

Yale & Towne Hardware.

Woodbury Granite Co., Granite.

Present values in most of the suburbs are rising under the influence of steady buying. There are advances every week. Every year or two adds from 10 to 20 per cent. to values in many of the more desirable sections. The work of the city's appraisers was closed before current high price levels had been attained. It is believed they will show even greater increases for the current year.

The total assessed value of real estate in all the boroughs of the greater city was \$5,326,413,110 for 1906. This year the total assessed values in the greater city are \$5,704,009,652.

All of the \$190,000,000 which represents land enhancement has gone to the profit account of patient real estate holders. How much of it has come to you?

The increase in the assessed value of all real estate is \$501,993,357, of which \$105,375,700 is on special franchises, assessed by the State Board, \$19,021,115 on the real estate of corpora-

its owners. It has grown in worth and importance with the growth of the metropolis.

To make the story alive and personal, we shall close by relating the experience of a leading man in the commercial life in this city. A good part of his fortune has come to him from real estate investments, but some years ago he concluded to try the stock market. So he put forty thousand dollars into a Brooklyn stock, and saw the investment shrink in value to half that sum. Said this man, in relating the story in our office, "If I had taken a map of Greater New York and vicinity, shut my eyes, then stuck a pin into any part of the territory and invested my forty thousand on that spot, I could not have made a mistake. My investment would have been tangible. I could have gone and looked at it every day, if I had wanted to. Nobody could carry it off or cause it to shrink up. It would have constantly grown in value, and would pretty nearly have doubled."

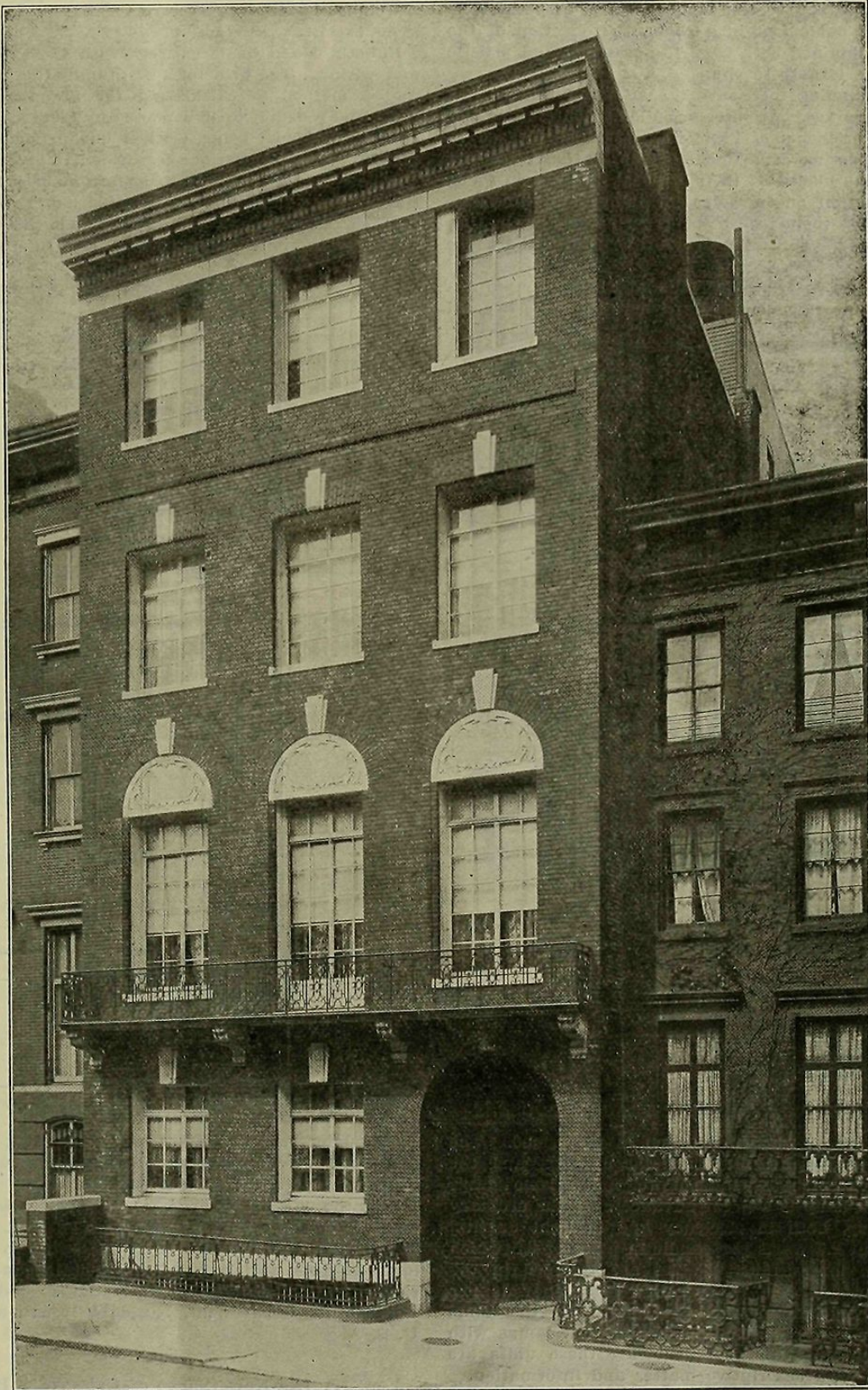
THE REALM OF BUILDING

A New Type of City House.

The house is on the north side of 40th st, 150 ft. east of Park av. The lot is 29 ft. wide and 98 ft. 9 ins. deep. The exterior is of red brick and white marble, the latter used very sparingly. The desire was to make the exterior indicative of modest comfort and good cheer. The windows were made large so as to admit an abundance of light and sun, and the white marble

operated by an electric motor, is used for raising and lowering automobiles.

The garage is on the rear of the lot and is entirely separated from the house. The building regulations require that 10 per cent of the area of the lot be left vacant, but there is nothing to hinder one building on that area below the level of the curb, and this is where the garage is placed. It was at first intended to confine the garage entirely to the vacant space on the lot



RESIDENCE OF ERNEST FLAGG, ARCHITECT.

40th St., near Park Ave., New York.

(Photo by A. Patzig.)

was used to enliven the otherwise sombre monotony of the brickwork.

The most unusual feature of the house is its entrance and garage. In this respect it is probably the first one of a class which will multiply greatly in the future, for it affords a practical demonstration of the possibility of combining with the ordinary city house a garage, the need for which is daily becoming more urgently felt.

The garage is on a lower level than the street, and a large lift,

occupied by the house, which would have answered very well for electric automobiles, but would not in this case have been large enough for gasoline cars. To provide space for two or even three cars the garage was extended across the end of the adjoining lot, providing a room 16 ft. wide and 36 ft. long. It is lighted by skylights.

There is no connection between the house and the garage except through this passage leading to the porte cochere, which is cut off from the garage both by swinging fireproof doors and

by an automatic fire door. Thus protected, the insurance rate on the house is not affected by the garage. The house is fire-proof throughout; as its construction complies with all the rules of the fire underwriters, the lowest rate applies to it.

One enters the stair hall from the porte cochere.

NEW LEADS IN ILLUMINATION

WHILE architects and building contractors are brought almost constantly into contact with the subject of incandescent lighting, the subject of proper illumination has been paid but slight attention, and little or no consideration given to the results that could be obtained. About the only calculation ever done was to allow one lamp (always understood a 16 C. P.) to a certain number of square feet of floor space, or perhaps to a certain number of cubic feet in a room, the question of the actual results thus obtained both from the practical and artistic standpoint being left largely to chance.

Illumination is beginning to receive the attention that so important a subject deserves. Architects, building contractors and those interested in problems of illumination will be pleased to learn that the engineering department of the National Electric Lamp Association has placed at their disposal, in bulletin form, considerable information on incandescent lamps and illumination. This will enable them to design properly the illumination in any particular case. The following outline shows the scope of these bulletins.

The first two serve to describe the National Electric Lamp Association and its engineering department where the experimental

Taking all things into consideration the Gem is found to be the most economical lamp to use up to where the cost of power is 6.0 cents per K. W. H. Above this the higher efficiency of the Tantalum effects a saving in power which more than counterbalances its slightly greater cost of renewal per 1,000 hours. The saving effected by using this lamp increases rapidly as the cost of power increases and as the average cost of power to the consumer is considerably greater than six cents, the Tantalum lamp is used to great advantage.

Although the Tantalum lamp has reduced the amount of energy per candle to about 57% of that required by the carbon lamp, the limit is not yet reached, for the Tungsten lamp operates at 1.25 watts per candle with a life of 1,000 hours. This is but 36% of the power required by a carbon lamp of the same candle power, or an actual saving of 65% of the energy used. Bulletin No. 6 gives a general description of the Tungsten lamp. So far no Tungsten multiple lamps have been made commercially, but the street series Tungsten is on the market and gives excellent satisfaction.

Bulletin No. 7 deals entirely with the subject of illumination and wiring. The principles of illumination are briefly explained and a method of calculating the illumination produced by a lamp and reflector upon a plane any distance beneath it is given, several problems being worked out to show the method. Ordinarily such calculations is somewhat involved so that a table has been devised to lessen, as far as possible, this labor. By its use the calculation of illumination becomes a very simple matter. Other tables are given which show the reflection factors for different colored walls, the intensity of illumination

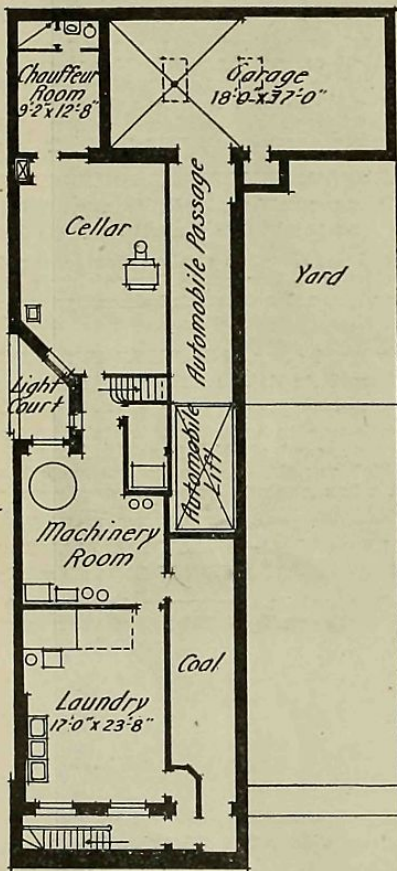


FIG. 2. BASEMENT PLAN.—ERNEST FLAGG'S HOUSE.

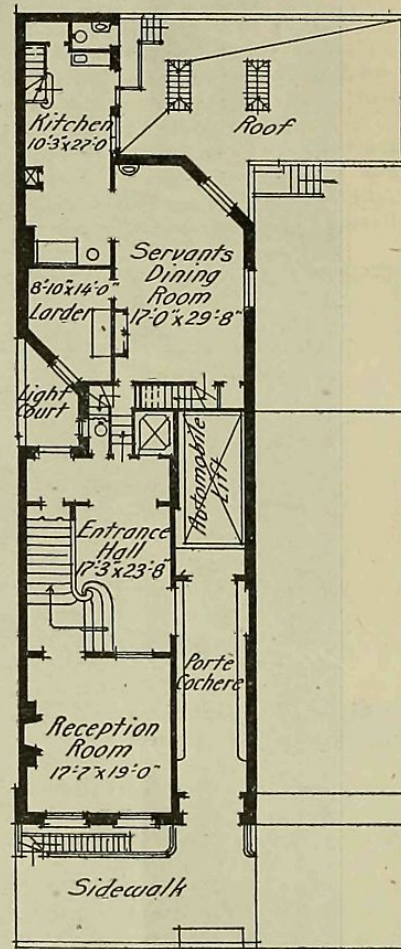


FIG. 3. GROUND FLOOR PLAN.—ERNEST FLAGG'S HOUSE.

and development work of the Association is performed. The third deals with the 50 watt Gem metallized lamp, and the fourth describes the Gem high candle power and prismo lamps and units. The Gem lamp is a great advance over the ordinary carbon filament lamp, both in efficiency and in light quality. The Gem requires but 2.5 watts per candle in place of 3.5 which the ordinary carbon lamps take. Tables are included in the bulletins which show the cost of operation and renewals per 1,000 hours and other data on the performance of the lamp. Curves of the candle power distribution of different lamps with various types of reflectors and cuts showing these units are also given, together with descriptive matter and information.

The fourth bulletin describes the Tantalum lamp. This lamp has a filament composed of a metal wire called Tantalum. This filament can stand a much higher temperature than an ordinary lamp, or even a Gem, and hence gives a still higher efficiency, namely, 2.0 watts per candle in place of 2.5 for the Gem and 3.5 for the ordinary carbon filament lamp. Curves of the candle power distribution of this lamp with various reflectors are given. An interesting table of cost comparisons is found in this bulletin. The combined cost of power and lamp renewals per 1,000 hours has been calculated for the ordinary carbon, the Gem and the Tantalum lamp, for costs of power from 0.6 to 12 cents per Kilo watt hour.

required for various classes of service, etc. Several labor saving tables calculated especially for this bulletin are given in connection with the subject of wiring.

It is the object of the National Electric Lamp Association to embody in these bulletins information that would be of practical benefit to any one who is interested in incandescent lighting. Any one so interested may obtain copies entirely without charge by sending their name, address and occupation to the Engineering Department, No. 4411 Hough av, Cleveland, Ohio, U. S. A.

The New Offices of Carrere & Hastings.

The new offices of Carrere & Hastings in the Brunswick Building were planned to suit the special requirements of their business. The most unique feature is the filing room. Everything that enters the office is brought through the hall to the filing room, where it is recorded and distributed to the staff. Everything leaving the offices likewise passes through the filing room for record, verification and forwarding. In this same room are provided the files for all correspondence and all the drawings for work in hand, which are kept in sliding files manufactured and installed by the Dryer Manufacturing Co. The work recently completed is kept in the rack over the files, the

full sizes in the drawers. In this room the materials and office supplies are purchased and distributed.

The reception room is used only as a waiting room from which clients and contractors are directed to the different private offices.

Brick Manufacturers Oppose the New Rates.

MANUFACTURERS of brick in Pennsylvania, Ohio and other States will ask the Interstate Commerce Commission to give them relief from rates adopted by the Trunk Line and Central Freight Associations, to take effect on east-bound business Sept. 1. Failing in this, it is proposed to seek an injunction to restrain the railroads from putting these rates in effect, and then have the matter adjudicated in the courts.

One firm in the Pittsburgh district is under contract to make delivery of about 800 cars of brick in the East after Sept. 1. As they cannot get the shipment under way before that time, the new rates will apply, and having made the contract on the basis of present rates a loss of \$25,000 is in prospect.

The prospective controversy concerning rates on freight has its origin in the recent ruling of the Interstate Commission in response to complaints of an Ohio manufacturer against the Pennsylvania lines and the Baltimore & Ohio, in which it was held by Commissioner Lane that all classes of brick look alike to the commission and must, therefore, be hauled at the same rate, instead of diversified classification for paving, building and fire brick, in the order named. As a result, the Trunk Line Association has advanced all brick rates to the fire brick scale.

The Central Freight Association immediately concurred in this action, making a new rate of \$5 a ton, Chicago to New York, an advance of \$1, the present rate being \$4 on paving brick. From Pittsburgh it is now \$3 on fire brick and \$2.40 on paving brick, so that the increase is 60 cents a ton from the Pittsburgh district, which is considered exorbitant and restrictive of trade.

In consideration of the attitude of the commission, and as at present rates on paving brick are considered by manufacturers to be all that the traffic will bear, the brick men are hopeful their petition to the commission will not be in vain. Building brick manufacturers also object to the advance on their product, although it is less than on paving brick.

Suggestions for Improving the Fireproofing in Buildings.*

By JOHN W. RAPP.

HAVING been engaged in the manufacture of fireproof materials for a period of over 25 years, I would therefore suggest that in all buildings over five stories in height the doors, windows, trim, etc., should be made of steel or metal covered woodwork, as experience has taught us that the building that was so equipped in the San Francisco fire withstood the test to such an extent as to prove beyond doubt that it is the only material at the present time suitable for the purpose of retarding fire.

While I am aware that the fact of being engaged in the manufacture of this material will bring forth considerable criticism, still you will learn upon investigation that the metal covered woodwork being furnished at the present time is in favorable competition with a high grade of non-fireproof material; furthermore it could be demonstrated to the satisfaction of the owner and architect, in case any extra expense is incurred, that they will be amply repaid by the material reduction in their insurance.

I could state several cases where additional expense in complying with the requirements of the Board of Fire Underwriters has ranged as high as 25 per cent. on the capital invested, and one case a short time ago where three buildings were rated as one, by reason of the fact that there were large openings between the walls, an investment of \$1,300 reduced the premium \$1,400 per annum. I might cite an instance of my own at my works in College Point: my insurance was \$2.85 per thousand, and at an expenditure of \$12,000 I reduced the premium from \$2.85 per thousand to 25 cents per thousand on \$200,000 insurance.

If you will take into consideration that of the \$200,000,000 or upwards that was lost in San Francisco by fire, it is safe to say that if \$50,000,000 had been spent in fireproofing on the buildings, etc., at least \$150,000,000 would have been saved, if not the whole amount. Statistics show that we have been burning up for the last three or four years at a rate sufficient to almost pay the national debt.

The trouble has been, in revising the code these matters have not been given the proper attention for bringing forth the subject to the owner and the architect, who have held up their hands in horror at the possibilities of the additional cost of producing a building of this kind and have not thought of the saving effected in the insurance.

The committee of the Building Code Revision Committee on the Height and Area of Buildings will give a public hearing at the City Hall next Wednesday.

*Submitted as a brief to the Building Code Revision Commission.

Points on the Material Market.

The "seasonably slow" market will soon be out of date.

The yellow pine sawyers of the South are curtailing production by shutting down their mills.

Not so much cedar is being used as a year ago and the market is rather overstocked. Receipts from Cuba have been heavy.

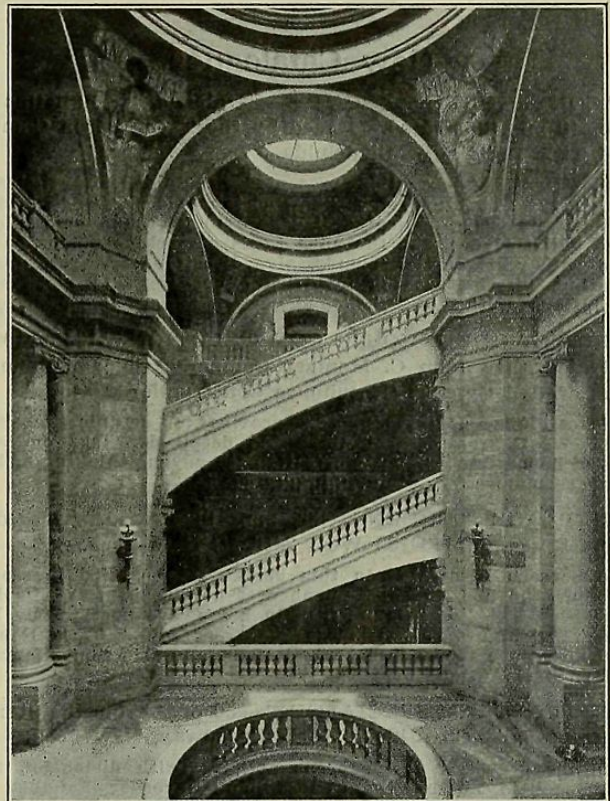
The present prices for mahogany are ruling from 8 to 12 cts. a foot, according to quality, with an average of about 10 to 10½ cts.

From August the first to the 15th the American Bridge Company's steel contracts were equal to those for the entire month of July.

The scarcity of steel is again becoming a factor in the wire nail situation. While deliveries are better, there is still some room for improvement, but mills still have a large tonnage of unfilled business on their books.

There was little of interest in the turpentine market at the close of the week, business on Friday being of small proportions, and confined to sales of a few barrel lots. Prices are pretty well maintained here on the basis of 59½ cts.

The business of the American Bridge Co. bids fair to break all previous records this month. Among the contracts that the company has taken during the week is one for 1,000 tons for the Lawyers' Title & Trust Co., at No. 160 Broadway.



ROTUNDA IN THE ESSEX COUNTY COURT HOUSE,
NEWARK, N. J.

Cass Gilbert, Architect.

A quiet tone continues to pervade the hardware market. While there is every indication that business going forward is fully of normal proportions for this season of the year, it is also evident that the jobber is holding off to some extent, and is not over anxious to stock up at the present figures.

Perhaps the most significant feature in connection with the traffic in lumber during the past three months is the fact that in practically all classes of stock there has been but little tendency to shade prices in order to find a market for mill product. This is not absolutely true of every class of lumber, but the exceptions are few.

North Carolina pine is about steady at the range of prices previously noted, and while there is little tendency on the part of retailers to place well rounded season orders, there is a wealth of small business coming in all the time, so that practically all of the large operators are finding an outlet for their entire product.

Hemlock continues to move at the base price of \$22 per thousand, and while the trade is somewhat erratic it is absorbing the full product of the mills, for the trade throughout New Jersey and in the Hudson River territory has been buying freely enough to offset the lighter demand right here in the Metropolitan district.

Spruce lath have been received in large quantities during the month, but there has been little difficulty in finding a market for all arrivals, and prices are quoted quite steady to-day at a range of \$3.75 to \$3.85 for standard 1½-inch slab lath. It is believed that this price or better will be maintained during the balance of the year.

Hardwoods have been dull and a trifle druggy of late, though the market for quartered oak, almost anything in the line of

ash and good poplar, is very strong. Poplar still is being quoted on a basis of \$59 to \$60, and good standard cars of 1-inch quartered oak at \$80 and \$83. Plain oak is a trifle easy, though when of good quality it finds a ready market. Mahogany is very firm and active, and will continue to hold its present position or better during the balance of the year, as there can be no accumulation of dry stock for many months to come.

The weather has been fine for brick manufacturing on the Hudson River this summer, and material has been made very fast wherever the works have been able to obtain sufficient labor. The market cannot take more than is now being shipped, and yet if manufacturing is to continue much longer shipments must be heavier. Some few manufacturers have made no shipments at all this season, though they have been steadily producing. Expectations of an extremely busy fall are beginning to wither, and an over-supplied market is rather what must be contended with. Under present prices and costs manufacturers say they cannot afford to hold cargoes for long periods at the city piers, while paying demurrage thereon. If bricks must be stored, it is cheaper to keep them under the sheds—at the works. President Hammond, of the Manufacturers' Association, is consequently of the opinion that manufacturing must and will mostly end with September, and he expects to close his own works early next month; but this will not interfere with shipments, which will continue until the end of the season, there being plenty of material in sight.

New Catalogues.

TACONY TURBINE PUMPS.—Catalogue 3, Bulletins 1-6; 16mo, 40 pp., illustrated. Issued by the Tacony Iron Company, Land Title Building, Philadelphia.

Almost without exception present-day catalogues are elegantly printed. The best paper, the newest type faces, the choicest engravings and typographical designs are to be found in catalogues. These bulletins describe the advantages of turbine pumps as compared with reciprocating pumps, give directions for installing and operating, information for inquiries or orders, and pictures and descriptions of the "O," "M" and Sewage pumps, and a price list.

PERFECT GREENHOUSE CONSTRUCTION.—16mo, 100 pp., illustrated. By John C. Moniger Company, Chicago, manufacturers of Red Cypress Greenhouse Construction Material.

This catalogue contains photo-engravings of notable greenhouses in the West, architectural plans and detail drawings of various types of houses, and much information for anyone thinking of building a greenhouse.

FIREPLACE SCREENS.—36 pp., illustrated. Issued by Robert Rossman, 149-153 West 24th st, New York.

The Screens illustrated in this booklet are carried in stock in both four and five folds. A number of new designs are displayed. Styles Nos. 589, 25, 141 and 584, in brass, are particularly handsome. The highest quotation is \$6.60 per fold. Brass Repousse Wood Boxes are shown in several designs, and also some Hammered Swedish Steel Antique Fire Sets.

UTILITY STEAM SPECIALTIES.—50 pp. From the Standard Steam Specialty Co., 542-544 West Broadway, New York.

Contains drawings of numerous articles, with dimension tables and price lists, notably the Utility Pump Governor, Exhaust Muffler, Oil Separator, Return Tank and Feed Water Heater as applied in condensing plants. There is also a steam receiver and steam separator combined in one apparatus and gives a storage of steam at the throttle valve several times greater than the displacement of the piston, a feature of much value to an engine running under variable loads, and particularly so when the boilers are located some distance from the engine. This apparatus also prevents wire drawing and the annoyance of vibrating steam mains.

FOR ROOFING AND WATERPROOFING.—8 pp., illustrated. From the Barrett Mfg. Co. We quote:

For roofing and waterproofing purposes the use of Coal Tar Pitch and Tarred Felt has grown from small beginnings, fifty years ago, to almost universal adoption. A great majority of all the first-class buildings of the country are now covered with roofs of Coal Tar Pitch and Felt, with a top surface of either Slag or Gravel. For waterproofing cellars, foundation walls, vault arches, tunnels and all underground construction, Coal Tar Pitch and Tarred Felt are recognized as standard materials. That the United States Government considers this form of waterproofing as best is evidenced by the fact that it was used in the construction of the new Custom House in New York City.

KAHN SYSTEM OF REINFORCED CONCRETE.—24 pp. Part 4. From the Trussed Concrete-Steel Co., Detroit.

This is the system followed in the Marlborough-Blenheim Hotel at Atlantic City, which is one of the largest reinforced concrete buildings in the United States. Its width varies from 60 to 200 feet and the length is 560 feet. The main building is 9-stys high; the front, with the dome, 13-stys.

Rapid and noiseless construction was absolutely necessary. Speed was required because immediate use of the building was of great importance. Reduction of noise was required as guests were being entertained in the older portion of the hotel.

The Kahn System of Reinforced Concrete renders a building soundproof, dustproof, clean and sanitary. The soundproof quality is insured not alone by the concrete being a poor conductor of sound but where the Kahn System of Reinforced Concrete and Hollow Tile construction is used the air spaces in the tile also act as insulation against the passage of sound. Moreover, the dead weight of the construction is so great in proportion to the live load that the ordinary noises, such as moving of furniture and other heavy bodies, or the rapid and noisy moving about of people, has no effect.

WHITE PORTLAND CEMENT.—18 pp. Parthenon Brand. From the Art Portland Cement Co., Kimmel, Ind.

This booklet discusses a subject of the utmost importance to everyone interested in the use of Portland cement.

Since the beginning of the manufacture of Portland cement chemists have been striving to secure a cement white enough for practical purposes. The Parthenon is non-staining and yet a true Portland cement. It contains waterproofing qualities, which is important for building block manufacturers to know.

For all kinds of ornamental work, porch columns, balustrades, vases, cast stone figures, ornaments, etc., for both interior and exterior decorations, Parthenon Brand commends itself. It gives this class of work a distinction never before attained. It can be also used to advantage in connection with ornamental plaster and stucco work.

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.....	56	79
Estimated cost of new buildings...\$2,493,300	\$1,983,550	
Total estimated cost of alterations for Manhattan and the Bronx..	\$115,010	\$365,951

Plans for the Fifth Avenue Hotel Site.

BROADWAY.—It is reported that plans for a skyscraper office, store and loft building are being designed by Messrs. Maynicke & Franke, No. 298 5th av, to be erected on the site of the Fifth Avenue Hotel, which has a frontage of 139 ft. on Broadway, 63.5 ft. on 5th av, and 217.9 ft. on 23d st. Although no conveyance of the property has yet been recorded to new purchasers, it was reported in June last that a syndicate would acquire the land and erect a building. Messrs. Henry C. and Henry L. Eno are still the owners of record, having bought the property on Dec. 1, 1902, from the "Fifth Avenue Hotel Land Company," to which corporation it had been conveyed on May 28, 1900, by Amos R. Eno, Sr. The Record and Guide was informed on Friday upon apparently good authority that it would be some time distant before such an improvement, if any, would actually be commenced. It now looks as though if such an improvement is made, it will be by the Enos themselves.

M. C. Rosenbaum Co. to Erect 33d Street Loft Building.

33D ST.—A general contract has been awarded to the M. C. Rosenbaum Co., mason builders and general contractors, 85th st and 3d av, for the construction of a modern loft structure at Nos. 35, 37 and 39 West 33d st, for the Eldean Realty & Construction Company (Mr. Neadle), of No. 59 William st, from plans by Architect Oscar Lowinson, 18-20 East 42d st. The building will cover a plot 67.6x98.9 ft., and will contain two electric passenger and one freight elevators. The exterior will be ornamental, of light brick (kind unselected) and terra cotta. Operations will be started immediately, and the building is to be ready for occupancy by Feb. 15, 1908.

Palmer & Hornbostel Complete Plans for Pittsburgh Building.

Messrs. Palmer & Hornbostel, 63 William st, Manhattan, have completed plans and will advertise for estimates about Sept. 1 for the new Soldiers' Memorial building to be erected at Pittsburgh, Pa., at an approximate cost of \$1,000,000. The structure will contain a large auditorium and banquet hall, and will measure 150x150 ft. in size. Particulars were recently given in the Record and Guide.

John K. Turton to Build Turnbull Residence.

64TH ST.—The general contract has been awarded to John K. Turton, 1133 Broadway, for the erection of the new 4-sty residence for E. W. Turnbull, at No. 127 East 64th st, from plans by Messrs. Pickering & Walker, 7 East 42d st. Operations have already been started. The structure will be 20x85.6 ft. in size, with an exterior of brick and limestone, mansard roof, bluestone coping, steam heat, electric lights. Estimated cost is about \$30,000.

St. Joachim's Church to Be Improved.

ROOSEVELT ST.—N. Serracino, architect, St. James Building, 1133 Broadway, is preparing plans for extensive alterations to St. Joachim's Church, 22-24 Roosevelt st. Everything will be built new with the exception of the outside walls. A large skylight dome with leaded glass is to be placed at the centre of the roof. The Rev. V. Jannuzzi is rector. No contracts have yet been made.

Geo. A. Fuller Co. to Erect Knoxville Office Building.

Messrs. Richards, McCarty & Bullford, architects, of Cleveland, Ohio, have awarded to the Geo. A. Fuller Company, Fuller Building, Manhattan, the general contract for a 10-sty

SPEED OF ERECTION

In the rush of business in busy New York "Time of Completion" is generally the main item of controversy at the closing of the contract.

Designs and estimates are agreeable to the architect, contractor and owner, but on the speed question the occupant must be satisfied.

SYSTEM M

(Patents Pending)

furnishes the correct design, the lowest price, and above all, the quickest structural scheme on the market.

The members, being light, are handled quickly. The frame goes up ahead of the concrete and is straight and rigid.

The pouring of the concrete can be done on the roof before the floors below, if necessary, to aid other crafts in their work.

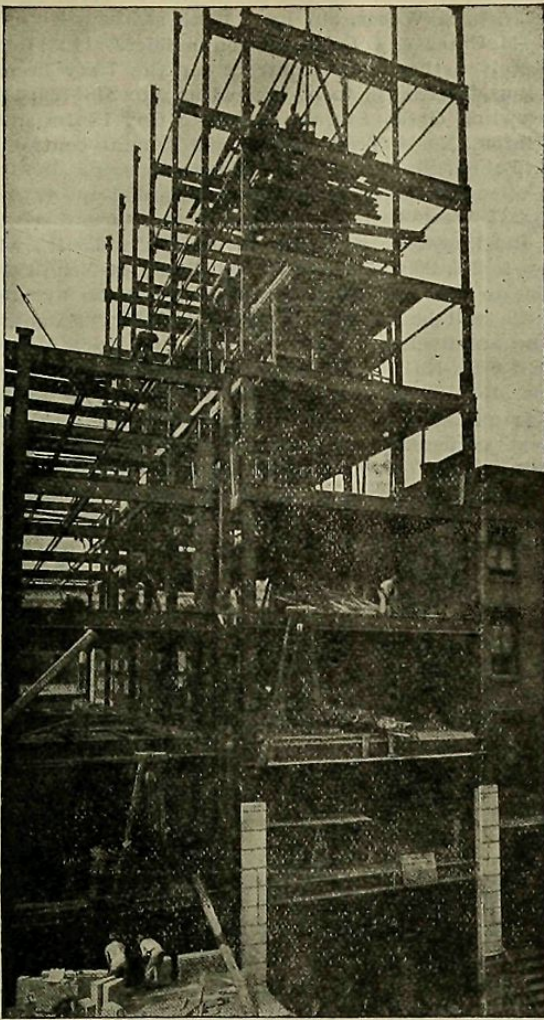
The greatest aid to rapid erection is the large stock of Beams, Channels, etc., we carry.

Fabrication starts at once; there is no wait for mill shipments.

STANDARD CONCRETE-STEEL CO.

REINFORCED CONCRETE ENGINEERS AND CONTRACTORS

Office and Yard: 31st, 32d Streets, East River, NEW YORK



Loft Building, 34 West 17th Street

System M Construction

We started after our neighbor on the left.

steel frame office building for the Knoxville Banking & Trust Co., at Knoxville, Tenn. The cost is estimated at about \$165,000.

Apartments, Flats and Tenements.

3D AV.—Messrs. Radcliffe & Kelley, 3 West 29th st, are preparing plans for a 6-sty flat building for William Bradley, 329 West 68th st, to be erected at No. 334 3d av, to cost \$25,000.

BROOME ST.—Samuel Golding, 230 Grand st, will erect a 6-sty tenement at the northeast corner of Broome and Lewis sts, to cost about \$25,000. Samuel Sass, 23 Park row, is preparing plans.

ST. NICHOLAS AV.—A. B. Kight, 1947 Broadway, owner and architect, No. 1947 Broadway, will build on the west side of St. Nicholas av, 25 ft. south of 173d st, a 6-sty high-class flat building, to cost \$125,000.

VYSE AV.—Wm. T. La Velle, 1145 Freeman st, is preparing plans and will receive bids for five 3-sty flats, 20x65 ft., for Geo. Hoffman, 1416 Bryant st, to be erected on the west side of Vyse av, near Freeman st, Bronx. The estimated cost is \$45,000.

139TH ST.—Harry T. Howell, 3d av and 149th st, has on the boards plans for two 5-sty apartment houses to be erected on the south side of 139th st, 550 ft. east of Willis av, each 37.6x 88 ft. Steam heat, hot water supply and all other first-class improvements, to cost \$60,000.

Churches.

H. B. Upjohn, 1133 Broadway, Manhattan, will receive bids for a church, 54x93 ft., to be erected on Eastern parkway, Brooklyn av, Brooklyn, for St. Mark's P. E. congregation, of which the Rev. J. Kennedy is pastor.

Wakeham & Miller, 1133 Broadway, are general contractors for the new church to be erected for St. Paul's Roman Catholics, 116 East 18th st, to cost \$160,000. Messrs. Neville & Bagge, 217 West 125th st, are the architects.

The congregation of St. Anselm, Rev. A. Eilbrook, 152d st and Tinton av, Bronx, is about to begin the erection of the new church which they will build on the west side of Tinton av, 125 ft. north of Kelly st. Architect Anton Knoster, St. Jones pl and 215th st, prepared the plans. It will be a 1-sty structure, 56x164 ft., to cost about \$150,000.

Alterations.

11TH AV.—Herman Brown will make interior changes to No. 656 11th av, from plans by Erwin Rossbach, 1947 Broadway.

14TH ST.—Henry J. Feiser, 150 Nassau st, is planning for alterations to No. 612 East 14th st for Paolo Tumminely, 218 Chrystie st, to cost about \$5,000.

25TH ST.—Katharine Walters, 551 West 47th st, owner, will make alterations to No. 409 West 25th st. James C. Waldron, 829 Willoughby av, Brooklyn, is making plans.

6TH AV.—John H. Knubel, 318 West 42d st, is preparing plans for alterations to Nos. 507-509 6th av for the estate of Mary C. Warren, 924 5th av. Estimated cost, \$6,000.

THOMPSON ST.—The estate of F. L. Von Osten, Yorkville Bank Building, will make alterations to the southeast corner of Thompson and West Houston sts. Frederick Ebeling, 420 East 9th st, will make the plans.

Miscellaneous.

Sanderson & Porter, 52 William st, Manhattan, and New Orleans, are planning to erect a new power-house at Mobile, Ala., for the Mobile Light & Railroad Co., to cost \$100,000.

Charles E. Horn, Theatre Building, 1440 Broadway, Manhattan, has been commissioned to prepare plans for a 2-sty theatre for the Easton Theatre Company, to be erected at Easton, Pa., at a cost of \$50,000.

Messrs. Squires & Wynkoop, 44 Cortlandt st, Manhattan, have completed plans for a new church edifice for St. Luke's congregation, Roselle, N. J., to cost about \$30,000. M. F. Moore, Lake Hopatcong, N. J., is chairman of building committee.

Messrs. McKim, Mead & White, 160 5th av, Manhattan, have completed plans and have about awarded the building contract to Horton & Hemenway, of 633 Atlantic av, Boston, Mass., for the new N. Y., N. H & H. R. R. station at Waterbury, Conn. Estimated cost is placed at \$200,000.

Architect Cass Gilbert, 11-15 East 24th st, Manhattan, will have plans ready about Nov. 1 for a library building for the St. Louis Public Library, at St. Louis, Mo., to cost in the neighborhood of \$1,200,000. Mr. Gilbert has also recently awarded the general contract for a chapel, 110x163 ft., on the college grounds for Oberlin College, Oberlin, O., to cost about \$125,000.

Estimates Receivable.

R. L. Daus, 130 Fulton st, Manhattan, is receiving estimates for two branch Carnegie library buildings for the commissioners Borough of Brooklyn.

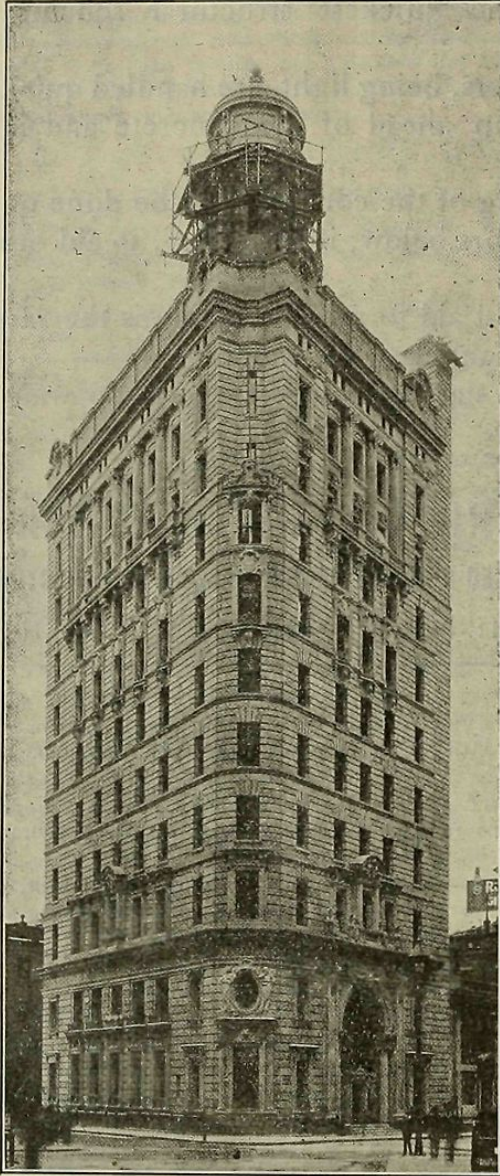
Bids are asked until 10.30 A. M., Aug. 30, by G. C. Burnell, Const. Q. M., Fort Wood, N. Y. H., for foundation, painting and erection of a 100-ft. iron flagstaff at this post.

53D ST.—No contracts have yet been awarded for the 4-sty garage and dwelling, 20x37 ft., which Robert Walton Golet, 9 West 17th st, will erect at No. 140 East 53d st, same to cost about \$12,000. Albert M. Gray, 1402 Broadway, is architect.

Contracts Awarded.

DUANE ST.—John Lowry, 249 South 2d av, Mt. Vernon, N. Y., has the contract for alterations and building a new roof house at No. 55 Duane st for the New York Edison Co., on premises.

7TH AV.—John Jordan & Son, 449 West 28th st, have the contract for interior changes to the 4-sty hotel southeast corner of 7th av and 56th st, from plans by Thomas H. Styles. P. J. Flannery is the lessee.



THE SELIGMAN BUILDING.

William and South William Sts., New York.

Francis H. Kimball, } Associated Architects.
Julian C. Levi, }

(Photo by A. Patzig.)

BEAVER ST.—M. A. Rofrano, 11 Oliver st, has obtained the contract for alterations to the 5-sty store and office No. 3 Beaver st for Geo. F. Lockwood, of New Canaan, Conn., from plans by Westervelt & Austin, 7 Wall st. T. F. Foley, 112 Centre st, is the lessee.

Schlesinger & Schlesinger, 520 West 40th st, have obtained contracts for alterations to 434 East 14th st; A. A. Weigert, owner; Schwartz & Gross, architects. Also to the northwest corner of 116th st and Madison av for Jacob Israelson & Co., owner; Clarence True, architect.

33D ST.—James Parr, 156 West 123d st, has received the mason work, and A. Strand, 152 East 53d st, the carpenter contract for alterations to No. 28 West 33d st for the estate of Wm. Astor, 23 West 26th st. Earl Harvey Lyall, Cambridge Building, 33d st and 5th av, is architect.

177TH ST.—B. & J. P. Walther, 147 East 125th st, have awarded the mason contract to A. Hamilton, 116 East 28th st, and carpenter work to William Sommerville, 317 East 182d st,

for three 2-sty brick stores, on the north side of 177th st, near Park av, for Richard Weber, 208 East 120th st.

65TH ST.—McEntee & O'Brien, mason builders, 1123 Broadway, have received the mason contract for the 7-sty fireproof storage building, 50x100 ft., to be erected at No. 248 West 65th st for the Bowling Green Storage and Van Co., 18 Broadway. Tucker & Vinton, No. 4 West 22d st, are general contractors, and Wm. B. Tubby, 81 Fulton st, is architect.

40TH ST.—General contract has been awarded to A. & W. Gray & Co., 237 West 37th st, for the erection of a 6-sty concrete, brick and limestone stone warehouse, 38.2x46.5 ft., which E. J. Markey & Co., 209 West 33d st, will build at Nos. 356-358 West 40th st, to cost \$30,000. The heating will be by steam, and hollow tile will be used for shafts. J. Henry Eames, 347 5th av, is the architect.

BLEECKER ST.—Kalt & Zwerling, builders and general contractors, Nos. 151-153 2d av, have secured contracts for carpenter and framing work on two 6-sty flats to be erected at the northwest corner of Bleecker st and Minetta lane for Rocco M. Marasco, 57 East Houston st, from plans by Sommerfeld & Steckler, 19 Union sq. The same builders have also received similar contracts for a high-class apartment house for Edward Muller, owner, to be erected on Forrest av, 236 ft. north of 165th st, Bronx.

Bids Opened.

Bids were received by J. A. Bensel, Comr. of Docks, Aug. 19, for furnishing and putting in place riprap stone: (a) Class 1; (b) class 2: John M. Sheehan, 280 Broadway, (a) \$19,672, (b) \$2,962. The Atlanta Contracting Co., 434 East 91st st, (a) \$17,139, (b) \$2,900.

Bids were received by the President, Boro. Manhattan, for general alterations, decorations, etc., to provide additional space in the Criminal Courts Building on the block bounded by Centre, White, Franklin and Lafayette sts, Manhattan. The A. Feldman Construction Co., Bible House, was lowest bidder, at \$20,790.

The Commissioner of Docks received bids for repairing and rebuilding a portion of the pier at the foot of West 132d st, North River, known as Pier No. 122: Phoenix Const. Co., 41 Park row, \$9,179 (low bid). Other bidders were B. Rolf, 39 Cortlandt st; New York State Construction Co., 80 Broad st.; Butler Bros & Hoff Co., 1170 Broadway.

J. A. Bensel, Comr. of Docks, opened bids Aug. 19 for grading and constructing pedestrian approaches to the ferries between West 22d and West 23d sts, North River, and for granite pavement between West 13th and West 14th sts, North River, on the Chelsea section. O'Brien Bros., 54 South st, 47 cts. per yd.; Bouker Contracting Co., 21 State st, 55 cts.; Harry Miller, 129 Broad st, 52½ cts.

Plans Wanted in Competition.

The Building Commission of the Pulaski, Tenn., courthouse invite architects to submit plans for a brick, fireproof courthouse, 3-stys, to house the three usual Tennessee courts and the ten customary county officials. Estimated cost, \$65,000 to \$70,000. G. H. McMillon, County Judge.

BUILDING NOTES

Never explain—your friends do not require it and your enemies will not believe you anyway.

Nine times out of ten the fellow who is let in on the ground floor falls through the beams and lands in the cellar.

Getting replies to an advertisement is not half the battle. It is the follow-up system that makes the most customers out of inquiries.

C. E. Kennedy, local sales manager for the Shepard & Morse Lumber Company, has returned from a trip through Canada, during which he combined business with pleasure, though working a fair measure of the latter.

The steel work on the Metropolitan tower, Madison av, southeast corner 24th st, to be the highest building in the world, is now up above ground four stories. Messrs. Post & McCord, 24 East 23d st, are erecting the work.

Frederick W. Cole, lumber wholesaler at 29 Broadway, is located for the summer at his cottage at Seagate, facing on New York Bay. He has been located many summers at this point and finds it convenient on account of its proximity to New York.

About 3,500 tons of steel will be required for the new 22-sty office building to be erected at the northeast corner of Broadway and Exchange pl, to cost \$1,700,000. The Downtown Building Co. is the owner, and Geo. A. Fuller Co., builder. (For full particulars see issue Aug. 3, 1907.)

Harris A. Dunn, 253 West 91st st, is president, and John F. Kane, 25 Madison st, Brooklyn, is secretary and treasurer, of the Downtown Building Co., No. 66 Broadway, which is to erect the 22-sty office building on the north side of Exchange

pl, from Broadway to New st, to cost approximately \$1,700,000. (For full particulars see issue Aug. 3, 1907.)

The United States Civil Service Commission announces an examination on Sept. 11-12 to secure eligibles from which to make certification to fill three vacancies in the position of miscellaneous computer, Naval Observatory, Washington, D. C. Age limit, 20 years or over on the date of the examination, but preference will be given to eligibles under 35 years of age.

At the meeting of the Association of American Portland Cement Manufacturers at the Marlborough-Blenheim Hotel, Atlantic City, Sept. 11, Mr. E. S. Larned will read a paper on what the cement industry needs in the control and regulation of the cement block trade. Mr. R. L. Humphrey will give an illustrated talk on the work of the Structural Materials Testing Laboratories at St. Louis, and Mr. J. B. Porter will discuss electrical equipment in cement plants.

It is said that construction work on the Panama Canal is developing faster than was contemplated when the estimates for expenditures during the year were made. The estimate is made that about \$8,000,000 in excess of the appropriations could be used to advantage in pushing forward the work during the present year. Already reports show that the monthly estimate expenditure for labor is being considerably exceeded, and work at the Gatun dam has progressed faster than was anticipated.

A Western "middleman" introduces a somewhat fine point on the general subject of refunds by railroads for overcharges. He refuses to receive the refund on the ground that he added his excess charge to his selling price, so that the one who really paid the overcharge was the final owner or consumer of the stock. Logically, however, it would better serve the ends of justice to have this refund paid by the law-breaking railroad to the innocent shipper, rather than have it remain in the hands of the former.

The members of the local society of the International Association of Employing Plasterers had an enjoyable outing at Lohbauer's Bay View Park, Pelham Bay, on Tuesday. Baseball teams headed by George Phelan and T. J. Mannion had a close contest. The officers of the association are T. J. Mannion, president; J. H. McCahill, vice-president; J. H. Niebuhr, secretary; Joseph Van Note, treasurer. Among the guests of the occasion were Messrs. Allen J. Huik, Charles Troxell and W. A. Croker, of the Rockland Rockport Lime Co.

There have been few important changes in the local lumber market during the past thirty days beyond the final winding up of the affairs of the Export Lumber Company by Receiver Waterman A. Taft, who has discharged all of the obligations of the old company, which was a New York corporation, and has now organized and incorporated under the laws of Maine another Export Lumber Company, with a capital of \$500,000. Its main offices will be in Boston, but it will maintain an important branch in this city at 42 Broadway.

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.

Cherry st, n e cor Montgomery st, 6-sty brk and stone store and tenement, 45.11x51.2; cost, \$40,000; Osas Parnes, 167 Rivington st; ar't, Samuel Sass, 23 Park row.—634.
 Delancey st, n e cor Mott st, 6-sty brk and stone tenement, 32x84; cost, \$40,000; Susswein & Hermann, 425 E 105th st; ar't, Jacob H Amsler, 1058 Jackson av.—626.
 5th st, No 523 E, 1-sty brk and stone outhouse, 13.4x9; cost, \$800; Miss Magdalena Sartori, 523 E 5th st; ar't, Wm Kurtzer, 192 Bowery.—623.
 13th st, s s, 70 w Av C, 6-sty brk and stone tenement, 38x118.6; cost, \$75,000; Joseph Wolkenberg, 96 Av C; ar't, Geo Fred Pelham, 503 5th av.—620.
 Broadway, No 60 | 22-sty brk and
 Exchange pl, n s, from Broadway to New st | stone office building, 67.4x132.6 and 65.10 ft., flat tile roof; cost, \$1,700,000; The Downtown Building Co, 66 Broadway; ar'ts, McKim, Mead & White, 160 5th av.—622.

BETWEEN 14TH AND 59TH STREETS.

40th st, Nos 356-358 W, 6-sty concrete, brick and stone warehouse, 38.2x46.5, tar and gravel roof; cost, \$30,000; E J Markey & Co, 209 W 33d st; ar't, J Henry Eames, 347 5th av.—629.
 53d st, No 140 E, 4-sty brk and stone garage and apartment building, 20x37, copper and slag roof; cost, \$12,000; Robert Walton Golet, 9 West 17th st; ar't, Albert M Gray, 1402 Broadway.—632.
 1st av, No 987, 1-sty brk and stone outhouse, 6.8x8.8; cost, \$1,000; Geo Schuster, 11 Av C; ar't, Henry Regelmann, 133 7th st.—635.

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

64th st, No 127 E, 4-sty and basement brk and stone dwelling, 20x85.6; cost, \$30,000; E. W. Turnbull, 127 E 64th st; ar'ts, Pickering & Walker, 7 E 42d st.—625.
 64th st, Nos 303-309 E, 1-sty brk and stone storage building, 50x75 and 83.10, slag roof; cost, \$1,000; Sloane & Moller, 316 E 65th st; ar't, L A Hornum, 145 E 42d st.—633.
 108th st, Nos 55 to 59 E, 2-sty brk and stone garage, 75x90; cost, \$20,000; John Townshend, 99 Nassau st; ar't, Nathan Langer, 81 E 125th st.—621.

116th st, n s, 412 e 1st av, 6-sty brk and stone tenement, 57x87.11; cost, \$75,000; Lordi, Perneti & De Respiris, 321 E 116th st; ar't, L F J Weiher, 103 E 125th st.—624.

BETWEEN 59TH AND 125TH STREETS, WEST OF 8TH AVENUE.
 93d st, s s, 175 w West End av, 6-sty brk and stone tenement, 50x130.4; cost, \$100,000; Allenal Construction Co, 135 Broadway; ar'ts, Rouse & Sloan, 11 E 43d st.—627.

NORTH OF 125TH STREET.

127th st, n s, 106.1 e Lawrence st, 1-sty brk and stone wagon shed, 120x71 and 33, slag roof; cost, \$2,800; Pilsener Brewing Co, 128th st and Amsterdam av; ar't, L Oberlein, 19 Whitehall st.—628.
 Port Washington av, s e cor 178th st, 1-sty frame and concrete carriage house, 12x14; cost, \$600; Wm Morris, 1440 Broadway; ar't, Thomas W Lamb, 224 5th av.—630.
 St Nicholas av, n w cor 184th st, 6-sty brk and stone apartment house, 99.11x87 and 90; cost, \$175,000; Wm J Casey, 1953 7th av; ar'ts, Neville & Bagge, 217 W 125th st.—631.

BOROUGH OF THE BRONX.

Augusta pl, w s, 100 n Eastern Boulevard, two 2-sty frame dwellings, 18x30; total cost, \$6,000; Jos Newman, Madison av, Westchester; ar't, Chas R Baxter, Middletown road.—816.
 Pierce st, s s, 275 e Deane pl, 2-sty frame shop, 43x70; cost, \$5,000; Beulah Howes Whittaker, 734 Fairmount pl; ar't, Orson G Howes, 734 Fairmount pl.—817.
 Poplar st, n s, 200 e Forest av, 2-sty frame dwelling, 21x50; cost, \$5,000; Sara Nerenberg, Westchester av; ar't, B Ebeling, West Farms road.—831.
 9th st, n s, 305 w Av C, Unionport, 2-sty frame dwelling, 22x48.6; cost, \$4,500; Geo Decker, Av C and 9th st, Unionport; ar't, Wm Koppe, Waterbury av.—827.
 165th st, s s, 150 e Stebbins av, 3-sty frame tenement, 24x57.6; cost, \$7,000; Geo Tromberger, 1028 Stebbins av; ar't, Hugo H Avolin, 961 Stebbins av.—825.
 169th st, s s, 100 w Findlay av, four 2-sty frame dwellings, 20x57; total cost, \$20,000; Thornton Bros Co, 1320 Clay av; ar't, Hugo H Avolin, 961 Stebbins av.—824.
 169th st, s s, 20 w Findlay av, four 2-sty frame dwellings, 20x52; total cost, \$20,000; Thornton Bros Co, 1320 Clay av; ar't, Hugo H Avolin, 961 Stebbins av.—823.
 172d st, e s, 306.7 s Gleason av, two 2-sty frame dwellings, 20x50; total cost, \$10,000; Peter McBride, 1188 Tremont av; ar't, Otto C Krauss, 1188 Tremont av.—819.
 173d st, w s, 97 s Westchester av, two 2-sty frame dwellings, 21x50; total cost, \$10,000; Jas A Garvey, 171 White Plains av; ar't, Wm F Garvey, 171 White Plains av.—818.
 205th st, s s, 183 e Grand Boulevard and Concourse, 4-sty brk tenement, 25x77; cost, \$15,000; Fred Pistone, 3170 Jerome av; ar't, Chas S Clark, 709 Tremont av.—830.
 214th st, s s, 94 e White Plains av, 4-sty brk tenement, 25x73; cost, \$15,000; Antonio Popontonio, 29 E 214th st; ar't, L Howard, 1861 Carter av.—836.
 225th st, s s, 182 e Bronxwood av, 2-sty brk dwellings, 22x55; cost, \$5,500; J Mereli, 447 E 116th st; ar'ts, Briganti & Steenecken, 205 E 17th st.—833.
 Bathgate av, e s, 200 s Pelham av, three 2-sty frame dwellings, 18x60 each; total cost, \$12,600; Orson Fuer, Lorillard pl; ar't, Wm Kenny, 2600 Decatur av.—834.
 Barnes av, e s, 175 s Morris Park av, 2-sty frame dwelling, 21x54; cost, \$4,800; Jane Kitchen, Hunt av; ar't, T J Kelly, Morris Park av.—828.
 Teller av, w s, 90 s 169th st, four 2-sty frame dwellings, 20x52; total cost, \$20,000; Thornton Bros Co, 1320 Clayton st; ar't, Hugo H Avolin, 961 Stebbins av.—821.
 Teller av, w s, 120 s 169th st, six 2-sty frame dwellings, 20x52; total cost, \$30,000; Thornton Bros Co, 1320 Clay av; ar't, Hugo H Avolin, 961 Stebbins av.—822.
 Unionport road, e s, 375 n Morris Park av, 2-sty frame dwelling, 21x30; cost, \$3,000; Chas Peterson, Amethyst av; ar't, T J Kelly, Morris Park av.—829.
 Wallace av, w s, 55 n Barnett pl, two 2-sty frame dwellings, 21x50; total cost, \$10,000; Barney Sumergrade, 279 Merrill st; ar't, Henry Nordheim, Boston road and Tremont av.—826.
 Westchester av, n s, 51 w Theriot av, 1-sty frame shed, 46.4x18; cost, \$200; M O'Neill, on premises; ar't, Wm Kenny, 2600 Decatur.—835.
 4th av, w s, 100 s 233d st, 2-sty and attic frame dwelling, flat and mansard tin and shingle roof, 21x57.6; cost, \$5,000; V & C Rampone, on premises; ar't, Geo P Crosier, 223d st and White Plains av.—820.
 4th av, s s, 375 w Av D, 1½-sty frame stable, 24x16; cost, \$500; Edw Frey, on premises; ar't, Anton Pirnei, 225 Holland av.—832.

ALTERATIONS.

BOROUGH OF MANHATTAN.

Beaver st, No 3, store fronts, windows, alter elevator shaft, partition, to 5-sty brk and stone store and office building; cost, \$3,000; Geo F Lockwood, New Canaan, Conn; ar'ts, Westervelt & Austin, 7 Wall st.—2303.
 Broome st, No 221, partitions, windows to 5-sty brk and stone tenement and store; cost, \$2,000; J Shapiro, 221 Broome st; ar't, H Horenburger, 122 Bowery.—2277.
 Canal st, No 30, partitions, toilets, windows, shaft, to 5-sty brk and stone store and tenement; cost \$8,000; Isaac Lipshitz, 1 East 106th st; ar't, A L Schulz, 214 East 14th st.—2299.
 Clinton st, No 169, show windows, to 3-sty brk and stone store and synagogue and dwelling; cost, \$300; Jacob Schwartz, 169 Clinton st; ar't, C H Dietrich, 42 Union sq.—2300.
 City Hall pl, No 17, toilets, partitions, windows, tank, to two 5-sty brk and stone tenements; cost, \$3,000; D F Mahony, 101 W 42d st; ar't, O Reissmann, 30 1st st.—2314.
 Christopher st, No 118, partitions, toilets, windows, to 5-sty brk and stone tenements; cost, \$1,200; D M Gallo, 97 McDougal st; ar't, F E Ryall, 23 Park Row.—2318.
 Division st, Nos 2-S, columns, walls, to 5-sty brk and stone hotel; cost, \$500; Richard Mortimer Estate, 11 Wall st; ar't, Henry H Holly, 39 W 27th st.—2316.
 Essex st, No 120, toilets, windows, vent shaft to 3-sty brk and stone tenement; cost, \$75; B Oppenheim, 23 E 107th st; ar't, H Horenburger, 122 Bowery.—2278.
 Essex st, No 45, partitions, toilets, windows, store front, to 5-sty brk and stone tenement; cost, \$3,500; Peter F O'Neill, 189 Hawthorne av, Yonkers, N Y; ar't, Henry J Feiser, 150 Nassau st.—2311.

- Forsyth st, No 76, tank, windows, partitions, to 5-sty brk and stone tenement; cost, \$2,500; Estate of John Wetteran, Daniel Wetteran exr, 323 E 51st st; ar't, Henry Regelmann, 133 7th st.—2305.
- Greenwich st, No 14, toilets, windows, partitions, to 4-sty brk and stone store and tenement; cost, \$1,000; Walter A Burke, 19 Washington st; ar't, C H Dietrich, 42 Union sq.—2301.
- Ludlow st, Nos 13-15, toilets, skylights, partitions, to two 2 and 5-sty brk and stone tenements (front and rear); cost, \$7,000; Isidore Tager, 713 Prospect pl, Brooklyn; ar'ts, Bernstein & Bernstein, 24 E 23d st.—2306.
- Mulberry st, Nos 114 and 116, fireproof passageway to 5-sty brk and stone tenement; cost, \$300; N Di Sesa, 116 Mulberry st; ar't, O Reissmann, 30 1st st.—2285.
- Roosevelt st, No 6, partitions, stairs, piers to 4-sty brk and stone tenement; cost, \$345; Antonio Orlando, 164 Mulberry st; ar't, Frederick Musty, 177 Cherry st.—2292.
- Spring st, No 191, 1-sty brk and stone rear extension, 16.9x43, partitions to 3-sty brk and stone store and tenement; cost, \$6,000; Bisso & Paretto, on premises; ar'ts, Bernstein & Bernstein, 24 E 23d st.—2279.
- Washington square South, No 53, partitions, mosaic floor to 7-sty brk and stone apartment hotel; cost, \$3,440; Rev Dr. Edward Judson, on premises; ar'ts, McKim, Mead & White, 160 5th av.—2282.
- 11th st, No 71 W, shaft, partitions, to 3-sty brk and stone dwelling; cost, \$500; John H Dye, 27 W 11th st; ar't, Louis F Fick, 524 W 160th st.—2286.
- 12th st, No 240 E, cut walls, windows to 2-sty brk and stone hospital; cost, \$150; A Windhurst, 240 E 12th st; ar't, O Reissmann, 30 1st st.—2288.
- 14th st, No 46 E, columns, girders, piers, floor beams, to 6-sty brk and stone hall and loft; cost, \$5,000; Brill Bros, 44 E 14th st; ar't, S S Sugar, 240 W 122d st.—2315.
- 18th st, Nos 32 and 34 East, mezzanine floor to 6-sty brk and stone loft building; cost, \$200; Henry Parish estate, on premises; ar't, Lewis Leining, Jr, 355 E 19th st.—2285.
- 19th st, Nos 44-50 E, skylight, windows, to 13-sty brk and stone printing house; cost, \$1,000; Central Real Estate Association, 309 Broadway; ar't, Richard Berger, 309 Broadway.—2298.
- 20th st, No 209 E, partitions, toilets, to 5-sty brk and stone tenement; cost, \$1,000; Thomas F Lynch, 223 E 20th st; ar't, James Roe, 40 E 20th st.—2307.
- 33d st, No 28 W, partitions, stairways, to —sty brk and stone shop; cost, \$2,500; estate of Wm Astor, 23 W 26th st; ar't, Earl Harvey Lyall, Cambridge Building, 33d st and 5th av.—2290.
- 35th st, No 557 W, fireproof floor to 4-sty brk and stone store and loft building; cost, \$50; Thomas Watson, 557 w 35th st; ar't, James W Cole, 403 W 51st st.—2310.
- 40th st, No 320½ W, partitions, toilets, windows, to 4-sty brk and stone tenement; cost, \$500; Katherine Ewert 221 1st st, Union Hill, N J; ar't, Wm S Boyd, 561 Hudson st.—2308.
- 44th st, Nos 154-156 W, toilets, partitions, columns, to 4-sty brk and stone hotel; cost, \$2,000; Joe Adams, 156 W 44th st; ar't, Otto L Spannake, 233 E 78th st.—2309.
- 66th st, No 51 E, partitions, dumbwaiter, shaft, windows, to 4-sty brk and stone dwelling; cost, \$1,500; Frederick Kammerer, on premises; ar't, G H Strahan, 9 W 30th st.—2297.
- 76th st, No 401 E, 1-sty brk and stone rear extension, 30x5, to 3-sty brk and stone dwelling; cost, \$1,000; Frank Eberhart, 401 E 76th st; ar't, Adolph E Nast, 147 4th av.—2313.
- 118th st, No 362 W, partitions, skylights, heater and hot water boiler, to 3-sty brk and stone dwelling; cost, \$2,000; Max Pullman, 14 E 116th st; ar't, Otto L Spannake, 233 E 78th st.—2274.
- 118th st, No 535 E, basement, brk and stone rear extension, 20x28, partitions, to 4-sty brk and stone store and tenement; cost, \$5,000; George Pavelka, 535 E 118th st; ar't, Fred Ebeling, 420 E 9th st.—2295.
- 124th st, Nos 134 to 136 W, alter walls, columns to 3-sty brk and stone stable; cost, \$2,000; H C F Koch & Co, 132 W 125th st; ar'ts, Wm H Hume & Son, 1 Union sq.—2281.
- 125th st, Nos 213 and 215 W, partitions, windows to 5-sty brk and stone store and office building; cost, \$5,000; Bank Building Co, on premises; ar't, G H Griebel, 2255 Broadway.—2276.
- 125th st, No 22 E, show windows, partitions, to 3-sty brk and stone store and dwelling; cost, \$500; Charles H Hart, 25 Broad st; ar't, Chas E Reid, 105 E 14th st.—2302.
- Av A, No 18, windows, toilets, tank, to two 4 and 5-sty brk and stone tenements; cost, \$5,000; Geo W Folsom, Lenox, Mass; ar't, Alexander Brociner, 20 E 42d st.—2317.
- Av A, w s, 63d to 64th sts, erect two steel runs to —sty brk and stone hospital; cost, \$1,000; Flower Hospital, 63d st and Av A; ar't, Wm Baumgarten Co, 33d st and 5th av.—2280.
- Av A, No 231, toilets, windows, partitions, skylights to 4-sty brk and stone store and tenement; cost, \$2,500; F D Wells, 117 E 62d st; ar't, Alfred L Kehoe, 206 Broadway.—2287.
- Av C, No 8, partitions, toilets, windows, to 4-sty brk and stone tenement; cost, \$2,000; Paul Heftler, 321 East Houston st; ar't, Henry J Feiser, 150 Nassau st.—2312.
- Bowery, No 135, partitions, plumbing to 3-sty brk and stone store and dwelling; cost, \$200; John Somarindyke, Aurora, Ill.; ar't, Louis Allmendinger, 926 Broadway.—2291.
- Bowery, n w cor Prince st, show windows, to 3-sty brk and stone store and loft bldg; cost, \$2,500; Feingold & Spero, on premises; ar't, Max Hirsch, 177 Montague st, Brooklyn.—2296.
- Broadway, Nos 2020 to 2030, toilets, windows to 10-sty brk and stone apartment house; cost, \$1,250; James Butler, 390 Washington st; ar't, Wm H Gompert, 2102 Broadway.—2284.
- 1st av, No 154, partitions, windows, toilets, fire escapes to 5-sty brk and stone store and tenement; cost, \$6,000; Nathan Berman, 21-25 Delancey st; ar't, Chas M Straub, 122 Bowery.—2293.
- 2d av, No 623, partitions, air shaft, to 4-sty brk and stone store and tenement; cost, \$7,000; Henry Neus, on premises; ar't, S A Whisten, 25-27 W 42d st.—2304.
- 3d av, No 157, show windows, partitions to 3-sty brk and stone store, and dwelling; cost, \$500; S Williams, 157 3d av; ar't, O Reissmann, 30 1st st.—2289.
- 3d av, No 2156, partitions, windows to 5-sty brk and stone store and tenement; cost, \$3,000; Herman M Weaver, 607 8th av; ar't, H Horenburger, 122 Bowery.—2294.
- 7th av, s e cor 56th st, plumbing, windows, partitions, stairs to 4-sty brk and stone hotel; cost, \$6,000; P J Flannery, care of ar't; ar't, Thomas H Styles, 449 W 28th st.—2275.
- 149th st, No 575 East, new show window and remove partitions in 3-sty brk tenement; cost, \$1,000; Benedicta Vetter, 2261 Washington av; ar't, Rudolph Werner, 4197 3d av.—422.
- 150th st, Nos 285 and 289 East (old Nos 523 and 525, westerly wall of 285 (projecting one foot over lot line) to be taken down and rebuilt 18 inches further east and partitions removed in two 2-sty and basement frame tenements; total cost, \$500; Jos Keck, 289 E 150th st; ar't, Louis Falk, 2785 3d av.—424.
- 222d st, n s, 280 e 4th st, move back 22 feet 2-sty frame dwelling; cost, \$1,000; John F Hyde, on premises; ar't, Louis Falk, 2785 3d av.—425.
- 222d st, n w cor White Plains road, move 3-sty frame store and dwelling; cost, \$1,000; John O'Brien, 216th st and Olinville av; ar't, J Melville Lawrence, 239th st and White Plains road.—421.
- 224th st, n s, 230 e White Plains av, new roof, to 2½-sty frame dwelling; cost, \$500; Dennis McGuire, on premises; ar't, John Davidson, 227th st.—430.
- 259th st, s e cor Riverdale av, new partitions, to 3-sty frame store and tenement; cost, \$50; M V Sheridan, on premises; ar't, J J Kennedy, Riverdale.—428.
- Carpenter av, e s, 166 s 242d st, 1-sty frame extension, 12x8, to 2½-sty frame dwelling; cost, \$200; H Vassold, on premises; ar't, J X Cahill, 4448 Furman av.—420.
- Kingsbridge av, w s, 37.6 n 231st st, new stairs and new oriel window in 2-sty and attic frame dwelling; cost, \$250; Frank D Wilsey, 69 West st; ar'ts, Ahneman Q Younkheere, 3320 Bailey av.—423.
- Washington av, n e cor 169th st, new water closets, new partitions, &c, to 3½-sty frame stores and tenements; cost, \$800; Marian De Voss, 4293 3d av; ar't, J J Vreeland, 2019 Jerome av.—426.

Building in San Francisco.

Information from a trustworthy source to the effect that building in San Francisco is fast approaching stagnation owing to the high prices of material and a fear of further demands for higher wages by the artisans. The labor situation appears to have reached a point where the supply is far greater than the demand, and under ordinary economic conditions the competition for employment would cause a reduction of wages were they not artificially supported by the unions. How long wages can be upheld by these agencies remains to be seen. For the 40,000 men reported to be idle, the prospect of obtaining employment in other cities on the coast does not appear to be encouraging. One of the largest construction companies in the city reports that it has contracts to erect forty-two new buildings of all sorts, on which work has not been begun on account of the outlook regarding wages. Meanwhile, the decline in the cost of building material appears to be general. Brick has fallen 5 dollars per 1,000, lumber has declined 6 to 10 dollars per 1,000 feet and is expected to go lower; lime and cement and wire lath have all dropped materially, and only structural steel remains stationary with no immediate prospect of change.

Recent Decisions by the Board of Examiners.

Appeal No. 44 of 1907, new building 364 of 1907, north side of 66th st, 100 feet west of West End av, Manhattan, Oscar Lowinson, architect and appellant.

1. Building exceeds size allowable for non-fireproof building (Section 32 of the Code).

3. Rear wall of unlawful thickness (Sections 32 and 33 of Code).

8. Suitable foundations should be provided.

The superintendent has refused to approve of the mode, manner of construction and materials proposed to be followed or used in the erection of this building.

It is respectfully submitted that this is practically two buildings and if filed as such would be approved; that to expect fireproof of this class of construction in such a neighborhood is wrong and that it would work a hardship on the owner and prevent the construction, and for the purpose of this construction would be of little value, there being practically no difference between a fireproof and a non-fireproof garage. An examination of the plans show that as far as protection against fire is concerned every requirement other than fireproofing the building of the Municipal Authorities has been made.

That a building of the size shown be permitted. That the rear wall of thickness shown be permitted. That foundations shown be permitted if excavation shows proper material.

(1) That a non-fireproof building be permitted, provided it be built as shown on amended plans. (2) That the rear wall be permitted to be constructed as shown because the building practically is two buildings, and if considered as such, would be legal. (3) That amendment 8 and Building Code sufficiently cover the question of foundations. Mr. Lowinson appeared before the Board. On motion, denied.

New Building 368 of 1907, premises Nos. 222 and 224 West 59th st, Manhattan; Charles W. Buckham, appellant.

No. 3. "Counting the mezzanines as stories, the building will exceed twelve stories in height and should conform to all the requirements of section 105 of the Code, relating to the use of fireproof material." The provisions of the law do not apply.

Does the building exceed twelve stories in height within the meaning of section 105 of the Building Code?

First—The building does not exceed 150 feet in height. Second—The building does not contain over twelve stories.

There are eight main floors in the front and fourteen mezzanines in the rear. The total floor area in the building divided by the area of one complete floor shows less than twelve stories. On motion, denied.

Few people who purchase from the New York Metal Ceiling Co. embossed metal ceilings and side walls of Enametile, know that the concern are also decorators of metal and that they also manufacture an extensive line of embossed lithographed art metal signs. These they make in large quantities for some of the most critical purchasers of advertising material in the country. The plant has been increased considerably during the past year and there are few manufacturers in the country who can show a more complete equipment. The work not only embraces the small decorated novelties, like the scratchers referred to, but also the largest metal signs that can be handled at a rotary press. In some of this work they employ ten, twelve and a greater number of colors, and are prepared to execute the work in the most artistic manner.

BOROUGH OF THE BRONX.

- Bronx pl, s s, 100 e Vernon Parkway, move 2½-sty frame dwelling; cost, \$500; Emil Johanson, on premises, ow'r and ar't.—427.
- 138th st, Nos 440 to 446, new door, new partitions, &c, to two 7-sty brk stores and tenements; cost, \$200; Mott Haven Apartment Co, 148th st and 3d av; ar'ts, Moore & Landsiedel, 148th st and 3d av.—429.

Construction News

(Continued)

Kings County.

GREENPOINT.—A permit has been granted for the erection of the new Greenpoint Savings Bank building at Calyer st and Manhattan av. The structure is to be classical in design and will cost \$90,000.

MANHATTAN AV.—Helmle & Huberty, 190 Montague st, have completed plans for a 1-sty bank building to be erected at the southwest corner of Manhattan av and Calyer st, to cost \$90,000. The Greenpoint Savings Bank is the owner.

JAY ST.—John E. Damerel, 291 Claremont av, Jersey City, N. J., will erect two 5-sty flats, on Jay st, east side, 105 ft. north of Myrtle av, to cost \$60,000. Wm. J. Dilhey, 1 Union sq, is making plans.

SEIGEL ST.—Plans have been completed by Raymond F. Almirall, 51 Chambers st, Manhattan, for a 1-sty public library, 87.6x48 ft. for the City of New York, to be erected on Selgel st, southwest corner of Morrell st, to cost \$50,000.

RUTLAND ROAD.—Six 2-sy brick dwellings will be erected on the south side of Rutland road, 345 ft. west of Rogers av, 20x43 ft., 1 family each, total cost, \$39,000. E. A. Hartley, 182 Rutland road, owner. Benj. Driesler, 13 Willoughby st, architect.

FULTON ST.—A 3-sty brick storage and factory, 40x79 ft., will be erected on Fulton st, north side, 40 ft. west of Verona pl, to cost \$9,000. H. G. Fretsch, 560 Nostrand av, is owner, and R. Von Lehn Sons, 1565 New York av, are making plans.

STAGG ST.—Shampan & Shampan, 772 Broadway, Brooklyn, are making plans for a 5-sty brick store and flat, 25x86.6 ft., for Klipper, Juckholtz & Mandel, 1361 Broadway, to be erected on Stagg st, south side, 100 ft. west of Graham av, to cost \$30,000.

19TH ST.—Contracts have not been let yet on roofing, plumbing, trim and mantels, hardware, gas fixtures, plastering, painting, etc., for two flat houses which Architect and Builder Moris Sherwin, 44 Court st, is about to build at 19th st and 7th av. Cost, about \$28,000. They will be built of brick and stone, with composition roof, hardwood finish, dumbwaiters, bathroom and laundry fixtures, etc.

115TH ST.—Two store and flat houses are about to be built on the west side of 115th st, north of Mermaid av, for Jacob Kulla, owner, from plans by S. Millman & Son, 1782 Pitkin av. Cost, \$30,000.

PROSPECT PL.—Two dwellings are about to be built on the north side of Prospect pl, 250 ft. east of Nostrand av, by D. E. Morris, 801 Prospect pl. A. S. Hedmon, 371 Fulton st, is architect. Cost, about \$90,000.

ROCKAWAY AV.—Louis Rosenberg, 188 East New York av, who recently purchased property on the east side of Rockaway av, south of Dumont av, will improve by the erection of five flats. Max Hirsch, 177 Montague st, is architect. Owner will superintend. Cost, \$50,000.

ROCKAWAY AV.—Plans have been prepared by Danmar & Co., 1 Thatford av, for a store and flat, to be erected at Rockaway and Sutter avs, for I. Silverman. Cost, \$50,000.

Queens County.

LONG BEACH.—Messrs. Seymour and Paul A. Davis, of Atlantic City, are preparing plans for the 5-sty, 630x328 ft., marble, terra cotta and brick hotel to be erected at Long Beach for G. J. Waters at a cost of \$1,000,000.

PLANDOME.—Henry S. Kissam, 156 5th av, Manhattan, is receiving estimates for a 2-sty residence for P. H. Ashmead, at Plandome, L. I. Frame, tile work, electric light fixtures, cabinet mantel and plumbing. Estimated cost is about \$7,000.

Westchester County.

PLEASANTVILLE.—Bids are wanted by the Board of Water Commissioners Aug 26 for constructing storage reservoir with earth dam, masonry core wall, spillway, gate house and pipe conduit. Engineers, Byrne & Darling, Barrett Bldg., White Plains. W. S. Moore, village clerk.

PELHAM.—Arthur G. C. Fletcher, No. 1133 Broadway, Manhattan, is preparing plans for a 2-sty dwelling for Charles Smith, Pelham. Also for a 2-sty dwelling for Dominick Smith, Pelham, N. Y.

RYE.—Henry S. Kissam, 156 5th av, Manhattan, is preparing plans for a 2-sty residence for Waldron Williams, at Rye, N. Y. Estimated cost is placed at about \$30,000.

PLEASANTVILLE.—The Hebrew Sheltering Guardian Society, which for 27 years has cared for orphans and deserted children, will soon abandon its home at Broadway and 150th st, New York City, and through the efforts of Adolph Lewisohn, who has for several years been its president and the largest contributor to the fund, the society will establish a new home at Pleasantville, to cost about \$200,000. In a description furnished by the architects, Jacobs & Heidelberg, it is stated that the place "when completed will resemble, as far as possible, a model village, with semi-public buildings, place of worship, hospital, gymnasium, dwelling houses, farms and all the interest and activity of normal, healthy country life." There will be accommodations when the buildings are completed for about one thousand children.

New York State.

ARVERNE, L. I.—The Right Rev. Charles McDonnell, bishop of the diocese of Brooklyn, has purchased eleven lots on the west side of Remington av, at Arverne, from the Somerville Realty Company, and plans are to be prepared for the erection of a handsome church at an early date. No architect yet selected.

SCHENECTADY.—For the construction of the new State Normal College in this city State Commissioner of Education, Andrew S. Draper received a bid of \$358,692 from A. E. Stephens & Co., of Binghamton. There were 10 other bidders, all of whom were in excess of the \$361,000 available for the work.

COHOES.—Bids will be received up to Sept. 3 for constructing a sewer in Hart st, from Main to Congress st. Bids will also be received for extending the sewer in Rensselaer av to the Mohawk River.

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

ALBANY.—The Albany Brass & Iron Co., 172 Broadway, is planning to erect a factory building.—Thomas Stephens & Sons, 275 Lark st, will erect several flat buildings.—The buildings at 32 and 34 Delaware av will be erected by the P. J. Collan Agency, 59 State st, acting for the owners.

LANCASTER.—The State Board of Health at Albany have approved the plans of Joos & Gatchell, Prudential Bldg., Buffalo, for a sewerage system and disposal plant.

LITTLE FALLS.—The citizens have voted in favor of issuing \$10,000 bonds to improve the electric light system.

POUGHKEEPSIE.—For a general contract, bids will be received by Percival M. Lloyd, architect, 39 Market st, on 8-sty fireproof apartment house ("Scott's Chambers") up to Sept 1, 1907. Pressed brick trimmed with limestone and marble, concrete floors and roofs on steel frame, tile partitions, marble, tile, oak and beech flooring, marble and ornamental iron stairs, freight, passenger elevators and dumbwaiters, plate and art glass, kalameine doors, plumbing, heating, gas and electric lighting. Address Percival M. Lloyd.

NAPANOCH.—The Legislature has authorized construction of water supply for the Eastern New York Reformatory at Napanoch. Cost, \$10,000. Joseph F. Scott, at Elmira, N. Y., is general superintendent.

ALBANY.—Architects Fuller & Pitcher will let contracts in connection with remodeling the building recently occupied by the Albany Historical and Art Society.—W. E. Drislane Co. will remodel the building at 60 Chapel st, recently purchased.—Albany Steam Trap Co. will erect a brick shop at 317 North Pearl st.—A new rectory will be built by St. Francis de Sales parish in West Albany. R. P. Sewell & Sons have the general contract.—P. J. Callan Real Estate Agency has sold the property at Quail st and Washington av, and the purchasers will erect two 2-flat houses thereon.—Hazel Crest Real Estate Co. will erect several houses in Colonie, to be held as an investment.—Cox Brass Manufacturing Co. will erect a brick addition to its factory in Van Woert st.—Charles H. Brownell will erect a 2-sty frame dwelling at 115 North Allen st.—John Danzo will erect a 1½-sty brick addition to his house at 16 Van Zandt st.—James H. Albertson will erect a 3½-sty brick addition to his building at 53 South Hawk st.—August Weichman will erect a 2-sty flat house at 584 Washington av.

SCHENECTADY.—Work has commenced on the new Jewish Temple on Nott Terrace. Plans were drawn by Architects Arthur G. Lindley Co.—John Ferguson has the contract for five new dwellings for the DeForest-Nicklas Co., along Upper Union av.—C. W. Trumbull will build two houses on Bedford road, to cost about \$3,000.

ELLENVILLE.—The Huntoon Co. will erect a large factory.

ROCHESTER.—The Bausch & Lomb Optical Company has filed plans for an addition to the factory in St. Paul st, which will cost \$150,000.

HUNTINGTON, L. I.—A new high school has been decided on. No plans or architect selected yet.

New Jersey.

NEWARK.—The First Church Evangelical Association (Lutheran) has completed plans for a new church to be erected at the northwest corner of Avon av and South 17th st. The amount appropriated is \$30,000, and it is estimated that the building will cost \$22,000, the lot \$4,000, and the furnishings \$3,000, approximately. The exterior plan was drawn by Francis Avercamp.

MAPLEWOOD.—John E. Annin, real estate broker of 800 Broad st, Newark, who also has offices in Asbury Park, has just consummated the sale of the old Pierson farm of 36 acres in Maplewood, to a Brooklyn syndicate, which will develop it.

NEWARK.—Ground has been broken at 263 Belleville av for the erection of a brick apartment house by the Union Building Company of 15 Clinton st. The plans were drawn by Peter Charles, whose offices are in the Union Building. Estimated cost, \$20,000.—Plans have been completed by Nathan Myers, of 238 Washington st, for the erection of a large brick apartment house on the cor of Plane and Court sts. The building will contain apartments for 15 families and cover an area of 65x70 ft. Estimated cost, \$20,000.

JERSEY CITY.—Architect Christian H. Ziegler is preparing plans for Lewis Max, of 60 Montgomery st, for extensive alterations to 4 brick buildings in Greene st. The cost is estimated at \$10,000.—Dewey Carr, of 13 Bond st, has just accepted plans from Architect George A. Flagg for the erection of a 2-family frame house on the westerly side of Garrison av.

NEWARK.—Plans have been completed by Peter Charles, of 15 Clinton st, for the erection of a brick apartment house at 1130 North Broad st, which will be built by the Union Building Co., of room 217, Union Building. Each floor will be arranged into two apartments of seven rooms and bath each. The building will be constructed by day's work, by the owners, and will cost about \$22,000.

NEWARK.—Plans are in progress in the office of P. T. McLagen at 751 Broad st, for a private residence for Ulysses B. Brewster, of 45 Fulton st, Newark. It will be situated on Mount Prospect av, near Ballantine Parkway. No details have been decided upon or specifications written. The estimated cost is placed at \$15,000. The architect will superintend and award all contracts.

LLEWELLYN PARK.—About \$25,000 will be expended on the erection of a private residence in Llewellyn Park, West Orange, by Alfred B. Jenkins, of the same place, according to plans prepared by H. W. Wilkinson, of 114 East 28th st, New York. The building will be of brick and frame construction, 2½-stys, 30x85 ft. The specifications call for terra cotta roof, hardwood interior trim, steam heat, tile bath, oak floors, plate glass, beam ceiling, special mantels and combination gas and electric fixtures of approved designs. The masonry and carpentry contracts have been awarded to Norman Thatcher, of 17 Alden st, Orange, and Adolph Voegel, of 299 Park av, West Orange, respectively.

MONTCLAIR.—E. C. Churchill, of Everybody's Magazine, 31 East 17th st, Manhattan, will erect a 2½-sty reinforced concrete residence at 99 Central av, Montclair, according to plans prepared by Christopher Meyers, of 460 Bloomfield av, Montclair. The structure will be 34x44 ft., to cost about \$12,000.

IRVINGTON.—Six thousand dollars will be expended by Charles L. Steinbrenner, architect, of 118 Market st, on the erection of a private residence for his own use at 24 and 26 Hazelwood av, Irvington.

NEWARK.—Plans of the F. H. Ogden Company for the proposed reconstruction of the Turn Hall have been accepted. Estimated cost of work, \$45,000.

PATERSON.—Chairman Kearns, of the Building Committee, is securing options on a site for a new school in the downtown section.

(Continued on page 320.)

IN THE REAL ESTATE FIELD

Real Estate Men Meet.

HEAD OF STATE ASSOCIATION ADVISES FORMATION OF DISTRICT ORGANIZATION AND UNITED ACTION ON LEGISLATION.

The Real Estate Association of the State of New York held its annual meeting in Syracuse, Tuesday, Aug. 20, 1907. The meeting was called to order by President J. Clarence Davies, of New York City. Real estate men from all parts of the State were in attendance, and after the address by J. Clarence Davies, extracts of which are below, it was unanimously decided to organize local board of brokers and taxpayers' associations in larger towns and cities of the State, to cooperate with the executive committee of the New York State Association. The question of Land Title Registration was taken up at length by Mr. A. N. Gitterman, representing the New York Real Estate Board of Brokers, who explained the workings of the Torrens system here and abroad to the delegates. He said in part: "The Board of Brokers of the City of New York heartily endorse the measure now before the Governor, asking for an appointment of a commission to consider the expediency of adopting the system of Land Title Registration. We do not insist on the adoption of the present Torrens system, but we heartily recommend a modification which would enable a vendor of real estate closing his transaction with greater ease and rapidity than under the present cumbersome methods. The present searching and researching of titles, issue and reissue of title policies has become a heavy burden to the purchaser of all realty in this State. Should a simpler method be adopted a larger number of people would invest in realty, knowing their security to be absolutely of the best and its vendability assured at short notice." He further recommended the formation of a Congress of Realty Interests, which the president also referred to in his address, and which was unanimously agreed upon at the convention. The following officers were elected: President, J. Clarence Davies, of New York; vice-president, John H. Prather, of Jamestown; secretary, T. W. Weston, of Liberty; treasurer, Samuel T. Betts, of Syracuse.

In the address before the association, President Davies said:

First—Every effort should be made to make realty a quicker or more liquid asset than it is at present. The quicker one can sell or borrow on a security the more market value it has and the more staple that value is. If realty could be sold or used as collateral as readily as city, county or railroad bonds it would be quite as favorite a form of investment. While this is practically impossible at the present time, much can be done to make it a quicker asset than it is.

I would suggest some systematized method of obtaining this market value. This could be done by means of local associations in every city, town or county in the State, such an association to be composed of property owners and representative dealers, and each association to have an appraisal committee, from which committee a conservative appraisal could be had for a nominal fee, very much along the same lines as in New York City, where certified appraisal can be obtained from the Board of Brokers should any one desire to make absolutely sure of the value of a piece of New York realty.

Fourth—Our State should do its utmost to encourage the ownership of land among the masses of people. Nothing so much tends toward making good, patriotic, law abiding citizens as those who have property to protect. Whether this can best be done by exemption from taxation of real estate or below a certain assessed value, or perhaps when one considers the enormous foreign immigration and the low order of intelligence among the vast number of our newly made citizens, together with the constant attentions directed to socialistic theories by our newspapers and magazines whether the time is not now ripe for discussing the question that a man must be an owner of real estate as a condition for exercising the rights of citizenship and the holding of public office.

Fifth—Problems of transit facilities and good roads and cost of transportation are questions vitally affecting the value of real estate and should receive the greatest consideration from the realty interests in every part of the State.

Sixth—Our State government should use due diligence in protecting our forests, waterways and agricultural interests, as they are all matters which make for or against the value of land, no matter where situated.

Seventh—Realty interests should take a much greater interest in legislation. Our laws are now made mostly by members of the legal profession, who, as a class, perhaps, are the smallest holders of real estate, and therefore least able to frame laws to protect the real estate owner.

Eighth—As before suggested, associations of property owners should be formed in every city, county or township. Delegates could be sent to periodical meetings to combine the realty

interests of the State, and perhaps this association might be made the nucleus of such a central body.

Ninth—The real estate brokers and agents should be protected in their business, and it is a subject of discussion whether a legal scale of compensation for selling different classes of property could be adopted. At the same time the public should be protected against frauds and dishonest dealing, and I gladly submit for discussion the question of a State license for reliable agents and brokers.

The New Jersey Exchange.

PLANS A STATE CAMPAIGN—DEMONSTRATIONS ARRANGED FOR JERSEY CITY, NEWARK AND PATERSON.

An important meeting of the Board of Governors of the New Jersey-New York Real Estate Exchange was held on Aug. 20 at 347 5th av, New York City. Secretary Creighton reported over forty new membership applications from every section of New Jersey. The new organization is gaining recruits very rapidly, and even from the remotest sections of the State real estate men in large numbers are joining the Exchange. Mr. Joseph P. Day announced that after conferring with the officials of the Hudson and Manhattan Railroad Company it was safe to set the date of the tunnel opening celebration around Dec. 1. Mr. F. M. Welles brought up for consideration the subject of organizing local branches in all the leading cities of New Jersey, which should include representatives of other industries as well as real estate men. It was agreed to empower the secretary to select local vice-presidents in the various towns and cities, who are to gather about them the nucleus of a branch organization. In this way the Exchange, according to Mr. Welles, is to be made a powerful factor throughout the State, in furtherance of its development and prosperity.

Mr. Frank Stevens, president of the Board of Real Estate Brokers of Jersey City, reported that his Board had tendered the use of their rooms for an open meeting of the Exchange on Wednesday, Aug. 28, at 3 P. M. The tender was accepted with thanks. Arrangements are being made for a large meeting in Jersey City on Aug. 28, and for a similar demonstration in Newark on Sept. 4. Other cities will be visited in rotation, until New Jersey resounds with the motto of the New Jersey-New York Real Estate Exchange, "New Jersey to the Front."

Walks and Talks.

A talk with the Alexander & Reid Co., Tiles, Mantels and Fireplaces, 127 East 23d st, developed the fact that, while there was some business doing, there was little activity as to the situation as it appeared at present. The outlook was not particularly encouraging. This was attributable, first to money conditions; second, to the high price of labor, and third, to the high price of materials. By the work that the company had been doing, their impression was that the best classes of apartments were likely to be in demand; but there had been overbuilding of small apartments.

* * *

A member of a prominent real estate firm, who did not wish to be quoted, has a new theory about a contributing cause to New York's non-progressiveness, or rather not advancing in certain directions in the way that it should. He says that dock monopoly is the drawback, and that docks and piers should not be in the hands of private corporations. He had heard that a movement was on foot by the Pennsylvania Railroad with the object of making New York a free port. It was notorious that port charges, owing to the private monopoly of piers and docks, made New York dreaded by many foreign shipping merchants and shipowners, in spite of the city's being the principal port in the Americas and the greatest commercial center of its character in the world.

* * *

In discussing real estate matters with the Cruikshank Company, 141 Broadway, it was learned that, while the private house situation was not satisfactory, there were good prospects for the better and higher class of apartment houses. In fact, a great many of the latter had been rented. In the spring of 1906 it was predicted that property would be higher than ever, but this year, owing to financial conditions, it is most difficult to predict. Many people have gone to the suburbs and moved across the rivers. There are also many others who desire a good class of apartment at about \$1,400 a year who formerly have been willing to pay from \$3,000 to \$3,600 for the highest class of accommodation. Nothing positively definite could be said, however, on this subject, as August was always the dullest month in the year. General rental business is fair, but no booms are looked for at present, or are likely to develop in the immediate future.

"In view of the Wall Street situation," remarked Mr. Van Pelt, of George R. Read & Co., 60 Liberty st, "it is impossible to predict what kind of business we shall have this fall. There is undoubtedly a want of confidence and too much direct or indirect manipulation in high quarters. But this is the dull season, and there is really nothing to be said."

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.	
Aug. 16 to 22, inc.		Aug. 17 to 23, inc.	
Total No. for Manhattan.....	134	Total No. for Manhattan.....	210
No. with consideration.....	10	No. with consideration.....	12
Amount involved.....	\$545,400	Amount involved.....	\$363,750
Number nominal.....	124	Number nominal.....	198
Total No. Manhattan, Jan. 1 to date....		1907. 9,119	
No. with consideration, Manhattan, Jan. 1 to date.....		1906. 15,932	
Total Amt. Manhattan, Jan. 1 to date....		1907. 613	
		1906. 958	
		\$32,030,786	
		\$51,017,184	
1907.		1906.	
Aug. 16 to 22, inc.		Aug. 17 to 23, inc.	
Total No. for the Bronx.....	130	Total No. for The Bronx.....	161
No. with consideration.....	10	No. with consideration.....	14
Amount involved.....	\$34,779	Amount involved.....	\$132,045
Number nominal.....	120	Number nominal.....	147
Total No., The Bronx, Jan. 1 to date....		1907. 6,443	
Total Amt., The Bronx, Jan. 1 to date....		1906. 8,742	
Total No. Manhattan and The Bronx, Jan. 1 to date.....		1907. 15,562	
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....		1906. 24,674	
		\$37,506,116	
		\$57,277,138	

Assessed Value, Manhattan.

1907.		1906.	
Aug. 16 to 22, inc.		Aug. 17 to 23, inc.	
Total No., with Consideration.....	10	12	
Amount Involved.....	\$545,400	\$363,750	
Assessed Value.....	\$293,500	\$220,000	
Total No., Nominal.....	124	198	
Assessed Value.....	\$5,000,000	\$8,614,100	
Total No. with Consid., from Jan. 1st to date	613	958	
Amount Involved.....	\$32,030,786	\$51,017,184	
Assessed value.....	\$21,193,600	\$35,677,275	
Total No. Nominal.....	8,505	14,974	
Assessed Value.....	\$247,229,500	\$492,986,010	

MORTGAGES.

1907.		1906.	
Aug. 16 to 22, inc.		Aug. 17 to 23, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	140	207	163
Amount involved.....	\$2,174,364	\$2,393,687	\$1,106,160
No. at 6%.....	63	38	66
Amount involved.....	\$505,580	\$230,419	\$769,837
No. at 5 1/2%.....	11	12	7
Amount involved.....	\$446,700	\$76,850	\$124,750
No. at 5%.....	39	35	62
Amount involved.....	\$444,078	\$190,440	\$1,052,500
No. at 4 1/2%.....	6	2	8
Amount involved.....	\$283,500	\$900	\$123,000
No. at 4%.....	2	1	4
Amount involved.....	\$20,306	.....	\$24,700
No. at 3%.....	19	14	21
Amount involved.....	\$474,200	\$99,580	\$293,600
No. above to Bank, Trust and Insurance Companies	26	11	35
Amount involved.....	\$968,000	\$125,425	\$1,061,500
Total No., Manhattan, Jan. 1 to date....		1907. 9,889	
Total Amt., Manhattan, Jan. 1 to date....		1906. 12,887	
Total No., The Bronx, Jan. 1 to date....		1907. 5,886	
Total Amt., The Bronx, Jan. 1 to date....		1906. 6,311	
Total No., Manhattan and The Bronx, Jan. 1 to date.....		1907. 15,775	
Total Amt. Manhattan and The Bronx, Jan. 1 to date.....		1906. 19,198	
		\$304,735,489	
		\$296,824,130	

PROJECTED BUILDINGS.

1907.		1906.	
Aug. 17 to 23, inc.		Aug. 18 to 24, inc.	
Total No. New Buildings:			
Manhattan.....	16	33	
The Bronx.....	40	46	
Grand total.....	56	79	
Total Amt. New Buildings:			
Manhattan.....	\$2,289,200	\$1,453,400	
The Bronx.....	204,100	530,150	
Grand Total.....	\$2,493,300	\$1,983,550	
Total Amt. Alterations:			
Manhattan.....	\$109,010	\$321,401	
The Bronx.....	6,000	44,550	
Grand total.....	\$115,010	\$365,951	
Total No. of New Buildings:			
Manhattan, Jan. 1 to date.....	758	1,324	
The Bronx, Jan. 1 to date.....	1,347	1,457	
Manhattan-Bronx, Jan. 1 to date	2,105	2,781	
Total Amt. New Buildings:			
Manhattan, Jan. 1 to date.....	\$59,814,060	\$88,784,330	
The Bronx, Jan. 1 to date.....	15,111,750	20,782,945	
Manhattan-Bronx, Jan. 1 to date	\$74,925,810	\$109,517,275	
Total Amt. Alterations:			
Manhattan-Bronx Jan. 1 to date	\$12,040,009	\$16,214,389	

BROOKLYN.

CONVEYANCES.

1907.		1906.	
Aug. 15 to 21, inc.		Aug. 16 to 22, inc.	
Total number.....	562	792	
No. with consideration.....	30	88	
Amount involved.....	\$804,850	\$381,068	
Number nominal.....	532	754	
Total number of Conveyances, Jan. 1 to date.....	22,960	24,657	
Total amount of Conveyances, Jan. 1 to date.....	\$14,828,704	\$20,486,420	

MORTGAGES.

1907.		1906.	
Total number.....	580	700	
Amount involved.....	\$2,405,108	\$8,034,448	
No. at 6%.....	323	358	
Amount involved.....	\$1,065,818	\$1,133,288	
No. at 5 1/2%.....	204	154	
Amount involved.....	\$1,108,550	\$772,875	
No. at 5%.....	84	175	
Amount involved.....	\$155,800	\$1,023,430	
No. at 4 1/2%.....	1	1	
Amount involved.....	\$25,000	\$60,000	
No. at 4%.....	.....	.....
Amount involved.....	.....	.....
No. at 3 1/2%.....	.....	.....
Amount involved.....	.....	.....
No. at 3%.....	.....	.....
Amount involved.....	.....	.....
No. without interest.....	18	12	
Amount involved.....	\$50,845	\$44,850	
Total number of Mortgages, Jan. 1 to date.....	23,657	25,708	
Total amount of Mortgages, Jan. 1 to date.....	\$104,431,847	\$106,052,496	

PROJECTED BUILDINGS.

No. of New Buildings.....	141	224
Estimated cost.....	\$1,337,232	\$2,653,720
Total Amount of Alterations.....	\$160,452	.....
Total No. of New Buildings, Jan. 1 to date.....	6,377	5,550
Total Amt. of New Buildings, Jan. 1 to date.....	\$48,439,083	\$41,701,582
Total amount of Alterations, Jan. 1 to date.....	\$4,563,854	\$3,474,863

PRIVATE SALES MARKET

REPORTS from private centres of activity in the city, more particularly those known to be free from damaging influences of intermittent "booms," show a substantial increase in the demand for good investment property and private dwellings, which indicates that the fall market will at least be characterized by these two features. Regarding new-law houses, while the situation in this respect is less encouraging, a slight improvement has already been manifested in the number of inquiries for this class of investment, which will doubtless be further accentuated when the results of the coming renting season are known. It must not be inferred, however, that new-law houses at present prices are likely to offer many opportunities for the quick turning of capital, for the element of speculation in flats erected under the amended Building Code is practically precluded by the insufficient net returns when compared with the cost of production. The outlook for the coming Fall, as applied to downtown business property, is considered excellent, and while but few important sales have recently been consummated, it is known that negotiations are now under way for the purchase of several plots in close proximity to the McAdoo terminal, one of which foreshadows the building of another skyscraper. Rentals in that quarter on the whole show no break, except in certain sections, which is due to the excessive competition at this time of the year. Money conditions remain about the same, but if expected activities are to be influenced by the financial situation the hardship will be felt most by the speculators who require large sums for their operations. The week's budget is small and purchases unevenly distributed. In Manhattan the sale of dwellings is the feature, while over in the Bronx the monotony of a quiet market was broken by a slight quickening in the sale of vacant lots. The total number of private sales reported is 47, of which 11 were below 59th st, 17 above, and 19 in the Bronx.

SOUTH OF 59TH STREET.

DIVISION ST.—Julius H. Reiter sold for Berkman & Gutterman to Samuel Goldberger the 6-sty tenement 252 and 254 Division st and 1, 3 and 5 Ridge st, 48x80x irregular.

5TH ST.—Dora Lichtenstein sold the 7-sty tenement 749 East 5th st, 34.4x97, to M. Goldstein.

36TH ST.—William E. Cuff sold to T. A. Hill 249 West 36th st, a 3-sty dwelling, 18.6x98.9.

5TH ST.—J. Fennig and O. Grad sold the 7-sty tenement 751 East 5th st, 34.6x97.6, for D. Lichtenstein to M. Goldstein. Public School No. 15 is diagonally opposite.

Demand for Tenements in 38th Street.

38TH ST.—J. Arthur Fischer sold for Wm. R. Mason to a client, the two 4-sty tenement buildings 319 and 321 West 38th st, 46x98.9.

Operators Sell in 47th Street.

47TH ST.—Schmiedler & Bachrach sold to a client of Louis Schlechter 327 East 47th st, a 5-sty tenement, 26x100.5. The brewery of H. Clausen & Son is situated on this block.

47TH ST.—Pease & Elliman, in conjunction with Whitehouse & Porter, sold for Mortimer Bishop 21 East 47th st, a 4-sty brownstone dwelling, 16.6x100. The buyer will occupy the house. The Adams Express Co. building is at the southeast cor of Madison av and 47th st.

54TH ST.—John N. Golding sold for Joseph Doelger to Philip Lehman 157 East 54th st, a 2-sty stable, 25x100.5.

56TH ST.—Hyman Gross sold for a client to S. Floersheimer 421 West 56th st, a 5-sty building, 25x100.

1ST AV.—Leon S. Altmayer sold for Herman and Gussie Heidenreich to James Dendon 19 1st av, a 4-sty tenement, 16.8x75. This parcel is situated between 1st and 2d sts.

11TH AV.—E. V. C. Pescia sold for a client 484 11th av, a 5-sty double tenement, with stores, 25x100.

NORTH OF 59TH STREET.

73D ST.—John N. Golding sold for Mrs. Mary Lowenthal to F. Palmer the 4-sty dwelling 19 East 73d st, 20x102.2.

Purchaser for 78th Street Dwelling.

78TH ST.—Munro estate sold to William C. Prime, 16 East 78th st, a 4-sty brownstone dwelling, 17x102.2, between 5th and Madison avs.

81ST ST.—Harris Sokolski & Son sold 168 and 170 East 81st st, a 6-sty apartment house with stores, 41x104, to Joseph Gitska.

81ST ST.—Edward C. H. Vogler and M. Edgar FitzGibbon sold for William Benger 178 West 81st st, a 5-sty apartment house, 37x100. This parcel adjoins the southeast cor of Amsterdam av and 81st st.

84TH ST.—Chas. S. Kohler sold for Phillip W. Higman, the 5-sty double flat 150 West 84th st, 33.4x102.2.

88TH ST.—Henry C. Neidenstein sold to Edward Carroll 178 West 88th st, a 3-sty and basement brownstone dwelling, on lot 19x100.8.

95TH ST.—Chas. S. Kohler has sold for Mrs. P. A. Jeannot the 3-sty Queen Anne dwelling 130 West 95th st, on plot 17x100.11.

103D ST.—James J. Connor sold for Abraham Shapiro to Kaufman Sasserath, of Chappaqua, N. Y., 153 East 103d st, adjoining the northeast cor of Lexington av, a 4-sty double flat, 24.6x100.11.

104TH ST.—Hutter Bros. sold for Harris Taschman 206 East 104th st, a 3-sty single flat, 16.8x100.

116TH ST.—M. Fine Realty Co. sold to a purchaser for investment 408 and 410 East 116th st, two 3-sty dwellings, 36x100.11.

Leasehold Changes Hands.

125TH ST.—J. B. Theiss reports that he sold the hotel and leasehold property at the southeast corner of 125th st and Park av to Dietrich Niemeyer. The price is said to be in the neighborhood of \$70,000.

133D ST.—Ernst-Cahn Realty Company sold to George Zwick 125 West 133d st, a 5-sty flat, 27x100. The same brokers also negotiated the recent sale 467 East 146th st.

136TH ST.—Ella S. West sold 121 West 136th st, a 4-sty American basement dwelling, 15.6x99.11. J. B. Ketcham was the broker.

LEXINGTON AV.—Louis Bernstein purchased 1072 and 1074 Lexington av, two 3-sty and basement high-stoop dwellings, 34x80, adjoining the southwest corner of 76th st.

WEST END AV.—John P. Kirwan sold for a client 912 West End av, a 4-sty and basement dwelling, 20x90, between 104th and 105th sts. The property is diagonally opposite the Alimar. Subway station, at Broadway and 103d st, two blocks distant. The owner of record is Martha W. Horan.

WASHINGTON HEIGHTS.

144TH ST.—Duff & Brown sold for J. Allen Townsend to W. Simpson, 468 West 144th st, a 4-sty American basement dwelling, 17.6x100.

162D ST.—John N. Golding sold for the Henry Fiege Company 437 West 162d st, a 3-sty dwelling, 20x112.6.

BRONX.

135TH ST.—Ernst-Cahn Realty Co. sold for Kate Montague the lot 25x100 south side of East 135th st, 275 ft. west of Cypress av. The buyer will erect a 6-sty tenement.

155TH ST.—Charles Galewski sold to Gerardo Cascale 532 East 155th st, a 3-sty building, 25x100.

225TH ST.—Ernst-Cahn Realty Co. sold for Thomas Johnson the plot 75x100, north side of East 225th st, near Paulding av.

BOSTON AV.—Sumner Deane sold for Andrew J. Jackson to Jane Beekman the plot 93x182x92x171 on the west side of Boston av, 75 ft. south of the police station and 177 ft. south of Summit pl.

FOREST AVE.—Huberth & Gabel sold for Elizabeth Hatton, 1041 Forest av, a 3-sty, two-family house, 20x100.

JACKSON AV.—Lambert Suydam sold the 5-sty flat, 25x77, at the northwest corner of Jackson av and 156th st.

KINGSBRIDGE TERRACE.—Peter Ward sold for H. C. Munday a lot on the northwest side of Kingsbridge Terrace, 126 feet south of Kingsbridge Road.

MT. ST. VINCENT.—A. H. Weygandt bought the cottage, 11 Randolph st (261st st), near Broadway.

NELSON AV.—E. Osborne Smith & Co. sold for Charles W. Smith the 3-family dwelling on the east side of Nelson av, 124 ft. north of 165th st.

PROSPECT AV.—Woodstock Exchange sold for C. Dillinger a two-family brick house on Prospect av, 200 feet north of 187th st, to Max Florsheim.

ST. ANN'S AV.—Mrs. Catherine Gallagher sold to a purchaser for investment 453 St. Ann's av, a 5-sty flat, 24.11x100.

UNION AV.—J. McNally bought from Fannie Rosenberg 720 Union av, a 2-family house, 18x93.

In the Unionport Section.

UNIONPORT.—Frank Gass sold for Thomas Kerr to William H. Brady the plot, 54x105, at the southeast corner of Av C and 3d st, Unionport; also, for D. & J. Plante to Margaret Stichel, the two-family house, 25x115, on the east side of Glebe av, 250 feet north of Westchester av, and to Charlotte Heller the similar house on the east side of Glebe av, 225 feet north of Westchester av.

WALTON AV.—Ernst-Cahn Realty Co. sold to Harriett Mintz 2432 Walton av, a 2-sty and basement 2-family house.

WOODLAWN ROAD.—Leo Hutter sold to Ida Bloom the plot 50x150 on the east side of Webster av, 400 feet north of Woodlawn road.

WAKEFIELD.—A. Shatzkin & Sons bought from the Only Realty Company a plot, 75x100, on the north side of 214th st, 100 feet east of Tilden av, and from a Mr. Hillie a lot, 25x100, on the south side of 214th st, 200 feet west of Tilden av.

WASHINGTON AV.—Clement H. Smith sold for Mary Rothschild to Philip Sunder 2094 Washington av, a 2-sty dwelling, 23x95.

WAKEFIELD.—Kurz & Uren sold in conjunction with E. S. Phelps 4 lots on the south side of 232d st, between White Plains rd and 2d av.

LEASES.

Maguire & Company leased the 4-sty dwelling 237 West 76th st, to a client for occupancy.

Lee & Rusk leased 60 West 90th st, a 4-sty dwelling, for the Gem Realty Company to a client.

Sheldon & Becker have leased for Edwin M. Taylor to Mrs. M. D. Clark, the 3-sty dwelling 250 West 76th st, for a term of years.

Alfred E. Toussaint leased for F. L. Bunn for a term of years the 4-sty dwelling 326 West 88th st, and for Josephine A. Lovell the 4-sty dwelling 136 West 80th st.

Pocher & Co. leased through its Lexington av branch office the 6-sty apartment house, No. 406-8 East 10th st, for a term of 3 years to Julius Kepes, at an aggregate rental of \$14,000.

Edward McVickar leased for a term of 20 years the new factory building at Vanalst av and 3d st, Long Island City, for G. Sandblow to the American Drug Syndicate, formerly of Manhattan.

McVickar-Gaillard Realty Company, as broker, sold 64 and 66 West 88th st, two 5-sty apartment houses, on plot 40x100; also, for Charles T. Barney to Dr. C. B. Slade, the 4-sty residence, 113 West 55th st.

Heil & Stern leased for the Improved Property Holding Co. to Gitsky & Co., the 6th loft in the Judge Building, No. 110-12 5th av, northwest corner 16th st, for a long term of years at a total rental of \$50,000.

Several subsidiary companies of the Steel Trust have leased for 10 years four entire floors in the new McAdoo Terminal Building, Church and Cortlandt sts. The total rental equals \$240,000 per annum. The new tenants are: American Steel Hoop Company, American Steel and Wire Company, National Tube Company, American Steel and Tin Plate Company, National Steel Company, American Bridge Company, Shelby Steel Tube Company, United States Steel Products and Exports Company and the Lorain Steel Company.

STATEN ISLAND.

York Realty Company sold at Carmel Park, Arlington, S. I., Lot 1 to Angel Gribbins; Lot 148 to Morris Levine, Lot 145 to Leah Newman, and Lots 49 to 52 to Kalman Lambek.

An important transaction in Richmond Borough real estate was consummated during the week through Cornelius G. Kolff. The deal consisted of a sale of about 55 acres on the Richmond Turnpike, Clove Road and the Little Clove Road, to Benjamin Sicklick of Manhattan. The property is well known as Clovena, and is opposite Wood, Harmon Co.'s Addition No. 1. It is the purchaser's intention to improve the property by the laying out of streets and construction of houses. The price is approximately \$110,000.

REAL ESTATE NOTES

We know of an opening for some young men familiar with real estate below 59th st. See Wants and Offers.

John J. Talbot was the broker in the sale of 551 West 45th st which appeared in the conveyances last week.

Bryan L. Kennelly has returned to his office at 156 Broadway, Manhattan, after a vacation in the State of Maine.

A young man experienced in the management of business and tenement property desires a change in position. See Wants and Offers.

Ernst-Cahn Realty Co. were the brokers in the recent sale of the premises 467 East 146th st, a 4-sty double flat, with stores and basements, 95x100.

Robert R. Reed, as trustee, secured from the Equitable Life Assurance Society a building load of \$125,000 on the property at 165 and 167 William st.

Mr. Joseph S. Schwab, president of the Schwab Realty Co., 200 Broadway, Manhattan, has left the city on a trip to Waukesha, Wis., and Chicago, but expects to return to his office after Labor Day.

Benjamin R. Lummis, of 28 West 33d st, reports that the demand for investment and business property is excellent, but that owing to the prevailing high prices at this time it is almost impossible to get the buyer and seller together.

Mr. Edward L. Hearn on Tuesday was elected a director of the Casualty Company of America. He was subsequently elected 2d vice-president for the unexpired term of George R. Read, resigned. Mr. Hearn has just been re-elected Supreme Grand Knight of the Knights of Columbus for the fifth time.

A remarkably interesting report from the Department of Taxes and Assessments—one of the most valuable reports ever made by that department—appears in the City Record of Friday, Aug. 23. It includes an article from the Record and Guide, by the Hon. Lawson Purdy, on the Assessment of Real Estate in the City of New York.

An experienced broker, with a thorough knowledge of values, having many parcels for sale and lease, and with an exclusive clientele, is ready to take the management of an office for a real estate firm who may care to open a branch in the Times sq section. His advertisement appears among the Wants and Offers. In the same column it will be noticed that a man experienced in renting downtown offices is required, and an advertiser wishes it known that he desires a small stable for private use, preferably on the West Side.

Comparative Statement of Land and Improvement Values, Assessments of 1906 and 1907.

ORDINARY REAL ESTATE, EXCLUSIVE OF "SPECIAL FRANCHISES" AND "REAL ESTATE OF CORPORATIONS," ALL BOROUGHES. FROM THE LAST QUARTERLY REPORT OF THE DEPARTMENT OF TAXES AND ASSESSMENTS.

	Assessed value, 1906.		Assessed value, 1907.		Increase, 1906 to 1907.	
		Per cent. land value of total value, 1906.		Per cent. land value of total value, 1907.		Per cent. of increase, 1907.
Manhattan—						
Taxable land.	\$2,600,140,211	68.0	\$2,712,261,571	67.2	\$112,121,360	4.3
Improvements.	1,222,244,370	....	1,322,989,730	....	100,745,360	8.2
	\$3,822,384,581		\$4,035,251,301		\$212,866,720	
The Bronx—						
Taxable land.	\$208,970,612	64.9	\$216,060,946	61.8	\$7,090,334	3.3
Improvements.	113,438,965	....	133,671,059	....	20,238,094	18.0
	322,409,577		349,732,005		27,322,428	
Brooklyn—						
Taxable land.	\$456,313,602	46.0	\$480,211,365	44.8	\$23,897,763	5.2
Improvements.	536,463,595	....	591,815,020	....	55,351,425	10.3
	992,777,197		1,072,026,385		79,249,188	
Queens—						
Taxable land.	\$81,270,450	55.5	\$123,585,700	62.4	\$42,315,250	52.0
Improvements.	65,144,845	....	74,354,150	....	9,209,305	14.1
	146,415,295		197,939,850		51,524,555	
Richmond—						
Taxable land.	\$20,538,871	48.4	\$25,471,922	51.9	\$4,933,051	24.0
Improvements.	21,887,589	....	23,588,189	....	1,700,600	8.0
	42,426,460		49,060,111		6,633,651	
All Boroughs—						
Taxable land.	\$3,367,233,746	63.2	\$3,557,591,504	62.3	\$190,357,758	5.6
Improvements	1,950,179,364	....	2,146,418,148	....	187,238,784	9.5
	\$5,326,413,110		\$5,704,009,652		\$377,596,542	

THE AUCTION MARKET

SUMMER quiet still reigns in the auction room, and the attendance at the legal sales is as large as can be expected, considering the character of the offerings. On Monday Joseph P. Day offered in foreclosure the 5-sty tenement at 517 and 519 West 159th st, 50x99.11, subject to mortgages equalling \$52,321, and a judgment of \$2,822. The parcel was secured by the plaintiff, M. W. Weill at \$57,900. On Tuesday Mr. Day met with better success and succeeded in securing a bid of \$60,616 for Nos. 1337 to 1347 Brook av, three 6-sty brick flats, with stores, 125x90, at which figure the parcel was struck off to Henry Russell subject to charges of \$36,422, and other mortgages for \$15,000.

He also offered at public auction the property Nos. 418 and 420 East 52d st, 6-sty brick flat, with stores, which was knocked down to Leon Noel for \$57,000. On Wednesday William Kennelly offered in partition No. 1040 Fairmount pl, a 2-sty frame dwelling, 34.11x62.5x24.3x62.5, which was secured by R. and J. Roberts for \$4,150. On Thursday, at a foreclosure sale, affecting No. 248 West 22d st, a 3-sty brick dwelling, Auctioneer Day struck off that parcel to M. S. Simpson on a bid of \$19,100. The amount due on judgment in this instance being \$10,778.

On Friday Samuel Goldsticker sold 124 to 128 East 107th st, a 6-sty brick tenement, 50x100.11, to Golde & Cohen on a bid of \$50,250. The amount due was \$20,560.88; taxes, etc., \$225. At the stand of Bryan L. Kennelly 318 to 326 East 78th st, two 6-sty tenements, 87.6x102.2, were struck off to Mary M. Ehrmann for \$128,000. The amount due in this case being \$10,486.11; taxes, etc., \$338.

Real Estate Values in Principal Cities.

The following tables have been compiled from statistics furnished by the respective tax departments of the several cities at the request of the Department of Taxes and Assessments of the City of New York. The figures given for the City of New York are for the year 1907. Those for Pittsburgh, Detroit and New Orleans are also for the year 1907, and those for Boston,

Quit Claim Deed.

A quit claim deed does not give a very good title; it simply conveys whatever right or title or interest the grantor may have in the property described, at the same time that he signs and delivers the deed. It will, however, take precedence over a prior unrecorded warrantee deed from the same grantor, if the purchaser under the quit claim has no notice of the prior deed and if there is nothing stated in the quit claim which suggests the earlier conveyance. But a quit claim deed will not operate as a warrantee deed does to carry subsequently acquired title of the grantor.

If a purchaser takes such a deed he can hardly be regarded as a bona fide purchaser without notice of outstanding titles and equities. The buyer obtains just such a title as the seller had, and the land in your hands would remain subject to all the equities attaching to it in the hands of the seller, though they may be unknown to the buyer. Even in the absence of fraud by accepting such a deed one takes the risks of the title, for the seller virtually declares that he will not warrant the title even as against himself.

Getting and Holding Good Brokers.

Undoubtedly a serious question to the head of a real estate office is how to get and hold competent salesmen. The solution obviously lies in making it easier for the salesman to do business than if he hired deskroom somewhere. Note any of the offices where salesmen remain year after year and invariably you will find that the records in that office are excellent. That is the secret of their holding good men. Also you will find the Real Estate Directory and the Record and Guide Quarterly are the basis of the system. If your success is not so pronounced as it should be in this line, strengthen your records and show your salesmen how to use them. Watch these paragraphs for suggestions, and by all means install a service that costs very little and makes a real system possible.

Newark, Philadelphia, St. Louis, Chicago, Baltimore and Milwaukee are for the year 1906.

In Pittsburgh the land value is assessed once every three years, and the improvement value assessment is corrected each year. In Chicago the land value and improvement value are not separated, and the assessment is made once in four years. In Baltimore the assessment is made once in five years.

	Land Value	Improvement Value	Total Value, Real Estate.	Per Cent Land Value.	Per Cent Improvement Value.	Land Value, Per Square Mile.	Improvement Value Per Square Mile.	Land Value Per Acre.	Improvement Value Per Acre.
New York:									
Boro. of Manhattan.	\$2,712,261,571	\$1,322,989,730	\$4,035,251,301	67.2	32.8	\$123,678,138	\$60,327,849	\$193,247	\$94,262
Boro. of The Bronx.	216,060,946	133,671,059	349,732,005	61.8	38.2	5,315,152	3,288,340	8,304	5,138
Boro. of Brooklyn.	480,211,365	591,815,020	1,072,026,385	44.8	55.2	6,186,696	7,624,001	9,514	11,912
Boro. of Queens.	123,585,700	74,354,150	197,939,850	62.4	37.6	954,329	574,163	1,491	897
Boro. of Richmond.	25,471,922	23,588,189	49,060,111	51.9	48.1	445,391	412,453	696	644
Total City.	\$3,557,591,504	\$2,146,418,148	\$5,704,009,652	62.3	37.7	\$10,883,145	\$6,566,178	\$17,005	\$10,260
Boston	635,449,200	412,000,300	1,047,499,500	60.7	39.3	14,895,529	9,658,938	23,274	15,092
St. Louis	198,357,550	189,006,200	387,363,750	51.2	48.8	3,218,124	3,081,793	5,028	4,815
Detroit	124,989,520	107,026,880	232,016,400	53.9	46.1	3,471,931	2,972,969	5,425	4,645
Baltimore	128,645,236	164,010,016	292,010,016	44.0	56.0	4,281,039	5,457,790	6,689	8,528
Milwaukee	87,443,375	70,168,185	157,611,560	55.5	44.5	3,893,484	3,118,584	6,083	4,873
Philadelphia	.....	.....	1,248,894,400	.....	.....	.....	.....	.....	.....
Newark	.....	.....	289,801,926	.....	.....	.....	.....	.....	.....
Pittsburgh	.....	.....	584,409,037	.....	.....	.....	.....	.....	.....
New Orleans	.....	.....	145,166,296	.....	.....	.....	.....	.....	.....

In computing land value per mile and per acre, the entire area is used without any allowance for streets, parks, public waters and other exempt real estate.

OF INTEREST TO PROPERTY OWNERS.

A Transit Scheme for the Bronx.

PROPOSED BY THE CIVIC LEAGUE—AN EAST SIDE SUBWAY THE MOST PRESSING NEED.

THE Civic League of the Bronx, of which Commr. John E. Eustis was formerly president, presented some practical suggestions to the Public Service Commission at the Bronx hearing last week. The Civic League is opposed to the third-tracking of the elevated roads, not believing it will afford the relief which its advocates claim for it. It was said that the routes for new lines laid out by the Rapid Transit Commission are comprehensive and well suited to the needs of the Borough of the Bronx: they include a direct East Side Subway up 3d av to 138th st, to the Southern Boulevard, to Westchester av, to Westchester and Pelham Bay Park, with extensions from 138th st to the present subway at 149th st, and also to Jerome av; a West Side Subway extended up Jerome av to Woodlawn; an extension of the present viaduct from West Farms up the White Plains road to Williamsbridge; and several subsidiary branches. But it was urged that the sooner that these can be placed under construction the quicker will this borough receive the relief it needs:

Inasmuch as it is generally conceded that the 3d av elevated railroad carries the heaviest Manhattan-Bronx traffic, the most pressing need would therefore seem to be a direct East Side four-track subway.

In the report of William Barclay Parsons, chief engineer, on a Comprehensive Plan of Rapid Transit, submitted to the Rapid Transit Commission Feb. 19, 1903, he stated that by "The pecuniary limitations which the Board was held by the debt limit of the city, or by the judgment of its executive and financial heads or by the determination of the Supreme Court . . . the Board was compelled to lay out one line to serve both the East and West sides of the city. This attempt necessarily involved a certain sacrifice in directness, which directness is essential to quick time. This effect should now be removed."

In all rapid transit discussion for 15 years or more, the need of a direct East Side railway has been urged; and this need is accentuated with the passage of time. Impressed with the urgency of this need, we cannot too strongly recommend such action as will initiate the actual construction of a direct East Side Subway. It seems to us that the city might, with funds now available, commence a short section of this, and thereafter seek such legislation as will eliminate bonds issued for subway construction from being charged against the debt limit, so that a municipally constructed line may be completed from the Battery to the Bronx, subway, construction from being charged against the debt limit, so that a municipality constructed line may be completed from the Battery to the Bronx. Subway, dock and water bonds seem fairly entitled to exemption from classification with bonds issued for non-revenue producing public utilities.

To ascertain the extent to which the present capacity of the elevated railway in the Bronx is being utilized, a sub-committee consisting of Mr. John Davis and the chairman made a personal test on the morning of July 31 and the afternoon of August 1. The time that each southbound train passed a given point between half-past six and half-past eight o'clock in the morning was taken, and the number of cars and condition as to crowding noted. Similar observation of northbound trains was taken in the afternoon between the hours of five and six o'clock.

"In the morning the headway ranged from forty-five seconds to four minutes, the average being one minute and thirty-seven seconds. Between seven and eight o'clock a one-minute headway was maintained most of the hour, the average being one minute and twenty-one seconds. The Third avenue trains consisted of seven cars each, most of them with an open car in the centre. The expresses were crowded to the platforms, while many of the locals had room to spare with vacant seats in the rear cars. The Second avenue trains consisted of five cars each, run on an average headway of six minutes, not overcrowded, and most of them with seats to spare in the rear cars. The headway was increased somewhat in the evening, and the Second avenue trains were more crowded, while the Third avenue expresses were packed."

The conclusion reached was that the train capacity of the elevated railway in the Bronx was not being used to its fullest extent and that it might, with safety, be increased 20%. It may be that on Manhattan Island the 129th st trains fill this apparent gap; if so, by extending them to Bronx Park the Bronx congestion would be relieved by that much.

Further relief can be obtained and additional facilities provided by running the Second avenue trains from South Ferry to Bronx Park instead of from Canal street to 161st street; and by running as many trains out over the Westchester avenue viaduct to West Farms as the number of passengers to whom transfers are issued at this point demands, thus eliminating the congestion caused by the change of cars at 149th street. By actual count as many as 125 passengers from a single train, more than the seating capacity of two cars, transfer here and pass down the narrow platform and stairs north-bound; or cross the street in continuous procession from subway to elevated south-bound, exposed to the elements in all kinds of weather. Northbound during the rush hours, the passengers from one train have not all reached the exit stairs before those of another are discharged upon the same platform, and a minute of running time is lost; while south-bound the stream of

subway passengers meets another from the elevated railway, causing confusion and congestion on the narrow stairway platform.

As another means of relief to the Bronx we would strongly recommend the giving of free transfers between the Manhattan and Bronx surface lines, which would cause them to be patronized for the short interborough travel which now uses the elevated road to save the extra fare; and we believe that through surface cars should be run between the boroughs, either by attaching them as trailers to each other, or by the substitution of the underground for the overhead trolley for, as radical as that suggestion may now seem, its realization is inevitable.

We believe that a free transfer between all Manhattan and Bronx elevated, surface and subway lines would result to the mutual advantage of the railway and the community.

It was also said that there is need of more crosstown surface lines in the Bronx. The great breadth of that borough as compared with Manhattan makes this the more essential. Hence the following extensions were suggested, all to be double track roads:

One Hundred and Sixty-first street line to be extended by way of 163d and Dongan streets and the Hunts Point road to Long Island Sound; 149th st line to be extended to the East River.

Tremont avenue line to be extended from Ft. Schuyler along the Eastern Boulevard to Pelham Bay Park, and this line to run continuously across Third avenue, abolishing the change of cars now necessary at this point. A surface railway from Van Cortlandt Park along the Gun Hill Road to Pelham Bay Park.

The surface railway facilities of The Bronx are afforded mainly by the Union Railway, which gives a very liberal system of transfers as far as Larchmont on the east and Hastings on the west. But the service, except on a few of the less traveled lines, is very inadequate; and during the rush hours overcrowding is carried close to the limit of safety, passengers being compelled to ride on the running boards and even on the bumpers outside the platforms. While there has been recent improvement in the rolling stock, the condition of some of the cars require attention. The conductors, with some exceptions, are more than usually discourteous to passengers. This may be due, in part, to the overcrowding, which is trying to the tempers of both passengers and conductors. The remedy is clearly more and larger cars. This would benefit the company also, since it is physically impossible for conductors to collect every fare, when the aisles and platforms are crowded, and attend to the stopping and starting of cars as well. Besides, a better service would encourage travel and aid in the development of the territory through which the railway runs.

In a general way it was urged that an effort should be made to provide transit facilities in advance of immediate necessity, instead of awaiting development before providing facilities. Transit facilities have been permitted to lag so far behind all other forms of development that New York City might well make some sacrifices in other directions to secure what is, after all, the most pressing need of the every-day life of her citizens—speedy, safe and comfortable means of travel to and from their homes and places of business. The petition was signed by Albert E. Davis, chairman; James L. Wells (except as to financial ability of city to build); James Reilly, John Davis, John H. Nichols, W. W. Niles, president.

Digest of Legislation.

AMENDMENTS TO THE TENEMENT HOUSE ACT.

ANNEKED are certain amendments to the Tenement House Act which have received the Governor's signature:

In the case of a tenement house hereafter erected on Riverside drive or parkway, between 136th st and 150th st, in the city of New York, on a corner lot formed by the intersection of a street passing under said drive or parkway, the measurements for determining the height of said house and the number of its stories, may be taken on said drive or parkway; provided, however, that no part of said building which is below the curb level of said drive or parkway is occupied for living purposes, except by the janitor of said building and his family; and provided also that there shall not be more than one story below the level of said drive or parkway, and that said story shall not exceed fifteen feet in height.

The law regarding bakeries and fat boiling establishments has been amended to this effect:

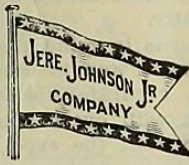
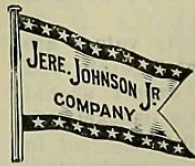
And there shall be no openings either by door [], or window, dumbwaiter shafts or otherwise, between said bakery or said place where fat is boiled in any tenement house, and the other parts of the said building [], except that in bakeries in which no fat is boiled, and in which no apparatus for fat boiling is present or on premises, a dumbwaiter communicating between the place where the baking is done and the store above, may be maintained, if entirely enclosed in a brick shaft with walls not less than eight inches thick, without any openings whatever except one door opening in the bake shop and one door opening in the bakery store; such openings shall each be provided with a fireproof door so arranged that when one door is open or partly open, the other door shall be entirely closed.

NEW MORTGAGE PROVISION.—A new act relative to mortgages reads in part as follows:

Sec. 27-a. **RECORDING DISCHARGE OF MORTGAGE IN COUNTIES EMBRACED IN CITIES OF FIRST CLASS.**—In counties wholly embraced in a city of the first class, no mortgage shall be discharged of record, unless in addition to the certificate provided and required by the preceding section, there shall be presented to the recording officer for cancellation the original mortgage, or a



WANTS AND OFFERS



Unreserved Auction LABOR DAY

MONDAY, SEPT. 2D, 1907,
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LIVINGSTON STATEN ISLAND

This property is admittedly the most desirable tract of any size ever offered at auction on Staten Island. Water mains in Bard and Castleton Avenues and in part of Davis Avenue. Sewers in Bard and Davis Avenues north of De Kay Street and in the greater part of Castleton Avenue. Careful restrictions. Expensive stone sidewalks. Beautiful and massive trees. Castleton, Bard, Davis and Forest Avenues macadamized. The other streets well made.

In subdividing this property the map of the City of New York, shortly to be adopted, has been followed as closely as possible—a fact of vital importance to all intending purchasers of Staten Island real estate. Lots may be paid for in

24 Monthly Instalments

or a discount of 5 per cent. (5%) will be allowed for all cash. Titles are insured without expense to purchasers by the

Title Guarantee and Trust Co.

To Reach the Lots Take at St. George any car marked "Castleton Avenue, Brighton Heights," and get off at the Bard Avenue corner of the property. The property is only two miles from the ferry, and is on a commanding elevation.

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Thoroughly experienced men for wholesale dry goods section. Will make liberal arrangement with good men. SOL. STERN, 621 Broadway, N. Y.

APPLICATIONS WANTED direct from owners or brokers for first and second mortgage loans on New York City real estate. WILLIAM G. KLINE, 74 Broadway.

WANTED—Women as general helpers in the wards of Harlem Hospital. Salary \$15.00 per month and maintenance. Apply to SUPERVISING NURSE, Lenox Avenue and 136th Street. (37330)

WANTED—Women as general helpers in the wards of Fordham Hospital. Salary \$15.00 per month and maintenance. Apply to ACTING SUPERVISING NURSE, Southern Boulevard and Crotona Avenue. (37308)

Lawyers Title Insurance & Trust Company

CAPITAL AND SURPLUS - \$9,500,000

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TITLE DEPARTMENT, 37 LIBERTY ST. } MANHATTAN

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WANTED, TO RENT—Small stable for private use at low rental. West side of city preferred. State particulars. BOX 320, c/o Record and Guide.

149 W. 61ST ST., a four-story brown stone dwelling for sale. Lease expires Oct. 1. JACOB A. KING, 596 Broadway, or 51 W. 125th St.

LONG BRANCH TO ASBURY PARK, N. J.

Can supply you with complete information on any real estate in Monmouth Co., N. J. J. A. KING, 51 W. 125th St., or West End, N. J.

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

\$1 MAP OF LONG BRANCH, N. J., FREE

to any one interested in that section for six cents in stamps to cover postage. JACOB A. KING, West End, N. J.

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

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

WANTED—In my down-town office, an experienced man in renting business properties. Good proposition to one who can qualify. Address JACOB A. KING, 51 W 125th St., N. Y.

WANTED—An experienced renting man in an up-town real estate office. Liberal compensation if past record shows results. Address "OPPORTUNITY," Box 325, c/o Record and Guide.

YOUNG MAN, experienced in management of business and tenement property, offers his services. Can furnish best of reference as to character and qualifications. BOX 74, c/o Record and Guide.

WANTED—A renting man who has had a successful experience in renting downtown offices. Excellent opportunity for right man to make connection with large downtown company. Replies containing references and full particulars as to experience should be addressed to RENTING MAN, c/o Record and Guide.

EXPERIENCED BROKER WITH THOROUGH KNOWLEDGE OF VALUES, PARTICULARLY IN TIMES SQUARE SECTION, HAVING MANY PARCELS FOR SALE AND LEASE, NOT GENERALLY ON THE MARKET, ALSO LARGE, EXCLUSIVE CLIENTELE, IS OPEN TO TAKE MANAGEMENT OF ESTABLISHED REAL ESTATE FIRM, WHO MAY CARE TO OPEN A BRANCH IN THIS, THE COMING SECTION OF THE CITY. AMONG MY REFERENCES ARE THE LARGEST FIRMS, BANKS, ATTORNEYS AND PROPERTY OWNERS. ADDRESS "TIMES SQUARE BROKER," BOX 156, c/o RECORD AND GUIDE.

YOUNG MEN WANTED.—Experienced in real estate below 59th St. Salary. Address BOX 75, c/o Record and Guide.

If you want to know who is building, and who, therefore, is in the market for building materials, read the RECORD and GUIDE.

certified copy of an order made and entered as hereinafter provided. The said officer shall at the time of the discharge of said mortgage cancel said original mortgage by effacing the signature thereto, without obliterating the same, and shall file the same in his office and keep the same so filed for the term of ten years. If for any reason said mortgagee, his personal representative or assign cannot produce said original mortgage, the said officer shall not discharge said mortgage until there shall be delivered to him a certified copy of an order made and entered as hereinafter provided, which order shall be recorded and filed with the certificate of discharge, or the substitute for said certificate of discharge hereinafter referred to, and a reference must be made to the book and page containing such record in the minute of the discharge of such mortgage, made by the officer upon the record thereof. Where the mortgage shall have been lost, mutilated or destroyed, or upon which the signature or signatures are wholly obliterated or removed, and person having any interest in securing the discharge of the same may apply to the supreme court or the county court in or of the county in which property affected by the mortgage, or any part thereof, is situated, upon a petition duly verified, containing the name and address of the owner of the property covered by the mortgage, the name and address of the owner of the bond and mortgage, to the best of the petitioner's knowledge and belief, and the owner thereof as appears of record, a full description of the mortgage and of any assignments thereof, that may appear upon the record, including the names of the mortgagor, mortgagee, assignor, assignee, date, amount, and the place, book, page and time of record of said mortgage and any assignments thereof, and a description of the property affected thereby, and showing the loss, mutilation or destruction of the mortgage, or obliteration or removal of the signature or signatures thereon or therefrom, and the interest of the petitioner in the property or the mortgage, for an order dispensing with the production of the said mortgage and directing the discharge thereof. Eight days' personal notice of the application for such order shall be given to the then present owner of the real estate and the mortgagor, the mortgagee, his or their personal representatives, heirs, successors or assigns as the case may require.

How to Appraise Real Estate

THE ability to correctly determine the value of real property is dependent as much upon a clear understanding of certain fundamental principles which should be employed as upon the length and scope of the appraiser's experience in the real estate field. It does not necessarily follow because a real estate man has enjoyed the reputation of an experienced and successful negotiator that he is qualified to pass expert opinion on property values, although it is not to be denied that such a person frequently has the advantage when the question of testimony is taken into consideration.

On receiving his assignment, among the first duties of the appraiser are to intimately acquaint himself with the property and its surroundings, the results of previous nearby sales, both legal and private, and any element which is likely to exert an important bearing on the present and future value of the parcel affected. If the property to be appraised is vacant, great care must be exercised in ascertaining its actual condition with respect to the presence of rock, both above and below level, the situation of streets in the immediate locality, assessments, probable changes in grade, and many other vital questions which are likely to prove important factors in establishing its true value.

If the property be improved, it is necessary that its adaptability to present environment be carefully considered, as well as the probability of any immediate change in the neighborhood taking place which may affect its rental income. Then, too, the appraiser must possess a good knowledge of construction, including the relative price of material and labor, in order that he may form a correct idea of the cost of reproducing the structure.

In this connection it can be stated that the most popular method now employed in arriving at the cost of buildings lies in the cubic system, the application of which is daily becoming more frequent. Its successful use, however, depends entirely upon the intelligent manner in which it is applied. While ordinarily the value of a parcel of improved property is the value of the ground to which is added the cost of the building, due consideration should be paid as well to its investment value which is largely governed by its gross annual rental. The percentage rule generally followed in this regard applies both to elevator apartment houses and tenements, and although subject to modifications brought about by a possible change of circumstances is perhaps one of the most reliable means of determining the market value of that class of property.

In the former instance 12 per cent. is the ratio of rental to fee, while in the latter 10 per cent. is deemed a fair average. Thus a lot costing \$15,000 upon which a \$27,000 tenement has been erected is valued on an annual gross rental return of \$4,200 at \$42,000. An exception to this rule is usually made when the building is known to be in bad condition, but in such cases the value is seldom affected to a greater extent than the actual sum it would take to make the necessary repairs. This system may be used to ascertain the value of other property as well, from 6 to 7 per cent. being allowed for dwellings and 8 per cent. for office structures.

Besides the necessity of thoroughly familiarizing himself with all of the requirements mentioned, including a practical knowledge of the several appraisal systems now in use by experts

employed by title guarantee companies, life insurance organizations and other large lenders on bond and mortgage, the appraiser of city realty should be a close observer of the varying conditions of suburban real estate, being ever mindful of the possible effects any market movement in that direction might exert on the future values of city property, especially dwellings and medium price apartments, these being more readily susceptible to influences caused by a shifting population than other classes of realty.

It should always be borne in mind that property values are ever prone to rapid changes, and in order to intelligently and expeditiously render an accurate opinion the expert should constantly keep in touch with every phase of the market. It is the judgment of many that the expert best fitted to act in the capacity of appraiser is the broker who daily comes in close contact with buyer and seller, and who knows at just what figure a parcel of realty may be sold. However this may be, the odds, at least, are in favor of the locality man who may usually be counted on to furnish a reliable opinion.

Instinct is another quality important in making an appraisal, but this only comes to the expert after long experience in real estate matters. Other advantages, such as extensive acquaintance among operators and investors, as well as members of the bar, are, in these times, infinitely necessary to the expert who is frequently called upon to solve many knotty problems in values.

As to the much decried set rules in appraising buildings there is no doubt that many are ill-founded and fail in their purpose to meet the exigencies of the occasion, but at the command of the man who knows how, the cubic system can be made to meet all ordinary requirements and is likely to remain for some time a favorite method among not a few of the new as well as many of the old time appraisers.

The Small Investor.

It is not necessary to tell the kind of a man that is meant by the term "a small investor." The term is relative, but in general the small investor is one who has arrived at middle life, and has by stern economy saved from his business income a few thousand dollars which he now has in the form of cash or its equivalent. He has not yet started in to "make money," as the phrase goes, he having been otherwise engaged or he has just arrived on the scene of opportunity. At any rate, he has been less willing to take a chance than he thought he would be when he was younger. To such we would say, invest your money where it will work slowly and where you can always see just what you have for it. Don't go on any one's representations. Leave large schemes to the large investors, who can afford to risk their money and who, by reason of the amount of their capital involved, can afford the expense and trouble of a careful investigation.

Keep your small savings where you can watch them work. Do not be a mere spoke in a big wheel. If you are simply one of a multitude of investors in an enterprise, you cannot control your investment, but are at the mercy of the others.

A good investment is a flat house on Manhattan Island bought at the right time. When negotiating avoid enthusiasm. The man who has something to sell will furnish all the enthusiasm that is necessary. Be sure not to pay more than the property is really worth, but bargains are scarce, and the advantage to the small investor will consist mainly in the small amount of cash required. When you have selected a piece of improved real estate, be sure that you go at it right. Have the title examined by a good real estate lawyer and don't sign your contract first and go to the lawyer afterwards. Consult him as soon as you have decided what property you want to buy, before you sign any papers or pay down any money.

Before purchasing, ascertain exactly what the rents are and be sure that they are sufficient to give you a fair return on your investment after paying for all repairs and other charges. In order to do this, you must know what the annual taxes amount to, what the insurance rates are and about how much it costs to keep the building in repair. Go slow. Don't expect too much, but you stand a good chance in New York if you have put your money into improved real estate. You are not likely to make money in Manhattan by putting up buildings in competition with experienced contractors and builders, who know all the ins and outs of that business.

Bronx Not Against the Whitestone Ferry.

Borough President Haffen, of the Bronx, is authority for the statement that the residents and officials of the Bronx Borough will not oppose the project for a municipal ferry from Whitestone to the Bronx, as a consequence of the endorsement by the local boards of the Bronx of a proposition for the city to acquire the New York and College Point Ferry, and run it.

Aids to Business Making.

It is undoubtedly true that it costs more to conduct a real estate business than ever before, and the reason is that the service furnished by the Record and Guide and the Realty Records Co. greatly increase the business horizon. An office pays a couple of hundred dollars for a service, but then does business without increasing the office force over three times the former territory. The day of the real estate pedlar is past. The broker-to-day must be a high-class business man who knows his business.

MISCELLANEOUS.

W. P. MANGAM
Real Estate and Loans
108 and 110 EAST 125TH STREET
New York City
Telephone, 222 Harlem
NOTARY PUBLIC

J. C. LYONS BUILDING & OPERATING COMPANY
4 AND 6 EAST 42d STREET
Telephone, 6438 38th St. NEW YORK

MISCELLANEOUS.

JOSEPH P. DAY
Real Estate
AUCTIONEER AND APPRAISER
MAIN OFFICE: 31 NASSAU ST.
AGENCY DEPT.: 932 EIGHTH AVENUE

HARRY W. HOPTON
REAL ESTATE
No. 150 BROADWAY
Tel., 6988 Cortlandt Cor. Liberty St.

MISCELLANEOUS.

THOMAS DIMOND
Iron Work for Building
128 WEST 33D ST., NEW YORK
Works { 128 West 33d St. Established 1852
{ 137 West 32d St. Tel., 1780 Mad. Sq.

N. BRIGHAM HALL & SON
Real Estate Brokers and Agents
Tel., 603 Spring 681 Broadway

THE TITLE INSURANCE CO., OF NEW YORK
135 Broadway, Manhattan CAPITAL AND SURPLUS,
and 203 Montague St., Brooklyn \$3,000,000
Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages.

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CHAUNCEY H. HUMPHREYS, Asst. Sec'ys
EDWIN A. BAYLES,
WILLIAM N. HARTE, Treasurer
Hon. ABRAHAM R. LAWRENCE, Counsel

NOTICE TO PROPERTY OWNERS.

ASSESSMENTS DUE AND PAYABLE.
Elsmere pl, Prospect av to Marmion av, opening and acquiring title.
134th st, from Broadway to Hudson River, opening and acquiring title.
Whitlock av, bet Longwood av and Hunts Point rd, sewer, &c.
Kingsbridge rd and Creston av, basins.
Bathgate av, from 188th st to Pelham av, opening.
161st st, from Jerome av to Walton av, opening.
172d st, from Boston rd to Southern Boulevard, opening.
183d st, bet. Morris and Creston avs, sewer.
BILL OF COSTS.

Bronx Park, e s.
ASSESSMENTS COMPLETED.
Regulating, Grading Sidewalk, etc.
Findlay av, bet 165th st and 167th st.
College av, bet 165th st and 167th st.
166th st, bet Webster av and Morris av.
Edgecombe av, from 147th st to 155th st.

REPORTS COMPLETED.
Riverside Drive, e s, 158th st to 165th st, widening.
Bronx Park, e s.

HEARINGS FOR THE COMING WEEK.
At 90-92 West Broadway.
Monday, Aug. 26.
Bridge at 153d st, at 11 a m.
Bronx Park addition, at 10 a m.
W 129th st, Convent to Amsterdam av, at 11 a m.
Tuesday, Aug. 27.
W 167th st, Broadway to St Nicholas av, at 1 p m.
Thursday, Aug. 29.
3d av, widening, at 159th st, at 2 p m.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Aug. 23, 1907, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

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

JOSEPH P. DAY.

*159th st, Nos 517 and 519, n s, 200 w Amsterdam av, 50x99.11, 5-sty brk tenement. (Amt due, \$2,822.40; taxes, &c, \$583.70; sub to five mortgages aggregating \$52,321.13.) Martha W Weill \$57,900
Brook av, Nos 1327 to 1347, w s, 50 s Anna pl, 125x90, three unfinished 6-sty brk tenements, stores in Nos 1341 and 1343. (Amt due, \$36,442.87; taxes, &c, \$298.13; sub to three mortgages aggregating \$15,000.) Henry Russell, for a client 60,616
*Grant av (now Mead st), No 543, s s, 425 e Garfield st, 25x100. (Partition.) Robert Wahldner 5,175
Arthur av, No 2415, w s, 127.7 n 187th st, 25 x113.3x25x113.5, 2-sty frame dwelling. (Partition.) Adj to Sept 19.
52d st, Nos 416 to 420, s s, 221 e 1st av, 48x100.5, 6-sty brk tenement with 4 stores and 4 basement stores (voluntary). Leon Noel 57,000
5th av, No 2100 n w cor 129th st, 99.11x110, 129th st, No 1 6-sty brk tenement.
158th st, Nos 522 to 528, s s, 350 w Amsterdam av, 100x99.11, two 6-sty brk tenements. Sheriff's sale of all right, title, &c. Adj sine die.
Fairmount pl, No 1040, s s, 447.10 w Marmion av, 34.11x62.5x24.3x62.11, 2-sty frame dwelling. (Partition.) R & J Roberts, parties in interest 4,150
22d st, No 248, s s, 300.3 e 8th av, 24.9x39, 3-sty brk dwelling. (Amt due, \$10,978.21; taxes, &c, \$800.) Maria S Simpson 19,100
88th st, Nos 64 and 66, s s, 85 e Columbus av, 40x100.8, two 5-sty stone front tenements. Sheriff's sale of all right, title, &c. Withdrawn.

BRYAN L. KENNELLY.

78th st, Nos 318 to 326, on map Nos 316 to 322, s s, 212.6 e 2d av, 87.6x102.2, two 6-sty brk tenements and stores. (Amt due, \$10,486.11; taxes, &c, \$338.) Mary M Ehrmann 128,000

SAMUEL GOLDSTICKER.

107th st, Nos 124 to 128, s s, 91.8 w Lexington av, 50x100.11, 6-sty brk tenement and store. (Amt due, \$20,560.88; taxes, &c, \$225.) Golde & Cohen 50,250

Total 382,191
Corresponding week, 1906 82,975
Jan. 1st, 1907, to date 29,595,828
Corresponding period, 1906 22,468,914

ADVERTISED LEGAL SALES.

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

Aug. 24 and 26.

No Legal Sales advertised for these days.

Aug. 27.

Broadway, Nos 2689 to 2695 s w cor 103d st, 103d st, No 240 100.11 x 120, 10-sty brk and stone hotel. Joseph Hamerschlag agt Netherlands Construction Co et al; A L & S F Jacobs, att'ys, 30 Broad st; Edw D Dowling, ref. (Amt due, \$66,168.34; taxes, &c, \$-; sub to two mortgages aggregating \$638,716.12.) Mort recorded Sept 29, 1905. By Joseph P Day.

Bowery, No 204, w s, 160.5 n Spring st, 16.8x 90.8x16.8x98.11, 2-sty brk store. City Real Estate Co agt David Jacobs et al; H Swain, att'y, 176 Broadway; Thomas W Churchill, ref. (Amt due, \$18,014.97; taxes, &c, \$475.03.) Mort recorded Aug 25, 1905. By Joseph P Day.

Lenox av, No 620 n e cor 141st st, 99.11x 141st st, Nos 75 to 79 150, three 6-sty brk tenements and stores on av. Leon Tuchman agt Meyer Frank et al; Manheim & Manheim, att'ys, 302 Broadway; Edward Browne, ref. (Amt due, \$23,559.18; taxes, &c, \$826.69.) Mort recorded Nov 30, 1906. By Peter F Meyer.

168th st, Nos 940 and 942, s s, 62.2 e Forest av, 50x125, 5-sty brk tenement. George Rubenstein agt Hugh Kirk et al; Edw M Bernstein, att'y, 229 Broadway; Ashbel P Fitch, ref. (Amt due, \$3,959.65; taxes, &c, \$464.58; sub to a mort of \$42,500.) Mort recorded June 1, 1906. By Bryan L Kennelly.

Aug. 28.

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

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

Aug. 29

Lexington av, Nos 1885 to 1895 s e cor 118th st, 118th st 100.11x67.9, six 3-sty stone front dwellings. Richard B Kelly exr agt Herman Wronkow et al; Putney, Twombly & Putney, att'ys, 170 Broadway; Isaac Phillips, ref. (Amt due, \$18,969; taxes, &c, \$808.22; sub to a prior mort of \$27,000 on Nos 1885, 1887, 1889, 1893 and 1895 Lexington av.) Mort recorded March 12, 1902. By Joseph P Day.

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

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

Aug. 30.
55th st, Nos 333 to 345, n s, 161.1 w 1st av, 125.3 x100.5, three 6-sty brk tenements and stores. Henrietta Kahn agt Hauben Realty Co et al; Arnstein & Levy, att'ys, 128 Broadway; Wm H Knox, ref. (Amt due, \$37,039.36; taxes, &c, \$746.79.) Mort recorded Dec 5, 1905. By Joseph P Day.

Mapes av, No 2140, e s, 462 n 180th st, 66x150, 2-sty frame dwelling and vacant. John W Seeger agt Benjamin Kahn et al; Adolph Bloch, att'y, 99 Nassau st; Joseph P Morrissey, ref. (Amt due, \$2,249.43; taxes, &c, \$877.62.) Mort recorded Feb 4, 1905. By Joseph P Day.

Aug. 31 and Sept. 2.

No Legal Sales advertised for these days.

OFFICIAL LEGAL NOTICES.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 21 to September 5, 1907, of the confirmation by the Board of Assessors and the entering in the Bureau for the Collection of Assessments and Arrears of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX: 24TH WARD, SECTION 11. EAST 183D STREET—SEWER, between Morris and Creston Avenues.

HERMAN A. METZ, Comptroller. City of New York, August 20th, 1907. (37332)

PROPOSALS

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

THURSDAY, SEPTEMBER 5, 1907, Borough of The Bronx. For constructing a brick sewer in Van Cortlandt Park, in the City of New York. For full particulars see City Record.

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

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

THURSDAY, SEPTEMBER 5, 1907, Borough of Brooklyn. For furnishing all the labor and materials necessary to repair asphalt roadways on Glenmore avenue and Eastern Parkway Extension, also to resurface walks in Prospect Park, Borough of Brooklyn, together with all the work incidental thereto.

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

Office of the President of the Borough of Manhattan, City Hall, The City of New York. SEALED BIDS OR ESTIMATES will be received by the President of the Borough of Manhattan at the City Hall, Room No. 16, until 10 o'clock A. M. on

SATURDAY, AUGUST 31, 1907. For furnishing all the labor and materials required for general alterations, decorations, etc., to provide additional space in the Criminal Courts Building on the block bounded by Centre, White, Franklin and Lafayette streets, in the Borough of Manhattan, City of New York, for the District Attorney's uses, on account of the Justices to be appointed in accordance with chapters 411 and 412 of the laws of 1907. For full particulars see City Record.

HENRY S. THOMPSON, Acting Borough President and Commissioner of Public Works. The City of New York, August 21, 1907.

OFFICIAL LEGAL NOTICES

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD, of August 6 to 20, 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 QUEENS.

1ST WARD, HULST AVENUE—OPENING, from Greenpoint Avenue to Jackson Avenue. Confirmed April 26, 1906, and June 28, 1907; entered August 2, 1907.

HERMAN A. METZ,
Comptroller.
City of New York, August 2, 1907. (36908-1)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD, of August 6 to 20, 1907, of the confirmation by the Supreme Court and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for OPENING AND ACQUIRING TITLE to the following named streets in the BOROUGH OF THE BRONX.

23D WARD, SECTION 9, EAST 161ST STREET—OPENING, from Jerome Avenue to Walton Avenue. Confirmed May 17, 1907; entered August 2, 1907. 24TH WARD, SECTION 11, EAST 172D STREET—OPENING, from Boston Road to Southern Boulevard. Confirmed May 20, 1907; entered August 2, 1907.

HERMAN A. METZ,
Comptroller.
City of New York, August 2, 1907. (36908-2)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 14 to 28, 1907, of the confirmation by the Board of Assessors and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:

23D WARD, SECTION 10, SEWERS AND APPURTENANCES in WHITLOCK AVENUE, between Longwood Avenue and Hunt's Point Road, and in TIFFANY STREET, between Southern Boulevard and Whitlock Avenue. 24TH WARD, SECTION 12, KINGSBRIDGE ROAD AND CRESTON AVENUE—RECEIVING BASINS, on the northwest corner.

HERMAN A. METZ,
Comptroller.
City of New York, August 13, 1907. (37068-2)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 16 to 30, 1907, of the confirmation by the Supreme Court and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following named street in the BOROUGH OF MANHATTAN:

12TH WARD, SECTION 7, WEST 134TH STREET—OPENING, from Broadway to the Hudson River. Confirmed July 30, 1907; entered August 15, 1907.

HERMAN A. METZ,
Comptroller.
City of New York, August 15, 1907. (37272-1)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 16 to 30, 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 place in the BOROUGH OF THE BRONX:

24TH WARD, SECTION 11, ELSMERE PLACE—OPENING, from Prospect Avenue to Marmion Avenue. Confirmed June 25, 1907; entered August 15, 1907.

HERMAN A. METZ,
Comptroller.
City of New York, August 15, 1907. (37272-2)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of August 8 to 22, 1907, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND ACQUIRING TITLE to the following named avenue in the BOROUGH OF THE BRONX:

24TH WARD, SECTION 11, BATHGATE AVENUE—OPENING, from East 188th Street to Pelham Avenue. Confirmed July 8, 1907; entered August 12, 1907.

HERMAN A. METZ,
Comptroller.
City of New York, August 7, 1907. (37068-1)

PROPOSALS

DEPARTMENT OF DOCKS AND FERRIES.

Sealed estimates for building structures and appurtenances on the pier foot of Canal Street, Stapleton, Borough of Richmond (Contract No. 1077), will be received by the Commissioner of Docks at Pier "A," Battery Place, until 12 o'clock noon, Thursday, August 29th, 1907. (For particulars see City Record.)

Police Department of the City of New York, No. 300 Mulberry Street.
SEALED BIDS OR ESTIMATES will be received by the Police Commissioner of the Police Department of the City of New York at the bookkeeper's office, Central Department, until 10 o'clock A. M. on

FRIDAY, AUGUST 30, 1907.
For furnishing and delivering Twenty-six (26) Horses for the mounted service of the Police Department of the City of New York.
For full particulars see City Record.
ARTHUR J. O'KEEFE,
Acting Police Commissioner.
(37279)

DEPARTMENT OF DOCKS AND FERRIES.
Thomas Bowe, Auctioneer, will, on Tuesday, August 27th, 1907, on behalf of the Department of Docks and Ferries, sell certain old material. (For particulars see City Record.) (37288)

PROPOSALS.

Office of the President of the Borough of Manhattan, City Hall, the City of New York.
SEALED BIDS OR ESTIMATES will be received by the President of the Borough of Manhattan, at the City Hall, Room No. 16, until 2 o'clock P. M. on

MONDAY, AUGUST 26, 1907.

For the installation and construction of a suction or vacuum cleaning system in the Criminal Courts Building, bounded by Centre, Franklin, Lafayette and White Streets, Borough of Manhattan, City of New York.

For full particulars see City Record.
HENRY S. THOMPSON,
Acting Borough President and Commissioner of Public Works.
The City of New York, August 14, 1907. (37047)

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 A. M. on

WEDNESDAY, AUGUST 28, 1907.

Boroughs of Manhattan and The Bronx.
No. 1. For furnishing all the labor and materials required for the erection and completion of a new building for an engine company to be located at the westerly side of White Plains avenue, 117 feet 6 inches south of Two Hundred and Thirtieth street (Sixteenth avenue), Borough of The Bronx.

Boroughs of Brooklyn and Queens.
No. 2. For furnishing all the labor and materials required for the erection and completion of a new building for an engine and hook and ladder company, to be located on the southeast corner of Rockaway avenue and Avenue F, Borough of Brooklyn.

For full particulars see City Record.
HUGH BONNER,
Deputy and Acting Fire Commissioner.
Dated August 13, 1907. (37031)

Police Department of the City of New York, No. 300 Mulberry street, Borough of Manhattan.
SEALED BIDS OR ESTIMATES will be received by the Police Commissioner of the Police Department of the City of New York at the Bookkeeper's office, Central Department, until 10 o'clock A. M. on

MONDAY, AUGUST 26, 1907.

For furnishing all the labor and furnishing and erecting all the materials necessary to build and complete the alterations to the interior arrangement (excepting as to heating and ventilating system, boilers and steam piping) of the new building on the block bounded by Grand, Centre and Broome street and Center Market place, Borough of Manhattan, for headquarters of the Police Department of the City of New York.
For full particulars see City Record.

ARTHUR J. O'KEEFE,
Acting Police Commissioner.
Dated August 13, 1907. (37038-1)

Police Department of the City of New York, No. 300 Mulberry street, Borough of Manhattan.
SEALED BIDS OR ESTIMATES will be received by the Police Commissioner of the Police Department of the City of New York at the Bookkeeper's office, Central Department, until 10 o'clock A. M. on

MONDAY, AUGUST 26, 1907.

For furnishing and delivering one gasoline touring five-passenger car.
For full particulars see City Record.
ARTHUR J. O'KEEFE,
Acting Police Commissioner.
Dated August 13, 1907. (37038-2)

DEPARTMENT OF DOCKS AND FERRIES.
Sealed estimates for furnishing machine tools (Contract 1070) will be received by the Commissioner of Docks at Pier "A," Battery Place, until 12 o'clock noon, Tuesday, August 27th, 1907. (For particulars see City Record.) (37061)

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

THURSDAY, AUGUST 29, 1907,

Borough of Manhattan.
For all labor and materials required for the erection and completion of addition "F" to the Metropolitan Museum of Art, located in Central Park, on the west side of Fifth avenue, opposite Eighty-third street.

For full particulars see City Record.
MOSES HERRMAN,
President;
JOSEPH I. BERRY,
MICHAEL J. KENNEDY,
Commissioners of Parks.
Dated August 7, 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
WEDNESDAY, SEPTEMBER 4, 1907.
For providing all labor and materials required for the erection and entire completion (with the exception of fitting up) of a new Pathological Building at the Kings County Hospital, Borough of Brooklyn.

For full particulars see City Record.
ROBERT W. HEBBERD,
Commissioner.
Dated August 16, 1907.

PROPOSALS

DEPARTMENT OF DOCKS AND FERRIES.
Sealed estimates for furnishing and delivering sand and broken stone (Contract No. 1102) will be received by the Commissioner of Docks, at Pier A, Battery Place, until 12.00 o'clock noon, Tuesday, August 27th, 1907. (For particulars see City Record.) (37054)

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

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

MONDAY, AUGUST 26, 1907.

For furnishing all the labor and materials necessary for the general overhauling and painting of the steamer "Thomas S. Brennan."

For full particulars see City Record.
ROBERT W. HEBBERD,
Commissioner.
Dated August 15, 1907. (37107)

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

WEDNESDAY, AUGUST 28, 1907,

Borough of Brooklyn.

For furnishing, delivering and laying water mains and removing existing water mains in Bedford, Clinton, Greenpoint, Harrison, Johnson, Manhattan, Meserole and Nassau avenues; in Humboldt, Keap, Lorimer, Meserole, Oakland, Provost, Scholes, Waterbury and White streets, and in Delmonico place, Borough of Brooklyn.

For full particulars see City Record.
JOHN H. O'BRIEN,
Commissioner of Water Supply,
Gas and Electricity.
The City of New York, August 15, 1907.

Office of the President of the Borough of Manhattan, City Hall, the City of New York.
SEALED BIDS OR ESTIMATES will be received by the President of the Borough of Manhattan, at the City Hall, Room No. 16, until 2 o'clock P. M. on

TUESDAY, AUGUST 27, 1907.

For repairs and alterations to the New York County Court House, Borough of Manhattan, City of New York.

For full particulars see City Record.
HENRY S. THOMPSON,
Acting Borough President and Commissioner of Public Works.
The City of New York, August 15, 1907. (37086)

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

THURSDAY, AUGUST 29, 1907,

Borough of Brooklyn.

No. 1. For work and materials required for the erection and completion of a shelter house in New Lots Park, Borough of Brooklyn.

No. 2. For work and materials required for the erection and completion of a shelter house in Fulton Park, Borough of Brooklyn.

No. 3. For work and materials required for the erection and completion of a shelter house in Winthrop Park, Borough of Brooklyn.

No. 4. For work and materials required for the erection and completion of a shelter and tennis house in Prospect Park, Borough of Brooklyn.

For full particulars see City Record.
MOSES HERRMAN,
President;
JOSEPH I. BERRY,
MICHAEL J. KENNEDY,
Commissioners of Parks.
(37114)

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

THURSDAY, AUGUST 29, 1907,

Borough of Manhattan.

No. 1. For paving with sheet asphalt upon a concrete foundation the carriageway, for furnishing and setting where required new curbstones, and resetting elsewhere the existing curbstones, and for alterations to the drainage, all in Fifth Avenue, between Fifty-ninth and Sixtieth streets and between Ninetieth street and the Plaza at One Hundred and Tenth street.

No. 2. For paving and repaving with rock asphalt mastic where directed, the walks of the Central and other parks.

No. 3. For repaving where directed the cement walks of small parks.

No. 4. For furnishing, delivering and laying cast-iron water pipe and appurtenances in the Harlem River Driveway, between One Hundred and Fifty-fifth street and One Hundred and Seventy-seventh street.

For full particulars see City Record.
MOSES HERRMAN,
President;
JOSEPH I. BERRY,
MICHAEL J. KENNEDY,
Commissioners of Parks.
Dated August 16, 1907.

PROPOSALS.

Department of Bridges, Nos. 13 to 21 Park row, Borough of Manhattan, City of New York. SEALED BIDS OR ESTIMATES will be received by the Commissioner of Bridges at the above office until 2 o'clock P. M. on THURSDAY, SEPTEMBER 5, 1907. For the construction of the steel and masonry approach, in the Borough of Queens, of the Blackwell's Island Bridge over the East River, between the Boroughs of Manhattan and Queens. For full particulars see City Record. J. W. STEVENSON, Commissioner of Bridges. Dated August 19, 1907.

DEPARTMENT OF DOCKS AND FERRIES. Sealed estimates for printing contracts (1097) will be received by the Commissioner of Docks at Pier A, Battery Place, until 12 o'clock (noon) on Wednesday, September 4, 1907. (For particulars see City Record.) (37344)

DEPARTMENT OF DOCKS AND FERRIES. Sealed estimates for painting super-structures of Municipal ferryboats (1065) will be received by the Commissioner of Docks at Pier A, Battery Place, until 12 o'clock (noon) of Wednesday, September 4, 1907. (For particulars see City Record.) (37337)

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

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 MANHATTAN.

List 8993, No. 1. Reregulating, regrading, recurburing and reflagging Edgecombe avenue, from One Hundred and Forty-seventh street to One Hundred and Fifty-fifth street, together with a

list of awards for damages caused by a change of grade.

BOROUGH OF QUEENS.

List 9380, No. 2. Sewer in Academy street, from Webster avenue to Payntar avenue.
List 9381, No. 3. Sewer in Blackwell street, from Grand avenue to Flushing avenue.
List 9382, No. 4. Sewer in Crescent street, from Payntar avenue to Freeman avenue.
List 9383, No. 5. Sewer in Radde street, from Webster avenue to Payntar avenue.
List 9384, No. 6. Sewer in Radde street, from Jane street to Payntar avenue.

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 September 24, 1907, 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, August 22, 1907.

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, 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.

CONVEYANCES

August 16, 17, 19, 20, 21, 22.

BOROUGH OF MANHATTAN.

Broome st, No 533 | s w cor Sullivan st, 59.8x22x59.8x22.1, all of; Sullivan st, No 56 | also all title to
Broome st, s s, 59.8 w Sullivan st, 1.4 to alley x21.11.
Sullivan st, No 54, n w s, 22.1 s w Broome st, 21.4x61 to alley x 20.2x61, all of.
6-sty brk tenement and store.
Lillie B Cochrane formerly Lillie B wife of Melville Scudder to Arnold Diamond. C a G. Aug 12. Aug 16, 1907. 2:477—58. A \$24,000—\$60,000. nom
Same property. Arnold Diamond et al to Gerardo Lemole and Gerardo Scioscia. Each 1/2 part. Mort \$51,500. Aug 14. Aug 16, 1907. 2:477. other consid and 100
Broome st, Nos 457 and 459, s s, 50 w Mercer st, runs w 50.8 x s 95.10 x e 25.9 x n 0 1/2 x e 24.6 x n 95.9 1/2 to beginning, 6-sty brk loft and store building. PARTITION, June 18, 1907. John J Delany ref to Arthur G F Moser. Mort \$60,000. July 29. Aug 17, 1907. 2:474—assessed with lot 10. 130,000
Chambers st, No 121, n s, abt 125 e West Broadway, 25x75, 5-sty brk loft and store building.
Reade st, No 103, s s, abt 125 e West Broadway, 25x75, 5-sty brk loft and store building. 1:145—10. A \$65,000—\$96,500.
14th st, No 46, | s s, 125.1 e University pl, runs s 206.6 to n s 13th st, No 49 | 13th st, x e 32.11 x n 100 x w 0.6 x n 106.6 to 14th st, x w 32.5 to beginning, 6-sty brk loft and store building. 2:565—13. A \$210,000—\$290,000.
Reade st, No 140, n s, abt 135 w Hudson st, 25x75, part 2-sty brk store. 1:141.
Front st, Nos 228 and 230, n w s, abt 60 w Peck slip, 34.9x69.5 x36.2x71, n e s, 5-sty brk loft and store building. 1:97—35. —A. \$11,800—\$22,000.
93d st, Nos 37 to 43, n s, 425 w Central Park West, 75x44.4x75x 41, vacant. 4:1207.
Warren st, s s, 225 e Church st, 25x75. 1:134—21. A \$59,000—\$63,500.
5th av, No 298 | w s, 30 s 31st st, runs w 75 x s 44 x w 31st st, Nos 2 and 4 | 25 x n 74 to 31st st, x e 100 x s 30 to beginning, 6-sty brk and stone loft and store building. 3:832—47. A \$390,000—\$470,000.
Also property in New London, Conn.
Release dower. Annie T Gibert to Audinet Gibert. All title. June 22. Aug 22, 1907. nom
Clinton st, No 177, w s, abt 175 s Grand st, 25.6x100, 5-sty brk tenement and store. Max Blisnikoff et al to Barnet Lerner. Mort \$34,000. Aug 15. Aug 16, 1907. 1:313—26. A \$18,000—\$28,000. other consid and 100
Division st, Nos 252 and 254 | n w cor Ridge st, runs w 44.4 Ridge st, Nos 1, 3 and 5 | x n 84 x e 39.6 to Ridge st, x s 63.5 to beginning, 6-sty brk tenement and store. Hene Cooper to Davis Berkman and Abram Gutterman. Q C and correction deed. Aug 17. Aug 22, 1907. 1:315—17. A \$40,000—\$75,000. other consid and 100
Same property. Davis Berkman et al to Saml Goldberger. Aug 12. Aug 22, 1907. 1:315. 100
Duane st, No 82 | s s, 110.7 e Broadway, 26x79.2 to Manhattan Manhattan pl | pl (Republican alley), x25x79.7, 6-sty brk loft and store building. John Naughton to Michael Naughton. 1/2 part. All liens. Aug 15. Aug 16, 1907. 1:154—11. A \$45,000—\$67,000. other consid and 100
Hall pl, Nos 4 and 5. Agreement as to dissolving partnership. David Taub to Peter Green. Aug 15. Aug 17, 1907. 2:462. 3,700
Henry st, No 201, n s, abt 70 w Clinton st, 24x86, 4-sty brk tenement. Harry Goodman to Rosa Goldberg. Mort \$21,000. Aug 8. Aug 22, 1907. 1:285—12. A \$14,500—\$20,000. other consid and 100

Hudson st, No 627, w s, 50 n Jane st, 25x88.9x25.4x86.3, 4-sty brk tenement and store. Susan L Broome TRUSTEE to Village Realty Co. Mort \$11,000. Aug 12. Aug 21, 1907. 2:626—16. A \$14,000—\$16,500. 20,000
Same property. Declaration of trust. Henry J West to Susan L wife Wm L Broome. May 21, 1885. Aug 21, 1907. 2:626. nom
Le Roy st, No 53, n s, 175.1 w Bedford st, 25.1x83.11x24.10x84.9, all title to strip in rear extending to line 85 n from n s LeRoy st, 5-sty brk tenement. Denis M Gallo to Louis Downey. Mort \$19,500. Aug 12. Aug 17, 1907. 2:583—41. A \$11,000—\$18,000. other consid and 100
Same property. Louis P Downey to Sanfelese Realty Co. Mort \$19,500. Aug 16. Aug 17, 1907. 2:583. other consid and 100
Lewis st, No 102, e s, 75 n Stanton st, 21x100, 6-sty brk tenement and store and 6-sty brk tenement in rear. Minnie Abramowitz to Philip Chernovitzer. Mort \$25,500. Aug 17, 1907. 2:330—40. A \$13,000—\$25,000. other consid and 100
Monroe st, No 254, s s, 250 w Jackson st, 25x97.8, 3-sty frame (brk front) tenement and store and 2-sty brk building in rear. Sam Golding to Rebecca Kalt. Mort \$15,600. June 29. Aug 17, 1907. 1:261—47. A \$13,000—\$15,000. 100
Mott st, No 228, e s, 201 s Prince st, 26.3x93x26.3x93.1, 5-sty brk tenement and store and 5-sty brk tenement in rear. Benedict Bockar et al to David Abraham. Mort \$30,000. Aug 15. Aug 16, 1907. 2:493—9. A \$15,500—\$25,000. other consid and 100
Perry st, No 144, s s, 70.9 e Washington st, 21x97.5, with rights to alley on west, 2-sty brk tenement and 2-sty brk stable in rear. Addie Auerbach et al to The Fleischmann Co, a corpn. Mort \$4,620. Aug 8. Aug 16, 1907. 2:632—10. A \$9,000—\$10,000. nom
Pitt st, Nos 48 and 50, e s, 54 n Delancey st, runs n 46 x e 75 x s 27 x w 25 x s 19 x w 50 to beginning, two 4-sty brk tenements and stores. Leib Konigsburg et al to Meyer Greenberg. Mort \$36,000. Aug 15. Aug 16, 1907. 2:338—1. A \$20,000—\$32,000. other consid and 100
Renwick st, No 20, e s, 330 s Spring st, runs e 60 to alley x s 10 x s w 14 x w 50 to st x n 20 to beginning, with right of alley, 5-sty brk tenement and store. Harry A Gordon et al to Achielle De Piero and Dominick Serena. Mort \$14,600. July 25. Aug 22, 1907. 2:594—62. A \$5,000—\$14,000. 100
Suffolk st, No 15, w s, 125.5 n Hester st, 25x100.1x25x100.2, 5-sty brk tenement and store. Morris H Feder et al to Moses Kornbluth. Mort \$30,000. Aug 15. Aug 16, 1907. 1:312—30. A \$19,000—\$31,000. nom
Suffolk st, No 15, w s, 125.5 n Hester st, 25x100.2x25x100.1, 5-sty brk tenement and store. Moses Kornbluth to Moses H Feder and Henry M Plateau. Mort \$40,000. Aug 16. Aug 17, 1907. 1:312—30. A \$19,000—\$31,000. nom
Thompson st, Nos 59 and 61, w s, 137.6 n Broome st, 40x100x38.9 x100, 6-sty brk tenement and store. Benjamin Tannenbaum to Selig A Kors. 1/2 part to all right, title and interest. Mort \$63,000. Aug 30, 1906. Aug 16, 1907. 2:489—36. A \$27,000—\$60,000. other consid and 100
Washington st, No 51, e s, 100.1 n Morris st, runs n 22.11 x e — x s 11.11 x w 70.10 to beginning, 6-sty brk tenement and store. Frank H Quinby to Andrew J Doyle. Mort \$15,000. Aug 15. Aug 21, 1907. 1:18—5. A \$11,100—\$19,500. 100
Water st, No 614, n s, abt 75 w Gouverneur st, 26.2x64.5x26.3x 65.6, e s.
Water st, No 616, n s, abt 55 w Gouverneur st, 20.6x65.11x19.10 x65.6, w s.
Two 6-sty brk tenements and stores.
Ray E Schenkman to Abraham Levy. Mort \$—. Aug 1. Aug 21, 1907. 1:259—8. A \$10,000—\$27,000.
2d st E, No 22, n s, 143.8 w 2d av, 18.2x—x18.2x68.1, 3-sty brk tenement. Sophia Gullmann to Christopher Gullmann. Aug 19, 1907. 2:458—38. A \$8,500—\$10,000. nom

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.

7th st E, No 239, n s, 107.5 e Av C, runs n 97.6 x w 13 x s — x s — x e 19 to beginning, 7-sty brk tenement and store. Morris Kleinman to Simon Widder. Mort \$12,300. July 30. Aug 20, 1907. 2:377-68. A \$10,000-\$11,000. other consid and 100

9th st E, No 728, s s, 358 e Av C, 30x93.11, 6-sty brk tenement and store. Sigmund Levin to Morris Slefka. Mort \$39,500. Aug 15. Aug 16, 1907. 2:378-21. A \$20,000-\$45,000. other consid and 100

10th st E, No 14, s s, 225 e 5th av, 25x92.3, 3-sty brk dwelling. Ambrose D Henry to David B Oden. Aug 22, 1907. 2:567-13. A \$24,000-\$29,000. 41,000

10th st E, No 239, n s, abt 100 w 1st av, 25x94.10, 4-sty brk tenement. Sam Sobel to Abraham Goldstein. Mort \$23,500. Aug 19. Aug 20, 1907. 2:452-38. A \$16,000-\$21,000. other consid and 100

22d st W, No 341, n s, 290 e 9th av, 22.6x98.9, 4-sty brk dwelling. Chas A Tucker et al children Ann M Tucker to Winfield Tucker. B & S. Aug 16. Aug 17, 1907. 3:746-15. A \$11,500-\$15,500. other consid and 100

22d st W, No 457, n e s, abt 295 e 10th av, 16.5x98.8, 4-sty stone front dwelling. Martin Daussa, of Cassa de la Selva of Gerona, Spain, to Luis Daussa. Aug 14. Aug 16, 1907. 3:720-19. A \$8,000-\$10,000. 10,000

26th st W, No 238, s s, 342.8 e 8th av, 21.3x98.9, 3-sty brk tenement. James Horler to Earl G Pier. Aug 15. Aug 16, 1907. 3:775-61. A \$10,500-\$12,500. other consid and 100

Same property. Earl G Pier to Madison Square Mortgage Co. Mort \$16,000. Aug 15. Aug 16, 1907. 3:775. nom

28th st W, No 146, s s, 224.11 e 7th av, 23.3x98.9x23.2x98.9, 2-sty brk building and store. Valentine Schaefer to Robert Micolino. Mort \$16,000. July 9. Aug 16, 1907. 3:803-65. A \$18,500-\$20,000. other consid and 100

31st st E, No 215, n s, 400 w 2d av, 18.9x98.9, 3-sty brk tenement. John G Coyle to Catherine A Coyle his wife. Mort \$11,000. July 25. Aug 17, 1907. 3:912-10. A \$7,500-\$11,000. other consid and 100

31st st W, No 352, s s, 260 e 9th av, 20x98.9, 3-sty brk tenement. Wm J Lawler to Mary J Lawler his wife. 1-5 part. Mort \$2,000. Aug 16. Aug 17, 1907. 3:754-69. A \$9,000-\$9,000. nom

31st st E, No 131, n s, 47.10 w Lexington av, 18.6x56, 4-sty brk dwelling. Josephine M Gaige to Grace N Gaige. 1-3 part. All liens. April 22, 1905. Aug 22, 1907. 3:887-20. A \$12,500-\$16,500. nom

35th st W, No 408, s s, 80 w 9th av, 20x49.5, 4-sty brk tenement and store. Max Solomon to Christopher C Ellis. Mort \$10,000. Aug 15. Aug 16, 1907. 3:732-45. A \$5,500-\$8,000. other consid and 100

36th st W, No 249, n s, 286 e 8th av, 18.6x98.9, 4-sty brk tenement. Bridget Cuff to Thomas A Hill. Mort \$8,000. Aug 20, 1907. 3:786-18. A \$12,000-\$16,000. other consid and 100

37th st W, No 243, n s, abt 275 e 8th av, 25x98.9, 3-sty frame tenement and 3-sty frame tenement in rear. Kate D King to Edw Moss. July 1. Aug 20, 1907. 3:787-21. A \$16,500-\$18,500. other consid and 100

37th st W, No 346, s s, 175 e 9th av, 25x98.9, 5-sty brk tenement and store. Morris Feder to Morris J Gordon and Morris Rubin. Mort \$17,000. Aug 22, 1907. 3:760-68. A \$10,500-\$20,000. other consid and 100

37th st W, No 237, n s, 350 e 8th av, 25x98.9, 2-sty frame tenement and store and 2-sty frame building in rear. Geo Weissenensee to Edw Moss. Aug 5. Aug 22, 1907. 3:787-24. A \$16,500-\$18,500. other consid and 100

39th st W, Nos 310 and 312, s s, 150 w 8th av, 50x98.9, 5-sty brk tenement and store and 4-sty frame tenement and store and 3-sty brk tenement in rear. Edwin J Hafner to Danl F Mahony. Mort \$25,000. Aug 20. Aug 21, 1907. 3:762-46 and 47. A \$21,000-\$28,000. other consid and 100

40th st W, No 439, n s, 325 e 10th av, 25x98.9, 4-sty brk tenement and store and 2-sty brk tenement in rear. Henry Lustbader to Rose Lustbader his wife. 1/2 part. Mort \$15,200. Aug 16. Aug 19, 1907. 4:1050-14. A \$9,000-\$12,000. other consid and 100

46th st W, No 404, s s, 100 w 9th av, 25x100.5, 6-sty brk tenement and store. Julius Weinstein to A B C Realty Co. Mort \$38,000. Aug 21. Aug 22, 1907. 4:1055-37. A \$10,000-\$11,000. other consid and 100

46th st W, No 402, s s, 75 w 9th av, 25x100.5, 5-sty stone front dwelling. A B C Realty Co to Solomon Cohn. Mort \$38,000. Aug 21. Aug 22, 1907. 4:1055-36 1/2. A \$10,000-\$28,000. other consid and 100

47th st E, No 327, n s, 375 e 2d av, 25x100.5, 5-sty brk tenement and store. Wove Realty Co to Irving Bachrach and Isaac Schmeidler. Mort \$17,000. Aug 15. Aug 16, 1907. 5:1340-16. A \$9,000-\$17,000. other consid and 100

Same property. Irving Bachrach et al to Annie S Schlechter. Mort \$17,000. Aug 15. Aug 16, 1907. 5:1340. other consid and 100

50th st W, No 516, s s, 250 w 10th av, 25x100.5, 5-sty brk tenement. Martha L Feig to Flatiron Realty Co. Mort \$19,000. Aug 16. Aug 21, 1907. 4:1078-43. A \$7,500-\$20,000. other consid and 100

52d st E, Nos 416 to 420, s s, 221 e 1st av, 48x100.5, 6-sty brk tenement and store. Empire City Woodworking Co to Leon Noel. Mort \$55,000. Aug 21. Aug 22, 1907. 5:1363-40. A \$17,000-\$60,000. other consid and 100

52d st W, No 449, n s, 150 e 10th av, 25x100.5, 5-sty brk tenement and store. Anna Streep to Morris and Edward Badt. Mort \$26,000. Aug 14. Aug 16, 1907. 4:1062-7. A \$10,000-\$18,000. other consid and 100

57th st E, No 148, s s, 200 e Lexington av, 18x100.5, 2-sty frame shop. Henriette Adler to Adlers Granite & Monument Works, a corpn. B & S and C a G. Mar 9. Aug 20, 1907. 5:1311-45. A \$14,000-\$15,000. other consid and 100

61st st E, No 415, n s, 220 e 1st av, 20x90.1x20.2x93.3. FORECLOS, Aug 12, 1907. Frank C Avery (ref) to Isaac Liberman and Harris Friedman as TRUSTEES of David Levy and

Robert Friedman. Morts \$13,057.40. Aug 15. Aug 16, 1907. 5:1456-10 and 11. A \$12,500-\$13,500. 900

64th st E, No 230, s s, 180 w 2d av, 25x100.5, 6-sty brk tenement. The One Hundred & Forty-Ninth Street Realty Co to Nathan Schweitzer. Mort \$32,500. Aug 15. Aug 16, 1907. 5:1418-32. A \$12,000-\$32,500. other consid and 100

68th st W, No 27, n s, 287 w Central Park West, 19x100.5, 4-sty brk dwelling. Charles A Tucker et al children Ann M Tucker to Winfield Tucker. C a G. 1/2 part. Aug 16. Aug 17, 1907. 4:1121-20 1/2. A \$14,500-\$25,000. other consid and 100

68th st E, No 38, s s, 159 e Madison av, 16x100.5, 5-sty brk and stone dwelling. Wm H Barnard to Lillie F Barnard. May 7. Aug 22, 1907. 5:1382-46. A \$40,000-\$65,000. nom

69th st W, No 108, s s, 80 w Columbus av, 20x100.5, 4-sty brk dwelling. Gertrude H Hillenbrand to Fred M Will. Mort \$24,000. Aug 15. Aug 16, 1907. 4:1140-36. A \$14,000-\$23,000. other consid and 100

69th st W, No 108, s s, 80 w Columbus av, 20x100.5, 4-sty brk dwelling. Fred M Will to James F Nicholson, of Bloomfield, N J. Mort \$24,000. Aug 15. Aug 16, 1907. 4:1140-36. A \$14,000-\$23,000. other consid and 100

71st st W, Nos 342 and 344, s s, 400 w West End av, 52x125.10, 7-sty brk tenement. Edward H Litchfield et al as TRUSTEES Edwin C Litchfield for benefit Henry P Litchfield to Sadie Bonwit. Mort \$100,000 and all liens. June 15. Aug 16, 1907. 4:1182-49. A \$40,000-\$140,000. other consid and 100

79th st E, No 338, s s, 199 w 1st av, 17x102.2, 3-sty stone front dwelling. FORECLOS, July 18, 1907. Harry S Dottenheim (ref) to Arnold S Furst, Lawrence, L I. Aug 19, 1907. 5:1453-35. A \$6,000-\$9,500. 11,200

80th st E, No 232, s s, 187.1 w 2d av, runs s 78.11 x s e 2.7 x s 22.6 x w — to point 213.5 w 2d av x n 102.2 to st x e 26.4 to beginning, 6-sty brk tenement and store. Morris Slefka to Sigmund Levin and Betsie Wolt. Mort \$36,500. Aug 15. Aug 16, 1907. 5:1525-33. A \$11,000-\$33,000. other consid and 100

80th st E, No 183, n s, 100 w 3d av, 16.8x100, 3-sty stone front dwelling. Thomas W Grimley to Clara A Bowron. Aug 12. Aug 17, 1907. 5:1509-32. A \$8,500-\$13,500. other consid and 100

80th st E, No 330, s s, 225 w 1st av, 25x102.2, 4-sty stone front tenement. Otilie Gessner EXR and TRUSTEE George Gessner to Anna B Gessner. Mort \$11,500. July 15. Aug 19, 1907. 5:1542-36. A \$8,500-\$14,500. 16,500

Same property. Otilie Gessner to same. July 15. Aug 19, 1907. 5:1542. nom

80th st W, No 209, n s, 150 w Amsterdam av, 25x102.2, 5-sty brk tenement. Post Realty Co to Isaac Lefkowitz. Mort \$31,250. Aug 9. Aug 21, 1907. 4:1228-26. A \$15,000-\$29,000. other consid and 100

82d st W, No 153, n s, 150 e Amsterdam av, 17x91.9x17x93.1, 3-sty and basement brk dwelling. Edwin T Short to Louisa A Braunlich. Mort \$11,000. Aug 19. Aug 20, 1907. 4:1213-7. A \$8,500-\$15,000. 19,000

85th st E, No 75, n s, 89.6 w Park av, 26x102.2, 5-sty stone front tenement. Southern Boulevard, s e s, 40.5 s 138th st, 74.7x133x65x95.3, vacant. Simax Realty Co to Simon E and Max E Bernheimer. Mort \$37,500. June 14. Aug 19, 1907. 5:1497-32 1/2. A \$20,000-\$29,000, and 10:2566. nom

88th st W, Nos 64 and 66, s s, 85 e Columbus av, 40x100.8, two 5-sty brk and stone tenements. Loretta Wallace to Cath A Rayens. Mort \$54,000. Aug 17. Aug 19, 1907. 4:1201-60 and 60 1/2. A \$27,000-\$58,000. other consid and 100

94th st E, No 244, s s, 80 w 2d av, 27.6x100.8. 94th st E, No 246, s s, 107.6 w 2d av, 27.6x100.8. Two 5-sty brk tenements. Isaac Steinberg et al to George Ehret. Mort \$38,000. Aug 15. Aug 16, 1907. 5:1539-28 1/2 and 29. A \$17,000-\$37,000. other consid and 100

95th st W, No 20, s s, 243 w Central Park West, 19x100.8, 3-sty and basement stone front dwelling. Fanny Kemper to Ferdinand Neumer. Aug 22, 1907. 4:1208-42 1/2. A \$10,500-\$19,500. other consid and 100

98th st E, the block, —x—, several 1 and 2-sty 97th st E frame stores and stables and coal yard. Jos D Carroll to Stanton Co. Harlem River. Mort \$—. Sept 28, 1904. Aug 22, 1907. 6:1691-1. A \$225,000-\$250,000. nom

100th st E, No 158, s s, 250 w 3d av, 25x100.11, 5-sty brk tenement. Geo Laubentracht et al to Moses N Glickman, of Brooklyn. Mort \$22,500. Aug 7. Aug 16, 1907. 6:1627-47. A \$8,000-\$16,000. other consid and 100

102d st, No 416, s s, 270 e 1st av, 25x100.11, 4-sty brk tenement and store. Louis Mattern to Geo Wittman. Mort \$11,000. Aug 16. Aug 17, 1907. 6:1695-39. A \$5,000-\$14,000. other consid and 100

102d st E, Nos 326 to 330, s s, 175 w 1st av, 75x100.11, two 6-sty brk tenements and stores. Isaac Portman to Samuel A Potter. Mort \$91,500. July 15. Aug 22, 1907. 6:1673-34 and 36. A \$20,000-\$89,000. other consid and 100

106th st E, No 313, n s, 225 e 2d av, 25x100.11, 5-sty brk tenement and store. Virginio Bianchi to Giulio Bernardoni. Mort \$20,000. Aug 22, 1907. 6:1678-10. A \$7,500-\$24,000. other consid and 100

108th st W, No 69, n s, 125 e Columbus av, 25x100.11, 5-sty brk tenement. Benj Fass to Samuel Fallek. 1/2 part. Mort \$29,200. Aug 12. Aug 20, 1907. 7:1844-6. A \$11,000-\$26,000. nom

112th st E, Nos 132 and 134, s s, 591.5 w 3d av, 35.8x100.11, part 6-sty brk tenement. Release mort. Business Mens Realty Co to Julius Berliner and Max Greenberg. Aug 15. Aug 20, 1907. 6:1639. Assessed with lot 59. 10,000

113th st W, No 314, s s, 183.4 w 8th av, 16.8x100.11, 3-sty and basement brk dwelling. Mary Mulligan to Eliz S Stephens. Mort \$6,000. June 1, 1904. Aug 20, 1907. 7:1847-32. A \$6,000-\$9,000. nom

REINFORCED CONCRETE For Factorles and Warehouses

possesses advantages over all other forms of construction

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

113th st W, No 606, s s, 100 w Broadway, 50x100.11, 6-sty brk tenement. Marie Wittmack to Emilia A Peper. Mort \$79,000. Aug 15. Aug 16, 1907. 7:1895-25. A \$28,000-\$80,000.
 other consid and 100

114th st E, Nos 135 and 137, n s, 87.6 w Lexington av, runs n 100.11 x w 26.9 x s 17.10 x s 0.1 x w 17.10 x s 100.10 to st x e 44.7 to beginning, 6-sty brk tenement. Minnie Abramowitz to David Rotnagil. Mort \$59,000. Aug 10. Aug 16, 1907. 6:1642-13. A \$17,500-\$56,000.
 other consid and 100

116th st E, No 71, n s, 50 e Madison av, 30x100, 5-sty brk tenement. All title to strip 0.10 wide on north. Solomon D Alexander to Isidor Klein. Mort \$36,000. Aug 19. Aug 21, 1907. 6:1622-23. A \$17,000-\$32,000.
 other consid and 100

119th st E, Nos 310 and 312, s s, 140 e 2d av, 40x100.11, two 5-sty brk tenements. Morris H Feder et al to Frank M Franklin. Mort \$19,200. Aug 14. Aug 17, 1907. 6:1795-47 and 48. A \$9,600-\$36,000.
 nom

121st st E, No 506, s s, 98 e Pleasant av, 25x100, 3-sty frame dwelling. Maria Brown to Thos Booth. Mort \$5,000. Aug 8. Aug 21, 1907. 6:1817-31. A \$4,000-\$5,000.
 other consid and 100

123d st W, No 437, n s, 175 e Amsterdam av, 50x100.11, 6-sty brk tenement. Fred M Will to Gertrude H wife E Francis Hillenbrand and Florence Pentz. Mort \$84,500. Aug 1. Aug 16, 1907. 7:1964-8. A \$24,000-\$85,000.
 nom

123d st W, No 439, on map No 437, n s, 175 e Amsterdam av, 50x100.11, 6-sty brk tenement. James F Nicholson to Fred M Will. Mort \$67,000. Aug 1. Aug 16, 1907. 7:1964-8. A \$24,000-\$85,000.
 other consid and 100

125th st W, No 129 (owned by party 1st part).
 125th st W, No 131 (owned by party 2d part).
 Party wall agreement. Geo D Eighmie with John H Van Tine. Sept 28, 1898. Aug 21, 1907. 7:1910.
 nom

125th st W, Nos 127 and 129, n s, 322.6 w Lenox av, 38.9x99.11 (owned by party first part).
 125th st W, No 125 (owned by party 2d part).
 Party wall agreement. Geo D Eighmie with Frank Wanier. Aug 16. Aug 21, 1907. 7:1910.
 nom

129th st W, Nos 34 and 36, s s, 460 w 5th av, 50x99.11, vacant. Mary L Phillips child Sophia M Phillips to Aaron M Janpole and Louis Werner. Q C. Mar 16. Aug 21, 1907. 6:1726-55 and 56. A \$20,000-\$20,000.
 nom

Same property. Blanche M F Burnham to same. Q C. Feb 4, 1907. Aug 21, 1907. 6:1726.
 nom

Same property. Elsie J French to same. Q C. Feb 4, 1907. Aug 21, 1907. 6:1726.
 nom

Same property. Mildred W French and ano by GUARDIAN to same. All title. July 24. Aug 21, 1907. 6:1726.
 other consid and 75

131st st E, s s, 80 w Lexington av, 245x99.11, vacant. Ray Shapiro to Doretha S Warsawer. Aug 7. Aug 20, 1907. 6:1779-60 to 68. A \$40,500-\$40,500.
 100

133d st W, Nos 49 to 53, n s, 285 e Lenox av, 50x99.11, 6-sty brk tenement and store. Max Ginsberg to Henry Russell. Mort \$13,924.76. Aug 20, 1907. 6:1731-13. A \$21,000-\$67,000.
 nom

133d st W, No 157, n s, 250 e 7th av, 25x99.11, 5-sty brk tenement. Jacob Bashein et al to Eva E Weber. Mort \$21,000. Aug 15. Aug 17, 1907. 7:1918-12. A \$10,000-\$20,000.
 exch, &c

142d st W, No 464, s s, 206 w Convent av, 17x99.11, 4-sty stone front dwelling. Richard M Kimbel to Ellen McK Gunning. Mort \$10,000. Aug 5. Aug 16, 1907. 7:2058-23. A \$4,400-\$13,000.
 other consid and 100

148th st W, No 257, n s, 158 e 8th av, 39x99.11, 5-sty brk tenement. Abraham Benedict et al to Pincus Lowenfeld and Wm Prager. Mort \$37,000. Aug 10. Aug 16, 1907. 7:2034-8. A \$11,000-\$36,500.
 other consid and 100

156th st W, No 550, s s, 300 e 11th av, old line, now Broadway, 17x99.11, 4-sty brk tenement. Hirsch Hommel to Minnehaha E Kavanagh. Mort \$13,500. July 3. Aug 20, 1907. 8:2114-18. A \$6,800-\$15,000.
 other consid and 100

163d st W, No 436, s s, 275 e Amsterdam av, 25x112.6, 5-sty brk tenement. A B C Realty Co to Julius Weinstein. Mort \$24,000. Aug 21. Aug 22, 1907. 8:2110-17. A \$8,000-\$24,500.
 nom

163d st W, No 436, s s, 275 e Amsterdam av, 25x112.6, 5-sty brk tenement. Jacob C Harris to A B C Realty Co. Mort \$5,000. May 24. Aug 20, 1907. 8:2110-17. A \$8,000-\$24,500.
 100

175th st W, s s, 75 e Wadsworth av, 25x65, vacant. Release judgment. Henry A C Taylor to John O Baker. Aug 17. Aug 20, 1907. 8:2143-47. A \$5,000-\$5,000.
 nom

Av B, No 252 | s w cor 15th st, 20x60, 4-sty brk tenement and 15th st, No 546 | store. Thomas Cunningham to Thomas J Cunningham. Aug 12. Aug 16, 1907. 3:972-34. A \$9,500-\$14,000.
 other consid and 100

Av B, Nos 272 and 274 | n w cor 16th st, 43x70.6, two 4-sty 16th st, No 553 | brk tenements and stores and 2-sty brk store in st. Abram G Abramson et al to Jacob Bluestein. Mort \$28,500. July 20. Aug 20, 1907. 3:974-29 and 30. A \$17,200-\$25,500.
 other consid and 100

Av C, No 192, e s, 52.6 s 12th st, 25x62.6, 4-sty brk tenement and store. Morris Goldstein et al to Joseph Silverman. 1-3 part. Mort \$13,000. Aug 20, 1907. 2:381-6. A \$9,000-\$12,000.
 100

Amsterdam av, No 1948, w s, 75 s 157th st, 25x100, 2-sty frame dwelling and store. Frank P Schimpf to Max A Schimpf. Mort \$28,000. Aug 16. Aug 17, 1907. 8:2115-37. A \$16,000-\$18,500.
 other consid and 100

Amsterdam av | n w cor 175th st, runs w 95 x n 72.8 x n w 5 x n 175th st | - x e 100 to av x s 80 to beginning, vacant. Standard Operating Co to William Godnick. Mort \$43,250. Aug 15. Aug 16, 1907. 8:2132.
 other consid and 100

Amsterdam av, No 1656 | n w cor 142d st, 24.11x102.11 to e s Ham-Hamilton pl, No 111 | ilton pl x 27.2 to 142d st x 113.6, 5-sty brk 142d st, No 501 | tenement and store. Moses Selig to Henry D Osterndorf. Mort \$47,500. Aug 12. Aug 16, 1907. 7:2074-29. A \$22,000-\$49,000.
 other consid and 100

Amsterdam av, No 1403 | n e cor 129th st, runs e 96.3 x n e 8.1 x | 129th st, No 499 | n - to point 24.9 n 129th st x w 100 to av | x s 24.9 to beginning, with all title to strip as follows:
 129th st, n s, 96.3 e Amsterdam av, runs n e 8.1 x s - to st x w - to beginning.
 5-sty brk tenement and store.
 Emilia A Peper to Marie Wittmack. Mort \$30,000. Aug 15. Aug 16, 1907. 7:1969-1. A \$16,000-\$38,000.
 other consid and 100

Amsterdam av, Nos 1300 to 1306 | n w cor 124th st, 100.11x50, 6-124th st, No 501 | sty brk tenement and store. Pincus Lowenfeld et al to Abraham Benedict. Mort \$120,000. Aug 15. Aug 16, 1907. 7:1979-31. A \$43,000-P \$75,000.
 other consid and 100

Amsterdam av | n e cor 184th st, 99.11x200, except triangular 184th st | piece at se cor of said premises, vacant. Arthur W Saunders to John O Baker. Mort \$57,275. May 15. Aug 22, 1907. 8:2149.
 other consid and 100

Amsterdam av, n w cor 175th st, runs w 95 x n 72.8 x n w 5 x n - x e 100 to av, x s 80 to beginning, vacant. Wm Goldnick to John A Philbrick & Bro, a corpn. Mort \$43,000. Aug 22, 1907. 8:2132. Assed with lot 64.
 other consid and 100

Audubon av | s e cor 178th st, 41.10x100, 5-sty brk tene-178th st, No 534 | ment. John A Philbrick & Bro to Standard Operating Co. Aug 22, 1907. 8:2132-29. A \$16,000-\$62,000.
 other consid 100

Audubon av, No 80 | n w cor 169th st, 26.7x100, 6-sty brk tenement 169th st, No 551 | and store. FORECLOS, July 10, 1907. Sylvester L H Ward (ref) to Louis Schlechter. Mort \$12,000. July 10. Aug 16, 1907. 8:2126-21. A \$12,000-\$-.
 \$13,500 over and above mortgages

Audubon av, n e cor 182d st, 79.9x70, 5-sty brk tenement and store. FORECLOS, Aug 8, 1907. Joseph F Mulqueen ref to Isaac Marcuson. Aug 15. Aug 17, 1907. 8:2155-65. A \$18,000-\$65,000.
 75,200

Audubon av, Nos 11 and 15 | s e cor 166th st, 70.3x100x83.5x95, two 166th st, No 518 | 6-sty brk tenements, store on cor. FORECLOS, Aug 8, 1907. Nathaniel A Elberg (ref) to Isaac Liberman and Harris Friedman TRUSTEES of David Levy and Robert Friedman. Mort \$95,662.01. Aug 15. Aug 19, 1907. 8:2123-28 and 30. A \$26,500-\$100,000.
 500

Bowery, No 35 | e s, 50 n Bayard st, runs n 25 x e 174.2 x s Bayard st, No 34 | 25 x w 78.1 x s 49.11 to n s Bayard st, x w 17.9 x n 49.11 x w 81.2 to beginning, 6-sty brk loft and store building.

Bayard st, No 36, n s, 67.2 e Bowery, runs n 24.10 x s e 3.2 x e 21.11 x s e 5.3 x s 43.10 to st, x w 19 to beginning, 3-sty brk tenement and store.

Toch Realty Co to City of N Y. April 22. Aug 22, 1907. 1:-290-3, 47 and 48. A \$44,000-\$86,000.
 152,500

Broadway | s w cor 138th st, 99.11x100, 6-sty brk tenement and 138th st | store. Levy & Weinstein Realty & Construction Co to Moses Selig. Mort \$200,000. Aug 8. Aug 16, 1907. 7:2086-36. A \$36,000-\$190,000.
 other consid and 100

Claremont av, No 194 | s e cor 127th st, 119.8x100, 6-sty brk tene-127th st | ment and store. John V Signell Co to Garfield Holding Co. Mort \$175,000. Aug 15. Aug 16, 1907. 7:1993-96. A \$75,000-\$200,000.
 other consid and 100

Columbus av, No 764, w s, 50.7 n 97th st, 25.1x100, 5-sty brk tenement and store. Chas A Tucker et al to Winfield Tucker, C a G. 1/2 part. All title. Aug 16. Aug 17, 1907. 7:1852-31. A \$17,000-\$30,000.
 other consid and 100

Columbus av, Nos 771 to 775 | s e cor 98th st, 75.2x100x75.5x 98th st, No 72 | 100, three 5-sty brk tenements and stores. Newman Cowen to Isaac Helder. Aug 20, 1907. 7:1833-61 to 63. A \$56,000-\$106,000.
 other consid and 1,000

Columbus av, No 771, e s, 50.3 s 98th st, 25x100, 5-sty brk tenement and store. Isaac Helder to Emanuel Arnstein. Mort \$33,000. Aug 20. Aug 21, 1907. 7:1833-63. A \$16,000-\$28,000.
 other consid and 100

Same property. Emanuel Arnstein to Michael Grenthal. Mort \$37,000. Aug 20. Aug 21, 1907. 7:1833. other consid and 100

Columbus av, Nos 773 and 775 | e e cor 98th st, 50.3x100x50.5x | 98th st, No 72 | 100, two 5-sty brk tenements and stores. Isaac Helder to Emanuel Arnstein and Saml Levy. Mort \$77,000. Aug 20. Aug 21, 1907. 7:1833-61 and 62. A \$40,000-\$78,000.
 other consid and 100

East End av | n w cor 80th st, 102.2x148, 1-sty frame building 80th st, No 535 | and vacant. Joseph Hamerslag to City New York. May 28. Aug 19, 1907. 5:1577-21 to 26. A \$48,000-\$48,000.
 \$70,000

Lenox av, Nos 456 and 458 | s e cor 133d st, 50x84, two 5-sty brk 133d st, No 72 | tenements and stores. Estella Jacobs and ano to Cathleen Turney. Mort \$50,000. Aug 20. Aug 22, 1907. 6:1730-69 and 70. A \$33,000-\$66,000.
 other consid and 100

Same property. Cathleen Turney to Max Marx. Mort \$60,000. Aug 22, 1907. 6:1730.
 other consid and 100

Lexington av, Nos 1822 and 1824 | n w cor 113th st, 40.11x73.10, two 113th st, No 139 | 4-sty brk tenements and store on cor. Chas A Tucker et al children Ann M Tucker to Winfield Tucker. 1/2 part. C a G. All title. Aug 17, 1907. 6:1641-15 and 15 1/2. A \$21,000-\$28,000.
 other consid and 100

Madison av, No 2106, w s, 39.11 n 132d st, 20x80, 3-sty stone front dwelling. Annie M Jennings to Annie M Jones. Mort \$8,000. Aug 15. Aug 16, 1907. 6:1757-15 1/2. \$5,500-\$9,000.
 other consid and 100

Madison av, No 1783 | n e cor 117th st, 34.11x108, 5-sty brk tene-117th st, No 51 | ment and store. Sophia Mayer to Bertha Kaufmann. Mort \$63,000. Aug 14. Aug 17, 1907. 6:1623-23. A \$34,000-\$60,000.
 nom

Morningside av E, Nos 20 to 23 | n e cor 116th st, 100.10x100, 116th st | two 6-sty brk tenements. Harry J B Young to Andrew P Morison. Mort \$229,000. Aug 7. Aug 20, 1907. 7:1943-1 and 4. A \$87,000-\$220,000.
 other consid and 100

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

- Pleasant av, No 423, w s, 17.11 n 122d st, 16x66, 3-sty stone front dwelling. Lizzie J Dougherty DEVISEE, & Patk C Dougherty to Geo C Kline. Q C and confirmation deed. Sept 11, 1905. Aug 21, 1907. 6:1810-21½. A \$2,500-\$5,000. nom
- Same property. Same to same. Correction and confirmation deed. Oct 23, 1905. Aug 21, 1907. 6:1810. nom
- Wadsworth av, s e cor 175th st, 89.8x100, vacant. Release mortgage. Knickerbocker Trust Co to John O Baker. Aug 15. Aug 21, 1907. 8:2143. 23,000
- Same property. John O Baker to Church Extension Committee of The Presbytery of N Y. Aug 15. Aug 21, 1907. 8:2143. other consid and 100
- West End av, No 411 | s w cor 80th st, 102.2x100, 10-sty brk and 80th st, No 300 | stone tenement. Chas W Frazier to Mary W Eells, of Rocky River Hamlet, Ohio. Mort \$350,000. Aug 10. Aug 17, 1907. 4:1244-19. A \$100,000-\$375,000. other consid and 100
- West End av, No 411. Re-assignment of rents. Surety Realty Co to Chas W Frazier. Aug 7. Aug 17, 1907. 4:1244. nom
- 1st av, No 1119, w s, 60 n 61st st, 20x70, 4-sty brk stable. Meyer Goldberg to Sarah A Bolger. Mort \$8,000. Aug 20. Aug 22, 1907. 5:1436-25. A \$8,000-\$12,000. other consid and 100
- 2d av, No 43, w s, 89.9 n 2d st, 22x100, 3-sty brk tenement. Sophia Gullmann to Christopher Gullmann. Aug 19, 1907. 2:458-29. A \$15,000-\$19,000. nom
- 2d av, Nos 1803 to 1815, s w cor 94th st, 175.8x80, seven 5-sty brk tenements and stores. Louis Perlstein et al to George Ehret. Mort \$135,000. Aug 15. Aug 16, 1907. 5:1539-22 to 28. A \$81,000-\$138,000. other consid and 100
- 2d av, No 93, w s, abt 70 n 5th st, 24.3x100, 4-sty brk tenement. Margt S Heydt to Max Mutnick. Mort \$15,000. Aug 15. Aug 16, 1907. 2:461-32. A \$20,000-\$29,000. nom
- 2d av, No 2369, w s, 75 s 122d st, 25.11x100, 4-sty brk loft and store building. Agreement as to cancellation of assignment of lease, &c. John McCormick with Harris Sussman. Aug 12. Aug 16, 1907. 6:1786-26. A \$9,000-\$18,500. nom
- 8th av, Nos 2438-2440, e s, 49.11 s 131st st, 50x100, two 5-sty brk tenements and stores. Charles A Tucker et al to Winfield Tucker. C a G. 1/8 part. All title. Aug 16. Aug 17, 1907. 7:1936-63 and 64. A \$32,000-\$48,000. other consid and 100
- 11th av, No 676, e s, 61.10 s 49th st, 18.9x75, 4-sty brk tenement and store. Julia C Munro and ano to Seaboard Land & Mortgage Co. Mort \$6,000. Aug 20. Aug 21, 1907. 4:1077-63. A \$6,000-\$10,000. nom

MISCELLANEOUS.

- Appointment of trustee. Robbins B Smith TRUSTEE Edw B Fellows appoint Alpheus S Hardy as TRUSTEE Edw B Fellows. Aug 17, 1907.
- General release. Cath E Talley and ano to Henry J West and ano INDIV and as DEVISEES Mary West and James M Byrne exr Mary West. Aug 9, 1892. Aug 21, 1907. 600
- General release. Leopold Rosenfeld to Jacob Widder. Aug 19. Aug 20, 1907. 1,500
- General release. Harvey J Hewitt to Anna I Felt. Aug 21. Aug 22, 1907. 275.16
- General release. Andrew J West to Wm L and Susan L Broome. Oct 30, 1894. Aug 22, 1907. nom
- General release. Henry J West to Wm L and Susan L Broome. Oct 30, 1894. Aug 22, 1907. nom

BOROUGH OF THE BRONX.

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

- *Bronx pl, lot 105 map South Vernon Park, Sec A, Cranford property, 25x100. Sound Realty Co to Theo Helms. Aug 20. Aug 22, 1907. other consid and 100
- Charlotte st, w s, 150 n 170th st, 37.6x100, 5-sty brk tenement. Release two mortgages. N Y Trust Co to Fleischmann Realty & Construction Co. Aug 16, 1907. 11:2966. each, other consid and 1,000
- Chisholm st, No 1289, w s, 125 s Freeman st, 20.2x120, 3-sty frame tenement. Evelyn H White to John A Warch. Mort \$5,500. Aug 19. Aug 21, 1907. 11:2970. 100
- Same property. Mary Kelly to Evelyn H White. Mort \$5,500. Aug 19. Aug 21, 1907. 11:2970. 100
- Dawson st, No 672 (1072), s s, 290 w Leggett av, 16.8x132.2x16.8 x132.11, 2-sty frame dwelling. Sallie A O'Hara DEVISEE Delia I O'Mara to Ida Freeman. Mort \$2,250. Aug 15. Aug 16, 1907. 10:2686. other consid and 100
- Dawson st, Nos 1210 and 1214, e s, 356 n Longwood av, 100x100.
- Dawson st, No 1206, e s, 306 n Longwood av, 50x100.
- Dawson st, No 1202, e s, 256 n Longwood av, 50x100.
- Four 5-sty brk tenements. Jacob Leitner to Emma Kramer. Mort \$180,000. Aug 19, 1907. 10:2702. other consid and 100
- *Elm st, n e cor Beech av, runs n 200 to Ash av, x e 126 x s 100 x w 25 x s 100 to Beech av, x101 to beginning. Giuseppe Cianchetta to Peter and Domenico Tavolacci. Mort \$3,250. Aug 22, 1907. other consid and 100
- *Green lane, s s, abt 654.9 e Castle Hill av, 25x103. Silvio Tozzini et al to Allemanno Attilio and Silvestro Tozzini tenants by the entirety. July 29. Aug 20, 1907. other consid and 100
- Jennings st, | s e cor Bryant av, 100x125, 2-sty frame Bryant av, No 1450 | dwelling and vacant. Mary Sullivan to Isaac Schwartz. Mort \$13,400. Aug 19. Aug 22, 1907. 11:2999. other consid and 100
- *Lebanon st, s s, 150 w Bronx Park av, 25x100, 2-sty frame dwelling. Minnie Freyer et al to Louis Freyer. 1-3 part. All title. All liens. Feb 14, 1907. nom
- *Same property. Louis Freyer to Minnie Freyer and Benjamin Simon. All right, title and interest to 1-5 of 1-3 part. May 6. Aug 16, 1907. nom
- Lyman pl, e s, 327 s Freeman st, 19.10x80x21.1x80.
- Lyman pl, e s, 302 s Freeman st, 25x80, vacant. Isaac Rosenzweig et al to Sarah Samolar. Mort \$4,000. Aug 19. Aug 20, 1907. 11:2970. other consid and 100
- *Louise st, w s, 100 s Columbus av, 25x95. Mina Erhard to Charles Ringelstein. Aug 19. Aug 20, 1907. other consid and 100
- *Main st | —x—. FORECLOS, July 12, 1901. Minneford av | Thomas F Donnelly ref et al to Eastchester or Pelham Bay | Louis A Scheuch. All title. Mort \$5,000. July 14, 1904. Aug 22, 1907. order of court
- *Mary st, n s, 197.2 e Main st, 27.10x125x28.9x125, Westchester. Henry C Mapes to Eliz Ritz. Aug 19. Aug 20, 1907. nom
- *Same property. Nicolaus Ritz to Friederich Heppenheimer. Jan 2, 1892. Aug 20, 1907. 850
- Riverdale lane, s s, at line bet lands formerly John Erskine and land formerly Joseph J Bicknell, runs s 136.1 x e 100.4 x n 156.9 to lane, x w 105.7 to beginning. Newton Land Assoc to Eugene Christian. Aug 19. Aug 22, 1907. 13:3421. other consid and 100
- *2d st | the block, —x—. Stephen G Still to Minneford Realty Co. Mort \$31,000. Aug 16. Aug 22, 1907. other consid and 100
- Westchester Creek |
- *9th st | s, 205 e Av E, 200x216 to n s 8th st, Unionport. Re-8th st | lease mortgage. Bank of Washington Heights to John C Fisher. Aug 15. Aug 16, 1907. 2,500
- 136th st, No 541, n s, 175 e Lincoln av, 25x100, 5-sty brk tenement. Joseph Burgheimer et al to John J Shelley. Aug 15. Aug 21, 1907. 9:2312. other consid and 100
- 137th st, No 863, n s, 239.6 e St Anns av, 17.2x100, 2-sty brk dwelling. Louis H Thielert to Isidor Fleckenstein. Mort \$4,000. Aug 21. Aug 22, 1907. 10:2550. other consid and 100
- 137th st, No 608, s s, 256.6 e Alexander av, 25x100, 4-sty brk tenement and store. Josephine Polye widow to Christian Beck. Mort \$7,000. Aug 15. Aug 17, 1907. 9:2299. other consid and 100
- 140th st, No 598, s s, 354.9 e St Anns av, 38x100, 5-sty brk tenement. Mary Robinson to Louis Scheinkman. Mort \$44,000. Aug 10. Aug 17, 1907. 10:2552. other consid and 100
- 145th st, No 734, s s, 190 w Brook av, 25x99, 3-sty frame tenement and 2-sty brk building in rear. Sadie Felson to Clara Lubo. Mort \$10,000. Aug 15. Aug 16, 1907. 9:2289. other consid and 100
- 146th st, No 447 (715), n s, 325 w Brook av, 25x100, 2-sty frame dwelling. John Pachler to Morris Meyerson. Aug 15. Aug 16, 1907. 9:2291. other consid and 100
- 146th st, Nos 700 to 706, s s, 340 w Brook av, runs s 100 x w 60 to w s, Mill Brook x n 0.5 x w 30 x n 100 to st x e 85 to beginning, two 6-sty brk tenements.
- 146th st, s s, 450 e Willis av, runs e — x w — x n — to beginning, gore. Robert Altman to Louis Bernstein. 1-3 part. Mort \$—. Aug 16. Aug 20, 1907. 9:2290. nom
- 147th st, n e s, 80 s e Robbins av, 75x79, 1-sty frame building and vacant. FORECLOSURE (Aug 14, 1907). Theo L Bailey ref to John M Hart. Aug 14. Aug 20, 1907. 10:2579. 5,000
- *151st st, n s, 25 w White Plains road, lots 223 and 224 map land of estate Jos Husson at Clason Point, each lot 25x—. Matthew A Husson to Herman Menaker. Aug 20. Aug 21, 1907. nom
- 152d st, No 622, s s, abt 200 w Melrose av, 25x115.2, 2-sty frame dwelling. Louis Siegel et al to Sender Feldmark. Mort \$5,000. Aug 15. Aug 16, 1907. 9:2398. other consid and 100
- 153d st, No 554, s s, 325 w Courtlandt av, 25x100, 3-sty brk dwelling. Mary Henning widow to Louis Vogler. Mort \$4,000. Aug 21. Aug 22, 1907. 9:2412. other consid and 100
- 155th st, No 532, s s, 325.3 e Morris av, as on map Melrose South, 25x100, except part for st, 2-sty frame dwelling. Chas Galewski to Gerardo Casale. Mort \$4,275. July 29. Aug 20, 1907. 9:2414. other consid and 100
- 159th st, No 631, n e s, 275 e Courtlandt av, 25x100, 2-sty frame dwelling. John P Woods to Elmer W Webb. Aug 16. Aug 17, 1907. 9:2406. nom
- 165th st, n s, 100 e Morris av, 84.10x62, vacant. Henry J Brodsky et al to Joseph Reiss. *Mort \$5,000. July 31. Aug 20, 1907. 9:2437. other consid and 100
- 170th st, No 410, s s, 90 e Webster av, 16.3x100, 3-sty frame dwelling. Timothy F Sullivan to Leonard Heuser. Mort \$4,000. Aug 15. Aug 16, 1907. 11:2893. other consid and 100
- 170th st, No 412, s s, 106.3 e Webster av, 16.3x100, 3-sty frame dwelling. Timothy F Sullivan to Joseph Zeller. Mort \$4,000. Aug 15. Aug 16, 1907. 11:2893. other consid and 100
- *172d st, w s, 156 s Gleason av, 25x100. Amelia Schlesinger to Carolina Salmeri of Woodbridge, N J. Mort \$495. Aug 15. Aug 16, 1907. other consid and 100
- *173d st, e s, 109.11 s Westchester av, 25x100, 2-sty frame dwelling. James Garvey to James Kearney. Mort \$3,500. Aug 1. Aug 16, 1907. other consid and 100
- *173d st, e s, 356 s Gleason av, 25x100. Stephen McBride and wife to Patk F Barlow and Emily V Farrelly. Mort \$4,300. Aug 7. Aug 20, 1907. 100
- *174th st, w s, 331 s Gleason av, 25x100. Moris Blumenfeld et al to Stephen McBride. Aug 13. Aug 19, 1907. nom
- *175th st, w s, 300 n Gleason av, 25x100. Michl Connaughton to John Carey. Mort \$500. Aug 20. Aug 22, 1907. other consid and 100
- 176th st, late Woodruff st, n or n e s, 197.10 s e Boston road, 25x127.4x25x126.8, except part for 176th st, 3-sty frame tenement. Edw A Schill to Daniel J Dillon. Mort \$2,000. Aug 14. Aug 21, 1907. 11:3004. other consid and 100

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176th st, n s, 90.4 e Prospect av, 25x100x33.5x100.4, vacant. Release mortgage. Lucy E Wallace to John Miller. Correction release. Aug 10. Aug 19, 1907. 11:2954. nom

180th st, No 863, n s, 20.5 e Lafontaine av, 25x113.1x24.9x109.5, 3-sty frame tenement. James Doris to Katharine Doris his wife. All liens. Aug 7. Aug 21, 1907. 11:3062. other consid and 100

181st st, late 5th st, n s, 100 e Anthony av, late Av C, 146 to Ryer Ryer av | av x204.8x145x204.8, vacant. Thomas J L McManus and ano EXRS Cath Clinton to Jennie, Mary T and Cecilia A Clinton and Kath C Leech and Agnes C Ormsby, of Jersey City, N J. 1/2 part. All liens. Oct 15, 1906. Aug 21, 1907. 11:3157. 1,100

*216th st, n s, 405 w 4th av, 24.9x114, Wakefield. John Goergen 2d av | to Casper Reimer. Mort \$2,000. Aug 15. Aug 16, 1907. other consid and 100

*216th st, n s, 138.4 w Barnes av, 33.4x114, Wakefield. John Harper to J Mary Audoun. Q C. Correction deed. Aug 19. Aug 21, 1907. nom

*216th st, n s, 138.4 w Barnes av, 33.4x114, Wakefield. J Mary Audoun to Emma Murray. Aug 20. Aug 21, 1907. other consid and 100

*224th st, s s, 205 e 2d st, 50x114, Wakefield. 2d av, w s, 250 s 1st st, 50x100, Olinville. Wm H O'Neill et al to Mary A O'Neill, of Portland, Oregon. Nov 23, 1906. Aug 21, 1907. nom

*224th st, n s, 205 w White Plains road, 25x114, Wakefield. Peter Conlan to Mary Conlan. Mort \$4,000. Aug 16. Aug 21, 1907. nom

*233d st, n s, abt 405 w Kingsbridge road, 50x44.3x—x102.3. Joseph Hill to Rosario and Giovannina Manna. Aug 15. Aug 16, 1907. other consid add 100

*234th st, n s, 160.3 w Kingsbridge road, 25x114.6; also Property in West Hackensack Heights, N J. Giovanni Lasdica to Maria Granata widow. Aug 19. Aug 22, 1907. exch

Also 20th st, s s, 131.3 e 3d av, 15.7x100.2, Brooklyn, N Y. Also property in Suffolk Co. Maria Granata to Giovanni Lasdica. Aug 19. Aug 22, 1907. exch

*235th st, s s, 255 w 4th av, 25x114, Wakefield. Emil Leske to Ludwig Eiermann. Mort \$4,000. Aug 21. Aug 22, 1907. other consid and 100

*236th st (22d av), n s, 120.7 w White Plains road, and being lot 37, on map of South Mt Vernon, 40x129.2x40x126. Hattie E Rodgers to Sarah A Smith. 1/2 part. Mort \$6,000. Aug 15. Aug 16, 1907. nom

*237th st, n s, 25 e 1st st, 75x100. FORECLOS, Aug 14, 1907. Wm F Wund ref to Adele Gardiner and Kate Troup. Aug 22, 1907. 1,854

*242d st, late De Milt av, n s, — e Desbrow pl and being lot 247, map Penfield property at South Mt Vernon, 50.3x86x50x100. Casper Reimer to John Goergen. Aug 15. Aug 16, 1907. other consid and 100

*Av B, w s, 58 n 12th st, 50x105, Unionport. John E Virden to Henry Dannenfeser. Mort \$2,000. Aug 15. Aug 16, 1907. other consid and 100

Anthony av, e s, 78.10 s 173d st, 99.11x100x99.9x100.6, vacant. Stephen G Still to Danl McLean. Mort \$8,250. Aug 3. Aug 21, 1907. 11:2888. other consid and 100

Arthur av, w s, 264 s 187th st, 50x116, except part for Arthur av, vacant. Joseph Tesoro to Arthur Avenue Realty & Construction Co. Mort \$4,500. Aug 19. Aug 22, 1907. 11:3065. other consid and 100

Boston av, n w s, abt 270.6 s Summit pl, also 100.8 n e lot 61, runs w 171.9 x n 92.6 x e 182.8 to av x s 93.1 to beginning, being part lot 62 map No 2 property Chas Darke, 2-sty frame dwelling and vacant. Jacob Rosborg to Sumner Deane. Mort \$9,000. May 29. Aug 19, 1907. 12:3257. nom

Bailey av, w s, lots 22 and 23 block 3236 map property of Kingsbridge Real Estate Co. Local Realty Co to Wm S Leggat. Mort \$—. Aug 13. Aug 17, 1907. 11:3236. nom

*Boston road, n w s, 25 s w Thwaites pl, 25x106.6x25x107.9. Albert Thoms to Geo A Riehl. Mort \$9,000. Aug 21. Aug 22, 1907. other consid and 100

Bainbridge av, No 2845, n w s, 93.1 n e 198th st, 25.2x142.5x 25x139.6, 3-sty frame tenement. Chas Busath to Henry Miller. Mort \$11,250. Aug 19. Aug 20, 1907. 12:3296. other consid and 100

*Brown av, w s, 275 n Sagamore st, 25x150. Ferdinand Erhard to Mina Erhard his wife. Jan 26, 1898. Aug 20, 1907. nom

*Baychester av, s e cor Ferris av, 175x90. Baychester av, w s, 125 s Ferris av, 75x90. Baychester av, w s, 25 s Ferris av, 50x90; also Lots 8, 9, 12, 13, 17, 33, 34 in block 27 map Pelham Park. John P Wenninger to Catherine Callahan, of Port Chester, N Y. Mort \$—. July 12. Aug 16, 1907. 8,925

Belmont av, No 2157, w s, 329.7 n 181st st, 25.1x81.2x25.1x80.7, 2-sty frame dwelling. Chas Neundorff and ano EXRS, &c, Louis Neundorff and Annie Neundorff INDIVID to Edward Peters. Mt \$6,400. Aug 17, 1907. 11:3082. 7,400

Bailey av, w s, at s s Kingsbridge road, at s tangent point, runs s 92.9 x w 44.11 x n 116 to road, x e 17 to a tangent point, x e 41.7 to beginning, vacant. Local Realty Co to Wm S Leggat. Mort \$—. Aug 13. Aug 17, 1907. 11:3238. nom

*Bell av, e s, 250 s Randall av, 75x30.8 to w s Pratt av, x84.4x69.3. Pratt av | Land Co C of Edenwald to Jeremiah O'Connell. Jan 25, 1906. Aug 16, 1907. nom

Cauldwell av, No 673, w s, 525 s 156th st, 26.8x115x27.6x115, 3-sty brk dwelling. Fannie Strauss to John Counes. Mort \$7,500. Aug 12. Aug 22, 1907. 10:2624. other consid and 100

*Carpenter av, e s, 225 n 237th st, 25x100. Richard Kelly to Kate Schlierer. Aug 15. Aug 16, 1907. other consid and 100

Concourse | e s, 239.5 s McClellan st, runs s e 177.3 to c 1 Carroll pl | Carroll pl, x n e 25 x n w 175.1 to Concourse, x s 25.1 to beginning. Concourse, e s, 264.6 s McClellan st, runs s e 179.2 to c 1 Carroll pl, x n e 25 x n w 177.3 to Concourse, x s 25.1 to beginning, vacant. FORECLOS, May 14, 1907. Elihu Root, Jr, ref, to Wm F Gohlke Mort \$2,000. Aug 8. Aug 22, 1907. 9:2462. 3,206

College av, No 1316, e s, 235.11 n 169th st, 16.8x100, 2-sty frame dwelling. Bertha Knauf to Augusta Pruschen. Mort \$4,300. Aug 20. Aug 22, 1907. 11:2783 and 2785. other consid and 100

College av, No 1316, e s, 235.11 n 169th st, 16.8x100, 2-sty frame dwelling. Release mort. Hamilton Bank of N Y City to Bertha Knauf. Aug 20. Aug 22, 1907. 11:2783 and 2785. other consid and 100

Crotona av, No 1934, e s, 100.3 s Tremont av, 16.8x70, 2-sty frame dwelling. M Grohs Sons Inc to Mary T Raftery. B & S. Aug 20, 1907. 11:2950. nom

*Crosby av, e s, 350 s Waterbury av, 25x100. Hudson P Rose Co to Divdoto Franco. Aug 17. Aug 21, 1907. nom

Clinton av, No 1323, w s, 436.6 s Jefferson pl, 25.11x138x25.11x 137.11, 2-sty frame dwelling. Savino Deudicibus to Deudicibus Bidg Co, a corpn. Mort \$2,000. Aug 14. Aug 16, 1907. other consid and 100

Crimmins av, w s, 312.4 n 141st st, 75x80, vacant. Jacob Bluestein to Abram G Abramson. Mort \$8,000. July 12. Aug 20, 1907. 10:2556. other consid and 100

Cauldwell av, Nos 922 and 924 | s e cor 163d st, runs s 100 x e 39 163d st, No 842 | x n 18 x w 15 x n 82 to st x w 25 to beginning, 4-sty brk tenement and store and 2-sty frame dwelling. Tinton av, No 1245, w s, 80.8 s 169th st, 29.8x73.3x26x58.11, 2-sty frame dwelling. Cauldwell av, No 880 | n e cor 161st st, 99.11x23, 4-sty brk tenement and store. B & S. Otto M Bierling to M L Ida Bierling. July 29. Aug 19, 1907. 10:2631—2663. other consid and 100

Delafield av, n s, 25 w Livingston st, runs n 100 x w 25 x s 10 x w 50 x s 90 to av x e 75 to beginning. Mary A Hoyer to Michael E, Thos F, Wm H, John J, David and Cath O'Keefe. B & S. All title. Aug 20, 1907. 13:3415. nom

*Eastchester road, e s, abt 350 s Saratoga av, 50.4x109.7x50x 105. Eastchester road, e s, 75 s Saratoga av, 27x84.3x25x94.7. Stillwell av, e s, about 350 n Saratoga av, 50x100x48x100. Release mort. Lawyers Title Ins & Trust Co to Hudson P Rose Co. Aug 14. Aug 20, 1907. 2,400

*Eastchester road, e s, abt 425 s Saratoga av, 50.4x116.5x50x 111.11. Hudson P Rose Co to Carmine Moccia. July 30. Aug 16, 1907. nom

*Eastchester road, e s, abt 350 s Saratoga av, 50.4x109.7x50x105. Hudson P Rose Co to Vincenzo and Domenico Ourizemma. Aug 15. Aug 16, 1907. nom

*Elliott av | w s, 400 s Elizabeth st, runs w 250 to e s Barker av, Barker av | x s 200 x s e 142.6 x n e 111.6 to av, x n 230 to beginning, except part for Morris st, now Burke av, Olinville. John O'Brien to John Riegelman. Mort \$8,000. Aug 14. Aug 16, 1907. other consid and 100

Franklin av | n w cor 170th st, 44x94.11, 5-sty brk tenement and store. Chas Hauk to Geo H Leopold. 1/2 part. Mort \$46,500. June 29. Aug 22, 1907. 11:2932. other consid and 100

Franklin av, No 1366, e s, 95.2 s Jefferson pl, 25x145, 2-sty frame dwelling. Wm S Hughes to Jacob Conde. Aug 19, 1907. 11:2933. other consid and 100

Grand av, e s, 106.11 s 181st st, 85.9x90x108.3x92.9, vacant. Release mort. Samuel H Spingarn to Jerome Avenue Realty Co. Aug 15. Aug 16, 1907. 11:3194. 3,000

Grand av, e s, 106.11 s 181st st, 60.9x90x83.3x92.9, vacant. Jerome Avenue Realty Co to Daniel O Teasley. Aug 15. Aug 16, 1907. 11:3194. other consid and 100

Same property. Daniel O Teasley to Church of God Missionary Home. Mort \$3,000. Aug 15. Aug 16, 1907. 11:3194. other consid and 100

Hughes av, No 2358 (Frederick st), e s, 175 s 187th st, 25x87.6, 3-sty frame tenement and store. Nicola DeRosa to Leonardo Mainieri. 1/2 part. All title. Mort \$7,000. Aug 15. Aug 16, 1907. 11:3074. other consid and 100

Jerome av, n w cor 177th st, 221.11x—x—x105. Boscobel av, s e cor 169th st, 120x100, vacant. Chas D Levin to Henry C Lytton. Mort \$37,000. July 30. Aug 20, 1907. 11:2862—2871. other consid and 100

Kingsbridge road, s s, 109.11 w Heath av, 51.6x150x50x137.7, vacant. James F Finnegan to Anna L Finnegan. Mort \$5,000. Aug 19. Aug 20, 1907. 11:3239. nom

Longfellow av, e s, 225 n Freeman st, 25x125.7x25.5x120.8, 2-sty frame dwelling. Albert C Swoboda to Abraham Kaufman. Mort \$7,600. Aug 2. Aug 19, 1907. 11:3007. other consid and 100

*Monticello av, s e cor Jefferson av, 175x100. Monticello av, e s, 157.4 s Kingsbridge road, 75x100. Fox av, w s, 167.4 s Kingsbridge road. Fox av, w s, 117.4 s Kingsbridge road, 50x100. Chas S Terrett to Percy D Adams. Mort \$10,100. Dec 20, 1906. Aug 22, 1907. other consid and 100

Martha av, e s, 75 n 238th st, 50x100, vacant. Robt Cullen to Joseph W Mentz. Aug 16. Aug 20, 1907. 12:3392. other consid and 100

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- *Muliner av, w s, 382.4 s Bronx and Pelham Parkway, 25x100. Fidelity Development Co to Agnes Geddes. Apr 25. Aug 20, 1907. other consid and 100
- *Muliner av, w s, 357.4 s Bronx and Pelham Parkway, 25x100. Fidelity Development Co to Chas W Geddes. Apr 25. Aug 20, 1907. other consid and 100
- Ogden av, e s, 175 s 162d st, 25x115, vacant. Wm Heron Jr to Thos Miller. Aug 15. Aug 19, 1907. 9:2511.
- other consid and 100
- *Old Boston road, n s, near 5th av, begins at s w cor land of Philip A Smyth, runs w 100 x n 100 x e 125.11 x s — to beginning. Virginia Ehrenberg et al to The City and County Contract Co. Mort \$2,000. May 17. Aug 16, 1907. nom
- *Pier av, e s, 225 s Emily st, and being lots 57 and 58 map Tremont Terrace. Frank S Beavis to Harriett W Shaw, of West Nutley, N J. Mort \$550. Aug 15. Aug 21, 1907. other consid and 100
- Prospect av, Nos 920 and 924, e s, 33.7 s 163d st, 75x100, vacant. The Gaines-Roberts Co to Geo Laemmle. Mort \$46,000. Aug 20. Aug 21, 1907. 10:2690. other consid and 100
- Prospect av, s e cor 163d st, 33.7x100, vacant. The Gaines-Roberts Co to Bernhard Heister. Mort \$40,000. Aug 19. Aug 20, 1907. 10:2690. other consid and 10,000
- *Pelham road, n w cor Edison av, 25x—x25x96. Henry Storck to Thomas Scott, of New Rochelle, N Y. Aug 17. Aug 20, 1907. other consid and 100
- *Rosedale av, e s, 225 s Mansion st, 25x100. Thomas Fitzpatrick to Otto Lehmann. Aug 15. Aug 16, 1907. other consid and 100
- *Robin av, e s, 200 n Tremont road, 50x100, Tremont terrace. Mary Tucker to Bankers Realty and Security Co. April 12. Aug 17, 1907. other consid and 100
- *Robin av, e s, 200 n Tremont road, 50x100. Tremont Terrace Bankers Realty & Security Co to Mary and Julia Tucker. Apr 13. Aug 19, 1907. other consid and 100
- *Road leading to Fort Schuyler, n s, at e s road leading from Old Whitestone Ferry to Westchester, runs n e 252.2 x n w 163 x n w 104.10 x n w 150.2 x n w 100.3 x n w 193.8 x n w 30.10 x n w 121.5 x n w 400.2 x n w 23.5 to Pennyfield av x n e 788.3 x n e 670.8 to Pennyfield lane x s e 449 and 572.2 and 398.4 to rd to Fort Schuyler x n w 995.4 to beginning, Throggs Neck. Theo A Havemeyer et al to Geo E Miles. Confirmation deed. Mar 9, 1905. Aug 21 1907. nom
- Robbins av, Nos 577 and 579, w s, 175 n 149th st, 75x100, 2-sty frame dwelling and 1-sty frame store. Saml Ellsberg to Joseph E Eron. 1-6 part. Mort \$7,000. Aug 22, 1907. 10:2623. nom
- Same property. Rebecca Barsky to same. 1-6 part. Mort \$7,000. Aug 22, 1907. 10:2623. nom
- *Seton av, e s, 375 s Randall av, 50x100. Release mort. Frank A Bell to Josiah A Briggs. Aug 20, 1907. nom
- Southern Boulevard n e cor Tiffany st, 400.9 to Barretto st, x Barretto st 100, vacant. Simax Realty Co to Simon E Tiffany st and Max E Bernheimer. Mort \$40,000. June 14. Aug 21, 1907. 10:2733. nom
- Tremont av, n e cor Honeywell av, 60x143, vacant. John A Warch to Evelyn H White. Mort \$18,150. Aug 19. Aug 21, 1907. 11:3121. other consid and 100
- *Tremont road, s s, 50 w Pilgrim av, 25x100. Bella Wolfson to Fred M Weiss and Geo B Serenbetz. Mort \$3,800. Mar 15. Aug 22, 1907. other consid and 100
- Tremont av, Nos 1331 to 1337, n w cor Bronx st, 105.10x100x 126.10x102.7, 2 and 3-sty frame dwelling and store and three 2-sty frame stores. Wm Bloodgood to City and County Contract Co. Mort \$13,000. Aug 19. Aug 20, 1907. 11:3139. other consid and 100
- Tinton av, No 194, late Beach av, e s, 123.5 s 156th st, 25.6x 105.6x25x110.6, 2-sty frame dwelling. Eva E Weber to Jacob Bashein, 1/2 part, and Practical Waist Co, 1/2 part. Mort \$5,000. Aug 15. Aug 20, 1907. 10:2665. 100
- *Tremont road, s s, 75 e Broadway, 50x100, Tremont Terrace. Annie Crimmins to Louis Lafond. Aug 19. Aug 20, 1907. other consid and 100
- Undercliff av, w s, 22.9 n 176th st, 50x100.
- Undercliff av, e s, about 311.6 n 176th st, 100x100, vacant. Max Ginsberg to Henry Russell. Aug 3. Aug 20, 1907. 11:2880—2877. nom
- *Unionport road, w s, 52 n Columbus av, 26x—x—x—. Charles Ringelstein to Max Schwartz 3/4 part and Noberd Drillich 1/4 part. Mort \$6,500. Aug 15. Aug 16, 1907. other consid and 100
- Union av, No 638, e s, 94.10 s 152d st, 16.8x90, 2-sty brk dwelling. John Hayes to Marie V Hurtado. Mort \$5,000. Aug 14. Aug 16, 1907. 10:2674. other consid and 100
- Valentine av, w s, 100 n 198th st, 25x170x42.8x67.4 and 105, vacant. Mary P Gibson to Catherine Hennessy. Aug 15. Aug 16, 1907. 12:3305. 100
- Vyse av, Nos 1145 and 1147, w s, abt 240 n 167th st, 40x100, two 3-sty brk dwellings. Morts \$19,000. CONTRACT to exchange above and an assignment of mortgage on No 534 W 153d st, for \$12,000. Sub to prior mort of \$40,000 for certain stocks, bonds, &c. Henry Arnstein, of Orange, N J, with Lydia B Koch. Aug 14. Aug 16, 1907. 10:2752. nom
- *Virginia av, w s, 313 s Westchester av, 50x101.3. Henry Ruhl et al to Elizabeth T Devine. Aug 1. Aug 16, 1907. 100
- *Vreeland av, e s, and being lots 521 and 523 map Seton Homestead, each 25x100. Harriet Niner to Philip Klein. 1/2 part. Mort \$450. April 30. Aug 22, 1907. nom
- Webster av, s e cor 171st st, 25x93.8 to w s Mill Brook, x31x 92.4, vacant, with all title to strip as follows: 171st st, s s, 92.4 e Webster av, 6 to c 1 Mill Brook, x31.5x6x31. Harry Bierhoff to Ellen Cowman. Mort \$5,250. Aug 10. Aug 16, 1907. 11:2896. other consid and 100
- *Williams av, e s, abt 171 n Middletown road, 25x100. Samuel Cohen et al to Isabella Pollak. Mort \$465. July 31. Aug 16, 1907. nom
- *White Plains road, e s, at n s lot 12, on map 93 lots in South Mt Vernon, runs s — x e — x n 5 x w 99.11 to beginning, except part for White Plains road. Sound Realty Co to Anna M E Harbeck. July 25. Aug 17, 1907. other consid and 100
- Washington av, n w cor 182d st, runs n e 23.2 x n 77.2 x w 100 x s 100 to st x e 95.10 to beginning, vacant. Abraham Levy to Ray E Schenckman and Jacob Spielberg. Mort \$12,250. Aug 15. Aug 21, 1907. 11:3038. other consid and 100
- *1st av, e s, 100 n 1st st, 100x100, Olinville. Josiah W Thompson to Anna Thompson. Morts \$1,500. Aug 16. Aug 19, 1907. other consid and 100
- *Lots 30 and 31 amended map 63 lots of party 1st part, being a subdivision of plots 23 and 25 map Clason's Point. Herman Menaker to Fritz Balod. Aug 20, 1907. other consid and 100
- *Lots 73 and 74 map South Mt Vernon Park, Sect A Cranford Property. Sound Realty Co to Henry C Heiser. Aug 15. Aug 20, 1907. other consid and 100
- *Lots 27, 28 block 18 map Pelham Park. Lots 2 and 3 blk 35 same map. John P Wenninger to Sarah A Langan. Mort \$—. July 16. Aug 16, 1907. 2,150
- *Lot 200 map Section 2 St Raymond Park. Olof Ericsson to Francis G and Chas L Walinder. Aug 20. Aug 21, 1907. 800
- *Lot 193 map Sec 2 St Raymond Park, 25x100. Jennie Anderson to Rudolph Bloomfield. Aug 5. Aug 22, 1907. other consid and 100
- *Plot begins 240 e White Plains road at point 420 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Pauline Rosenzweig to Nettie Levy. 1/2 part. Mort \$4,500. Aug 17. Aug 19, 1907. other consid and 100
- *Plot begins 340 e White Plains road at point 350 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Nettie Levy to Pauline Rosenzweig. Mort \$3,000. Aug 17. Aug 19, 1907. other consid and 100
- Plot begins 141.5 s 142d st and 43.10 e Rider av, runs n 25 x e 0.4 x s — x w 1 to beginning. Ella W Kramer to Julius Braun. Q C. Jan 4. Aug 19, 1907. 9:2334. nom
- *Plot begins 590 e White Plains road at point 570 n along same from Morris Park av, runs e 100 x n 50 x w 100 x s 50 to beginning, with right of way over strip to Morris Park av. Barney Somergard to Ike Melnik and Hyman Ducor. 2-3 parts. Morts \$1,100. Aug 15. Aug 16, 1907. other consid and 100
- *Plot partly in Mt Vernon and partly in N Y City, begins at w s Wood property and n s land of B Van Gasbuck, runs n e 497.11 to s s Kingsbridge road, x s e 48.4 and 50 and 50.2 and 115.5 and 11.8, thence parallel with N Y, W & Boston R R and 50 ft therefrom s w 488.3 x n w 29.4 and 77.8 to beginning, contains 2 44-100 acres. Antoinette E Wood to The City and County Contract Co. July 24. Aug 16, 1907. nom
- *Plot begins 590 e White Plains road at point 570 n along same from Morris Park av, runs e 100 x n 50 x w 100 x s 50 to beginning, with right of way over strip to Morris Park av. Werner Marty to Barney Somergard. Mort \$1,100. Aug 13. Aug 16, 1907. other consid and 100
- *Plot begins at mean high water mark on e s of City or Minneford's Island, at line between uplands of party 2d part and lands formerly of Steiffenhofer, runs s — x e 400 x n 100 x w 400, land under water, &c. City Island Land & Dock Co to Adam Hansen and Henry B Nevins. Aug 16. Aug 17, 1907. nom
- Same property. Eliz D De Lancey EXTRX Elias D Hunter to same. Aug 16. Aug 17, 1907. 3,500

HECLA IRON WORKS

Architectural Bronze

North 10th, 11th and 12th STREETS

AND

BROOKLYN,

NEW YORK

IRON WORK

LEASES

(Under this head all Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.)

August 16, 17, 19, 20, 21, 22.

BOROUGH OF MANHATTAN.

Broome st, No 554, all. Gustave Helmstetter to Jean, B M, Alfred and Edgard Duchi et al; 5 years, from Oct 1, 1907. Aug 19, 1907. 2:491.....2,400

Broome st, No 195 | cor store. Jos Berkowitz and ano to Elias Suffolk st, No 59 | Ribak; 3 8-12 years, from Sept 1, 1907. Aug 20, 1907. 2:351.....1,500 and 1,620

Broome st, No 109. Assign lease. Berkovitz & Greenberg to Sam Vachtel. Aug 19, 1907. 2:337.....nom

Canal st, No 33. Assign lease. M Kroll Son's Co to Geo M Price. All title. July 9. Aug 20, 1907. 1:297.....nom

Cathedral Parkway, Nos 216 to 222, s s, 200 w Amsterdam av, 100 x 70.11, all. Herman F Bindsell to Demetrius Triantaphyllides and ano; 3 years, from May 1, 1908. Aug 16, 1907. 7:1881.....7,000

Cathedral Parkway, n e cor Manhattan av, corner store. Arthur E Silverman Bldg Co to Christian Hentzel; 10 years, from Oct 1, 1907. Aug 22, 1907. 7:1846.....3,200 and 3,500

Cherry st, Nos 305 to 311 | all. Wm L Gerrish to Lawrence, Water st, Nos 550 to 556 | Son & Gerrish; 5 years, from May 1, 1908. Aug 17, 1907. 1:246.....8,500

Cherry st, No 130, all. Jacob Froelich to Vincenzo Di Figlia; 3 years, from Sept 1, 1907. Aug 19, 1907. 1:253.....2,900

Chrystie st, No 86. Assign lease. Solomon Slonimsky to Joseph Leff. Aug 10. Aug 20, 1907. 1:305.....380

Chrystie st, No 86, all. Jacob Siris and ano to Solomon Slonimsky; 3 years, from June 1, 1907. Aug 20, 1907. 1:305.....4,582

Chrystie st, No 195, store. Morris Somach and ano to Chas Hirsch; 4 years, from Aug 15, 1907. Aug 21, 1907. 2:426.....1,620 to 2,520

City Hall pl, Nos 4 and 5. Assign lease. Peter Green to David Taub. 1/2 part. Aug 15. Aug 16, 1907. 2:462.....nom

Cornelia st, No 18. Assign lease. Federico Solimando to Maria Ciruzzi. 1/2 part. Aug —, 1907. Aug 21, 1907. 2:589.....nom

Dry Dock st, n w cor 10th st, corner store. Ignaz Reich and ano to Mark Meyers and Abraham Price; 5 years, from Sept 1, 1907. Aug 22, 1907. 2:380.....1,020 to 1,200

Elizabeth st, No 183 | store, &c. Maurice S Cass (agent) to An-Spring st, No 13 | gela N Massa and Paul Noto; 5 years, from May 1, 1907. Aug 20, 1907. 2:493.....600

Forsyth st, Nos 55 and 57. Assign lease. Louis Brody and ano firm of Brody & Zorn to Wm Kraftchak. Apr 30. Aug 21, 1907. 1:302.....nom

Great Jones st, No 3. Assign lease. Max Donsaft and ano to Andrew Burggraf. Mort \$—. Aug 19. Aug 22, 1907. 2:530.....nom

Same property. Andrew Burggraf to Carl H Tuppack. Aug 22, 1907. 2:530.....nom

Lawrence st, No 19. Assign lease. Max Muller to George Kienzle. Aug 2, 1907. 7:1967.....nom

Same property. Re-assign lease. George Kienzle to Max Muller. Aug 2, 1907. 7:1967. Corrects error in issue of Aug 10, when st No was No 198.....nom

Monroe st, Nos 161 and 163, all. Samuel Saffer and ano to Saml Levy; 10 years, from Oct 1, 1907. Aug 20, 1907. 1:269.....7,600

Pitt st, No 36. Assign lease. Peretz Wittman to John D Haase. July 23. Aug 21, 1907. 2:337.....nom

Same property. Re-assign lease. John D Haase to Peretz Wittman. July 24. Aug 21, 1907. 2:337.....nom

Rector st, No 17, all. Patk McCarthy to Louis Spingarn; 5 years, from May 1, 1907. Aug 22, 1907. 1:53.....4,500

Spruce st, Nos 12 and 14, 2d loft. Eastern Leather Co to Ludwig B Schenck; 9 months, from Aug 1, 1907; 3 years renewal. Aug 16, 1907. 1:101.....1,200

Stanton st, No 266. Assign lease. Sadie Hochman to Hersch Hochman. Aug 17. Aug 22, 1907. 2:335.....316.75

Sullivan st, Nos 54 and 56. Surrender lease. Carmine Ianoro to Arnold Diamond and ano. All title. July 29. Aug 16, 1907. 2:477.....1,100

Walker st, Nos 92 and 94, n w cor Lafayette st., 2d, 3d, 4th and 5th floors. Chas Laue to Wiebusch & Hilger; 5 years, from May 1, 1908. Aug 20, 1907. 1:196.....10,000

Walker st, Nos 92 and 94, n w cor Lafayette st, store, &c. Chas Laue to P & F Corbin of N Y, a corpn; 15 years, from May 1, 1908. Aug 20, 1907. 1:196.....5,000

West st, No 393. Assign lease. Jeremiah W Cummings to John D Haase. Mort \$7,000. Aug 15. Aug 20, 1907. 2:636.....nom

Same property. Re-assign lease. John D Haase to Jeremiah W Cummings. Aug 19. Aug 20, 1907. 2:636.....nom

West st, No 349, part of store. Joseph Johnson to Lawrence Le-maine; 4 years, from May 1, 1906. Aug 17, 1907. 2:600.....402

White st, No 79. Assign of all right, title and interest in and to \$300 deposited as security on lease. Lawrence Farfaro to Saml Kasner. Aug 2. Aug 20, 1907. 1:172.....125

3d st, No 231 East, extension to be erected in rear of saloon. Joseph Rothman to Roman Mikulski, beginning 15 days after extension is ready for occupancy and terminating May 1, 1911. Aug 20, 1907. 2:386.....900

6th st, No 410 East, east basement. Joseph L Buttenwieser to George Muller et al; 3 years, from Sept 1, 1907. Aug 16, 1907. 2:433.....120

6th st, No 412 East, entire basement. Joseph L Buttenwieser to George Muller et al; 3 years, from Sept 1, 1907. Aug 16, 1907. 2:433.....600

7th st, No 140 East, store, &c. Meyer Hurwitz and ano to Fritz Geisendoerfer; 3 years, from May 1, 1907. Aug 21, 1907. 2:-402.....960

11th st, No 640 East, west store and basement and four rooms above store. Mendel Katz and ano to Joseph Kasza; 3 9-12 years, from Aug 1, 1907. Aug 16, 1907. 2:393.....660

Same property. Assign lease. Congress Brewing Co to The Frank Brewery. All title. Oct 1, 1906. Aug 16, 1907. 2:393.....nom

Same property. Assign lease. The Frank Brewery to Joseph Kasza. Aug 13. Aug 16, 1907. 2:393.....nom

12th st, s s, 342 e Av B, runs s 90 x w 260 x s 13.3 x e 286 x s 103.3 to st, x w 26 to beginning (?) probable error. Assign lease. Maurice McLarney to Katie McLarney his wife. 1/2 part. Aug 15. Aug 17, 1907. 2:394.....nom

16th st, No 33 West, all. Caroline E Marshall to Edw J Tal-lent; 3 years, from Oct 1, 1907. Aug 19, 1907. 3:818.....1,800

17th st, No 10 West, lower part of house. Henry L Levy to Howard F Lewis; 7 years, from May 1, 1907. Aug 20, 1907. 3:318.....1,800 and 2,000

17th st, No 431 East, west store, basement and four rooms above store. Samuel Keery to Charles Hoffman; 2 years, from June 1, 1907. Aug 16, 1907. 3:949.....516

64th st, No 228 East, all. Chone Jaffe to Hersch Hochman; 3 years, from Sept 1, 1910. Aug 22, 1907. 5:1418.....2,908

71st st, No 331 East. Assign lease. John Zemels to Anton Kachov. July 5. Aug 19, 1907. 5:1446.....nom

71st st, No 331 East. Assign lease. Anton Kachov to Ebling Brewing Co. July 5. Aug 19, 1907. 5:1446.....nom

91st st, No 416 East, ground floor. Isaac Shapiro to Simon Davis et al; 5 years, from Mar 1, 1907. Aug 16, 1907. 5:1570.....1,200

108th st, Nos 339 and 341 East, 2d west store. Frank Lafalce and ano to Thomas Bonfrisco and Joseph Bianco; 4 2-3 years, from Aug 1, 1907. Aug 22, 1907. 6:1680.....840

110th st, Nos 216 to 222 West. Assign lease. Demetrius Triantaphyllides and John Carneri to Bernheimer & Schwartz. Aug 16. Aug 20, 1907. 7:1881.....nom

110th st, Nos 216 to 222 West. Assign lease. Demetrius Triantaphyllides and ano to Geo Kienzle. Aug 16. Aug 19, 1907. 7:1881.....nom

Same property. Re-assign lease. Geo Kienzle to Demetrius Triantaphyllides and John A Carneri. Aug 17. Aug 19, 1907. 7:1881.....nom

112th st, Nos 71 and 73 East, west store. Epstein-Cohen Co to Sam Lager; from May 15, 1907, to April 30, 1910. Aug 22, 1907. 6:1618.....1,020

133d st, No 157 West. Surrender lease. Francis S Grant to Jacob Bashein and Practical Waist Co. July 30. Aug 17, 1907. 7:1918.....320

Av A, No 125 | all. Adela Fuchs et al to Louis Steinman and 8th st, No 132 East | Mary Mandelstein; 3 years, from Sept 1, 1907. Aug 21, 1907. 2:435.....5,600

Av A, No 29, all of rear building. John A Frey to Barney Seher; 9 11-12 years, from June 1, 1907. Aug 17, 1907. 2:430.....222

Av A, No 296, store, &c. Justus J Fennel to Andrew Eble; 2 10-12 years, from July 1, 1907. Aug 19, 1907. 3:976.....600

Av A, No 184. Assign lease. Moris Hochfelder to Jozef Koller. Aug 7. Aug 22, 1907. 2:405.....nom

Av B, No 200, all. Gottlob F Jaissle to John Fuhrmann; 5 years, from Aug 15, 1907. Aug 16, 1907. 2:406.....1,400

Av B, s e cor 14th st, corner store. Ignatz Koref to Abraham Cy-trym; 5 years, from Sept —, 1907. Aug 16, 1907. 2:396.....1,500

Bowery, No 338, store, &c. Edw Friedman to Israel Rollan; 3 years, from May 1, 1907. Aug 19, 1907. 2:530.....1,350

Broadway, Nos 69 to 73, "Empire Building," booth or store on n s of arcade or hall. Fredk Potter and ano TRUSTEES under deed of trust to Joseph Fleischman; 5 years, from May 1, 1908. Aug 19, 1907. 1:21.....6,000

Broadway and 61st st, "The Jermyn." Jermyn Realty and Con-struction Co to Selden I Rainforth; 5 years, from Oct 1, 1906. Aug 17, 1907. 4:1113.....1,200

Broadway, No 1947, booth No 101. Empire Square Realty Co to Frank Myzel; 5 years, 9 1/2 months from Aug 15, 1907. Aug 22, 1907. 4:1137.....1,500

Central Park West, No 393, north store. Abraham Silverson to Emil Kerzenmacher; 5 years from May 1, 1907. Aug 22, 1907. 7:1835.....1,560 to 1,800

Lenox av, No 127, store. Simon E Bernheimer and ano to Hugo Pentenrieder and Wm B Kraft; 5 years, from Aug 1, 1907. Aug 19, 1907. 7:1901.....1,800 to 3,100

Madison av, No 1766, 2d floor east. Louis Vogel to Dr Michael F Baranoff; from Aug 1, 1907, to April 30, 1913. Aug 16, 1907. 6:1621.....600

Madison av, No 1766, 2d floor east. Surrender lease. Dr M F Ba-ranoff to Louis Vogel. All title. Aug 1. Aug 16, 1907. 6:1621.....nom

Park av, Nos 1815 and 1817.....|

125th st, Nos 100 to 106 East.....|

Assign lease and consent to same by Geo Ehret. Fredk H Marjenhoff and ano to Diedrich Niemeyer. Aug 19. Aug 22, 1907. 6:1773.....nom

1st av, No 1843, south store. The Bohemian Real Estate Assoc of Winfield to Henry Mock; 2 years, from Aug 1, 1907. Aug 16, 1907. 5:1558.....180

1st av, No 2416. Assign lease. Joseph Leone to John D Haase. Aug 16. Aug 19, 1907. 6:1811.....nom

Same property. Re-assign lease. John D Haase to Joseph Leone. Aug 17. Aug 19, 1907. 6:1811.....nom

1st av, No 93, south basement store. Worth Realty Co to Abraham Gevitzman; 3 years, from Sept 1, 1907. Aug 21, 1907. 2:447.....540

1st av, s e cor 122d st. Assign lease. Fredk Henry to John L Friedenauer. Mort \$4,900. Aug 20. Aug 21, 1907. 6:1809.....nom

2d av, No 2369, w s, 75 s 122d st, 25.11x100. Assign lease. John McCormick to Harris Sussman. Aug 12. Aug 16, 1907. 6:1786.....10,500

2d av, Nos 2104 and 2106. Cancellation of lease. Jacob Levin to Vincenzo Santillio. Aug 14. Aug 16, 1907. 6:1680.....nom

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

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

Telephone 948 Greenpoint

2d av, No 1803. Consent to correction of lease, &c. Jacob Rosenthal and ano to Geo J Willman. June 1. Aug 17, 1907. 5:1539.
2d av, No 2332, store, &c. Jacob Levy and ano to Adolph Ungar; 3 years, from Sept 1, 1907; 1 year renewal. Aug 16, 1907. 6:1796.
2d av, No 690, store, &c. Solomon Offner to Simon Frank; 3 8-12 years, from Sept 1, 1907. Aug 21, 1907. 3:943.
2d av, Nos 1805 to 1815. Surrender lease. Annie Shultzinger to Louis Perlstein and Jacob Rosenthal. Aug 8. Aug 20, 1907. 5:1539.
2d av, No 441, n w cor 25th st. Assign lease. John P Bissinger to Henry R Hildebrandt. Aug 12. Aug 17, 1907. Aug 22, 1907. 3:906.
3d av, No 165 s e s, 179 n e 15th st, 27.6 to 16th st, x60, all. 16th st, No 200. Jane M Haslam to Dittmar Schlichting; 5 yrs, from Aug 1, 1907. Aug 16, 1907. 3:897.
3d av, No 287. Assign lease. Chas H Stuebing to Adolph Hecht. Feb 14. Aug 20, 1907. 3:903.
6th av, No 870 n e cor 49th st, —x—. Assign lease. Herman 49th st Rehmedt to John Bracken. Aug 9. Aug 16, 1907. 5:1265.
7th av, No 439. Assign lease. Arthur Jost to Wm Dineen. All title. July 30. Aug 22, 1907. 3:809.
7th av, No 2136, store. M Gustine Rieser to H W Goldwater; 2 years, from Sept 1, 1907. Aug 21, 1907. 7:1932.
9th av, Nos 81 and 93. Assign lease. Michl J Gleason to John Londergan. Aug 20, 1907. Also recorded in morts. 3:713.
9th av, Nos 81 and 83. Assign lease. Ellen Canavan to John Londergan. Aug 20, 1907. 3:713.
10th av, No 889, store, &c. 3 rooms. Emil Heuel and ano TRUSTEES Conrad Stein to Patrick McStravick; 5 years, from May 1, 1907. Aug 20, 1907. 4:1086.
10th av, No 271, store, &c. Wm D Anderson to Tony Guittella; 3 years, from Aug 1, 1907. Aug 21, 1907. 3:697.

BOROUGH OF THE BRONX.

Bathgate av, No 2008, s e cor 179th st. Assign lease. Ernesto Florio to Antonio Merolla. Aug 14. Aug 22, 1907. 11:3044.
Brook av, No 182, s e cor 136th st. Assign lease. Valentin Leibler to Carl Hochstein. Mort \$7,000. Aug 14. Aug 16, 1907. 9:2263.
Boston road, No 2012, n e cor Tremont av, all. Alfred A Keller to Edw McShane; 4 6-12 years, from Nov 1, 1906. Aug 19, 1907. 11:3139.
Glebe av, n cor Westchester av, "Ruppel Bldg." Wilhelmina Ruppel to Burkett & Shanahan; 5 years, from May 1, 1907. Aug 19, 1907.
Ogden av, n e cor 165th st, store. John F Kaiser to Frank T Griffin and Charles Jiran; 5 years, from July 15, 1907. Aug 22, 1907.
*Van Nest av, n s, 70 e Victor st, basement and stable, &c, in rear. Leon Richter to Christian Miller; 3 years, from Jan 1, 1908. Aug 21, 1907.
*White Plains av, w s, 180 n 238th st, all. Margt Foerst to Julius Franke; 5 years, from Mar 1, 1907. Aug 22, 1907.
3d av, Nos 2838 and 2840. Assign lease. Herman Menaker to Chas Kling. Aug 19. Aug 20, 1907.
*Lot 407, map Wakefield. Joseph B See as County Treasurer of Westchester to James Kearney. Aug 2. Aug 16, 1907. Tax lease, 1,000 years, from Feb 24, 1869.

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.

August 16, 17, 19, 20, 21, 22.

BOROUGH OF MANHATTAN.

A B C Realty Co to Jacob C Harris. 163d st, No 436, s s, 275 e Amsterdam av, 25x112.6. Prior mort \$20,000. May 24, due Oct 20, 1908, 6%. Aug 20, 1907. 8:2110.
A B C Realty Co to Julius Weinstein. 46th st, No 404, s s, 100 w 9th av, 25x100.5. P M. Prior mort \$28,000. Aug 21, due May 21, 1911, 6%. Aug 22, 1907. 4:1055.
Alliance Realty Co to LAWYERS TITLE INS & TRUST CO. 99th st, Nos 21 and 23, n s, 250 e 5th av, 2 lots, each 25x100.11. Two morts, each \$20,000. Aug 20, 5 years, 5%. Aug 21, 1907. 6:1605.
Same to same. Same property. Two certificates as to above mortgages. Aug —. Aug 21, 1907.
Arnold Realty Co with Wm Ehrlich. 127th st, Nos 409 and 411, n s, 118.11 w Convent av, 50x99.11. Agreement modifying terms of mortgage. Aug 14. Aug 16, 1907. 7:1967.
Abraham, David to Benedict Bockar and ano. Mott st, No 228, e s, 201 s Prince st, 26.3x93x26.3x93.1. P M. Prior mort \$21,000. Aug 15, 5 years, 6%. Aug 16, 1907. 2:493.
Amann, Carl F T to NATIONAL HERKIMER COUNTY BANK of Little Falls, N Y. 137th st, No 243, n s, 470 w 7th av, 18x99.11; 137th st, No 241, n s, 451 w 7th av, 19x99.11. Prior mort \$31,000. June 20, 2 months, 6%. Aug 17, 1907. 7:2023. Note.

Bracco, Alfonso to Chas Schimmer. Prince st, No 156. Assignment of rents. Aug 16, installs, 6%. Aug 17, 1907. 2:502. 400
Brooks, Daniel to Wm E Thorn. Sullivan st, No 86, w s, 60 s Spring av, 40x25. July 3, 1 year, 5%. Aug 16, 1907. 2:490. 500
Bowron, Clara A to Richd L Hand. 80th st, No 183, n s, 100 w 3d av, 16.8x100. P M. Aug 12, 3 years, 5%. Aug 17, 1907. 5:1509. 9,000
Benedict, Abraham to Pincus Lowenfeld and ano. Amsterdam av, Nos 1300 to 1306, n w cor 124th st, No 501, 100.11x50. P M. Prior mort \$100,000. Aug 15, 3 years, 6%. Aug 16, 1907. 7:1979. 20,000
Berkman, Davis and Abram Gutterman to Newman Grossman and ano. Division st, Nos 252 and 254, n w cor Ridge st, Nos 1 to 5, 44.4x84x39.6x63.5. Prior mort \$65,000. Aug 14, due Feb 1, 1914, 6%. Aug 16, 1907. 1:315. 16,400
Byrnes, Thomas to N Y LIFE INS CO. 5th av, No 561, s e cor 46th st, 25.5x100. Aug 15, 3 years, 4 1/2%. Aug 17, 1907. 5:1281. 200,000
Bates, Lillian E to Leon Levy. 57th st, No 249, n s, 60 w 2d av, 16.8x100.5. Aug 17, 2 years, 6%. Aug 19, 1907. 5:1331. 3,000
Berliner, Julius and Max Greenberg to F Kingsbury Curtis. 112th st, Nos 132 to 136, s s, 78.7 w Lexington av, 53.6x100.11, due Aug 1, 1910, 5 1/2%. Aug 19, 1907. 6:1639. 58,000
BOWERY SAVINGS BANK with Saml Kempner. 74th st, No 44, s s, 220 e Madison av, 20x102.2. Extension mortgage. Aug 13. Aug 16, 1907. 5:1388. nom
Bernstein, Jacob and Max Meyers to DRY DOCK SAVINGS INST. Lenox av, No 411, w s, 49.1 s 131st st, 26.4x90. Aug 19, 3 years, 5%. Aug 20, 1907. 7:1915. 15,000
Bluestein, Jacob to Abram G Abramson and ano. Av B, Nos 272 and 274, n w cor 16th st, No 553, 43x70.6. P M. Aug 19, 1 year, 6%. Aug 20, 1907. 3:974. 3,000
Braunlich, Louisa A to Edwin T Short. 82d st, No 153, n s, 150 e 10th av, 17x91.9x17x93.1. P M. Aug 19, 3 years, 6%. Aug 20, 1907. 4:1213. 6,000
Berliner, Julius and Max Greenberg with Meyer Vessel. 112th st, Nos 132 to 136, s s, 78.7 w Lexington av, 53.6x100.11. Subordination agreement. Aug 15. Aug 20, 1907. 6:1639. nom
Baker, John O to N Y Mortgage & Security Co. Amsterdam av, n e cor 184th st, 99.11x200. Aug 20, due Sept 1, 1909, 5 1/2%. Aug 22, 1907. 8:2149. 37,000
Cohn, Solomon to Asher Simon Realty Co. 46th st, No 402, s s, 75 w 9th av, 25x100.5. P M. Aug 21, 2 years, 6%. Aug 22, 1907. 4:1055. 3,000
Cohen, Abraham to Wolf Brand. Av B, No 207, e s, 29.3 s 13th st, 24.1x93.2x24.3x93.2. Aug 12, due Feb 1, 1908, 6%. Aug 21, 1907. 2:395. 2,200
Cusimano, Mike or Domenico to Kips Bay Brewing & Malting Co. 39th st, No 311 East. Saloon lease. Aug 15, demand, 6%. Aug 20, 1907. 3:945. 300
Cunningham, Thos J to Thomas Cunningham. Av B, No 252, s w cor 15th st, No 546, 20x60. P M. Aug 12, 5 years, 4%. Aug 16, 1907. 3:972. 20,000
Continental Importing Co to CARNEGIE TRUST CO as trustee. Consent to mortgage and deed of trust. Aug 15. Aug 17, 1907.
Chevrah, Poel Zedek Anschei Illia, a corpn to The Green-Wood Cemetery, a corpn. Forsyth st, Nos 126 and 128, s e cor Delancey st, 49.9x100x48.11x100. Prior mort \$60,000. Aug 15, due Aug 1, 1910, 5%. Aug 16, 1907. 2:419. 5,000
Cohn, Eliza to FIDELITY BANK. 16th st, No 427, n s, 219 w Av A, 25x92. Aug 16, installs, 6%. Aug 17, 1907. 3:948. 3,000
Dowdney, Louis P to American Mortgage Co. Leroy st, No 53, n s, 175.1 w Bedford st, 25.1x83.11x24.10x84.9. All title to strip in rear extending to line 85 n from n s Leroy st. Aug 16, 5 years, 5%. Aug 17, 1907. 2:583. 17,000
Daussa, Luis to Morris Cooper trustee Leo C Jakobi for benefit Audrey and Ruth Jakobi. 22d st, No 457, n e s, abt 295 e 10th av, 16.5x98.8. Aug 15, 5 years, 4 1/2%. Aug 16, 1907. 3:720. 8,500
Dordan, John E and John P Butler to CENTRAL TRUST CO of N Y. 47th st, Nos 530 and 532, s s, 400 e 11th av, 50x100.4. 5 years, 5%. Aug 16, 1907. 4:1075. 44,000
Dubois, Albert to Solomon Levy. 118th st, No 21, n s, 535 e Lenox av, 25x100.11. P M. Aug 15, 2 years, 6%. Aug 16, 1907. 6:1717. 2,000
Dorb, Henry to Chas P Buckley and ano exrs, &c Saml I Hunt. 10th st, No 456, s s, 105.4 e Av D, 25.4x92.3. Aug 13, 5 years, 5%. Aug 20, 1907. 2:366. 19,000
Donnell, Ruth R wife of Harry E to BOWERY SAVINGS BANK. 107th st, No 317, n s, 122 e Riverside Drive, 20x100.11. Aug 21, 1907, 5 years, 4 1/2%. 7:1892. 22,000
Dowling, Michael to Geo Ehret. Broadway (7th av), No 1489 1/2, s w cor 43d st, No 200, 20.5x60; 43d st, No 202, s s, 60 w 7th av, 20x60.5. Saloon lease. Aug 16, demand, 6%. Aug 21, 1907. 4:1014. 12,000
Erie Railroad Co with Edw T Stotesbury of Philadelphia, Pa, and the Pennsylvania Co for Insurances on Lives and Granting Annuities. Car lease and railroad equipment agreement. Dec 1, 1905, 10 years, 4%. Aug 16, 1907. Gold bonds 7,000,000
Friedman, Bernard with Albert Tarbert. 48th st, No 323, n s, 300 e 2d av, 25x100.5. Subordination agreement. Aug 15. Aug 17, 1907. 5:1341. nom
Fleischmann Realty and Construction Co to James B Ford et al trustees for Harriet F Herrick will John R Ford. 5th av, No 507. Leasehold. Certificate as to mort for \$200,000. July 24. Aug 16, 1907. 5:1277.
Ferrigan, Mary J to James C Thomson. Jumel terrace, No 18, w s, 98 s 162d st, 17.6x100. 5 years, 5%. Aug 16, 1907. 8:2109. 12,000
Furst, Arnold S, of Lawrence, L I, to Auguste Bertrand and ano trustees Ludvine A Bertrand. 79th st, No 338, s s, 199 w 1st av, 17x102.2. Aug 19, 1907, 3 years, 5%. 5:1453. 7,750
Freehold Construction Co with American Mortgage Co. 49th st, Nos 337 and 339 East. Subordination agreement. Aug 20. Aug 21, 1907. 5:1342. nom
Feig, Martha L with George H Valentine et al. 50th st, No 516, s s, 250 w 10th av, 25x100.5. Extension mort. Aug 6. Aug 21, 1907. 4:1078. nom

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 John Beatty.....245 W. 46th St.
 Fred'k Bertsch.....2628 B'way
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 N. Y. Central R.R.....42d St.
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 The Palisade Lumber & Supply Co., 42d & B'way

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J. L. MITCHELL PAINT CO., 1 Madison Ave., N. Y.

Feig, Martha L with Cerline Lasker. 50th st, No 516, s s, 250 w 10th av, 25x100.5. Extension mort. Aug 18. Aug 21, 1907. 4:1078. nom

Goldberg, Rosa to Harry Goodman. Henry st, No 201, n s, abt 70 w Clinton st, 24x86. P M. Prior mort \$21,000. Aug 8, 4 years, 6%. Aug 22, 1907. 1:285. 4,500

Gibert, Audinet to MANHATTAN TRUST CO trustee. 5th av, No 298, w s, 30 s 31st st, runs w 75 x s 44 x w 25 x n 74 to 31st st, Nos 2 and 4, x e 100 to 5th av x s 30. 1-3 part. June 22. Aug 22, 1907. Security annuity of \$5,000 a year during life of Annie T Gibert. 3:832. 75,000

Gordon, Morris J and Morris Rubin to Morris Feder. 37th st, No 346, s s, 175 e 9th av, 25x98.9. P M. Prior mort \$15,000. 2 years, 6%. Aug 22, 1907. 3:760. 3,250

Goldbronn, Theresa to Catharina Wiget. 74th st, No 326, s s, 250 e 2d av, 25x102.2. Aug 20, 3 years, 5%. Aug 21, 1907. 5:1448. 15,000

Grenthal, Michael to Emanuel Arnstein. Columbus av, No 771, e s, 50.3 s 98th st, 25x100. P M. Aug 20, 3 years, 6%. Aug 21, 1907. 7:1833. 4,000

Gaynor, Edward F J to Margt E Bergen. 88th st, No 151, n s, 357 e Amsterdam av, 17x100.8. Aug 20, 1 year, 5%. Aug 21, 1907. 4:1219. 5,000

Gleason, Michl J to John Londergan. 9th av, Nos 81 and 83. Assign lease by way of mortgage. Also recorded in leases. Aug 20, 1907. 3:713. nom

Goodman, Harry to Adolph Lowy. Henry st, No 201, n s, abt 72 w Clinton st, 24x86. Prior mort \$17,000. Aug 19, due Aug 1, 1913, 6%. Aug 20, 1907. 1:285. 4,000

Goodman, Harry to Sabine Brueck. Henry st, No 201, n s, abt 72 w Clinton st, 24x86. Aug 8, 5 years, 5%. Aug 20, 1907. 1:285. 17,000

Giberson, Indiana to Wm L Prager. 30th st, No 236, s s, 196 w 2d av, runs s 60 x w 4 x s 38.9 x w 14 x n 98.9 to 30th st x e 18 to beginning. Prior mort \$6,000. Aug 16, 1 year, 6%. Aug 19, 1907. 3:910. 4,000

Garofalo, Frank and V Garofalo, a corpn to Mitchel Valentine. 107th st, Nos 304 to 314, s s, 100 e 2d av, 6 lots, each 25x100.11. 6 mortg, each \$15,000. Aug 16, 5 years, 5%. Aug 17, 1907. 6:1678. 90,000

Same to same. Same property. Certificate as to above mortg. Aug 16. Aug 17, 1907. 6:1678.

Godnick, Wm to Maximilian Fleischmann Co. Amsterdam av, n w cor 175th st, runs n 80 x w 100 x s 5.2 x e — x s 72.8 to st, x e 95 to beginning. Aug 15, due, &c, as per bond. Aug 16, 1907. 8:2132. 30,000

Garfield Holding Co to John V Signell Co. Claremont av, No 194, s e cor 127th st, 119.8x100. P M. Aug 15, due Nov 1, 1909, 6%. Aug 16, 1907. 7:1993. 30,000

Same to same. Same property. P M. Aug 15, due Nov 1, 1909, 6%. Aug 16, 1907. 7:1993. 15,000

Glassman, Morris to Joseph Kaplan. 8th av, Nos 2292 and 2305, store lease. Aug 15, due, &c, as per bond. Aug 16, 1907. 7:1929 and 1950. 1,500

Humbert, Theonas J A with Wm Georgi. Wooster st, No 9, w s, 137.4 n Canal st, 21.4x100x21.2x100. Extension mortgage. Aug 16, 1907. 1:228. nom

Helfer, Isaac to Newman Cowen. Columbus av, No 775, s e cor 98th st, No 72, 25.6x100x25.5x100. P M. Aug 20, 1907, 5 years, 5%. 7:1833. 44,000

Helfer, Isaac to Newman Cowen. Columbus av, No 773, e s, 25.6 s 98th st, 24.9x100x24.11x100. P M. Aug 20, 1907, 5 years, 5%. 7:1833. 33,000

Helfer, Isaac to Newman Cowen. Columbus av, No 771, e s, 50.3 s 98th st, 24.10x100x25x100. P M. Aug 20, 1907., 5 years, 5%. 7:1833. 33,000

Hill, Thomas A to Bridget Cuff. 36th st, No 249, n s, 286 e 8th av, 18.6x98.9. P M. Prior mortg \$8,000. Aug 20, 1907, due as per bond. 3:786. 9,000

Harvitt, Joseph with Chas P Buckley and ano exrs, &c Saml I Flint. 10th st, No 456, s s, 105.4 e Av D, 25.4x92.3. Subordination mortgage. Aug 13. Aug 20, 1907. 2:366. nom

Holland, Jacob to Pincus Isaacson. 61st st, Nos 332 and 334, s s, 175 w 1st av, 40x100.5. Prior mort \$32,750. Aug 20, due June 10, 1909, 6%. Aug 21, 1907. 5:1435. 2,000

Haase, Oscar with METROPOLITAN LIFE INS CO. 103d st, No 129, n s, 225 w Columbus av, 18.9x100.11. Extension mortgage. Aug 19. Aug 20, 1907. 7:1858. nom

Ireland, John B to Frank H Keeler. 47th st, No 15, n s, 120 w Madison av, 25x100.5. Prior mort \$63,000. Aug 14, due July 15, 1908, 6%. Aug 16, 1907. 5:1283. 15,000

Jacobs, Lena to Frank Avosso. 2d av, No 2099, w s, 126.3 s 109th st, 25x100. Prior mortg \$25,000. Aug 19, 1 year, 4%. Aug 22, 1907. 6:1658. 306

Koller, Jozef to A Hupfels Sons. Av A, No 186. Saloon lease. Aug 7, demand, 6%. Aug 22, 1907. 2:405. 1,750

Klein, Morris S and Louis Lipman to Minnie F Thees. Pleasant av, No 443, s w cor 123d st, 25.11x100. Aug 21, 3 years, 5%. Aug 22, 1907. 6:1810. 17,000

Kelly, Michael J to Elise Boyd. 152d st, No 625, n s, 375 w Broadway, late Boulevard or Public Drive, 25.5x199.10 to 153d st. Aug 21, 2 years, 5½%. Aug 22, 1907. 7:2099. 700

Kavanagh, Minnehaha E to Hirsch Hommel. 156th st, No 554, s s, 275 e Broadway, 17x99.11. Aug 12, 1 year, 6%. Aug 21, 1907. 8:2114. collateral security 1,500

Kranichfelt, Mary individ and as exr Chas H Kranichfelt with Kath Boettiger individ and as extrx Ludwig Boettiger. Rivington st, No 265, s s, about 25 w Columbia st, 25x100. Extension mortgage. July 26. Aug 19, 1907. 2:333. nom

Kalt, Rebecca to Sam Golding. Monroe st, No 254, s s, 250 w Jackson st, 25x97.8. P M. Prior mort \$15,600. June 29, 2 years, 6%. Aug 17, 1907. 1:261. 2,300

Kornbluth, Moses to Morris H Feder and ano. Suffolk st, No 15, w s, 125.5 n Hester st, 25x100.1x25x100.2. P M. Prior mort \$30,000. Aug 15, 5 years, —%. Aug 16, 1907. 1:312. 10,000

Kasza, Joseph to Joseph Doelgers Sons. 11th st, No 640 East. Saloon lease. Aug 14, demand, 6%. Aug 16, 1907. 2:393. 1,268

Kittenplan, Morris and Chas Rubinger to Joseph L Buttenwieser. 26th st, Nos 141 and 143, n s, 126.8 e Lexington av, 48.4x98.9. Aug 13, due May 1, 1908, —%. Aug 16, 1907. 3:882. 10,000

Knapp, John H to Margt Mahan. Post av, n e cor Hawthorne st, 100x100. Demand, 5%. Aug 16, 1907. 8:2222. 2,500

Kramer, Max J to BOWERY SAVINGS BANK. 50th st, No 323, n s, 255 e 2d av, 20x76.10. Aug 12, 5 years, 4½%. Aug 16, 1907. 5:1343. 8,000

Knoche, Godfrey to METROPOLITAN SAVINGS BANK. 83d st, No 614, s s, 223 e East End av, runs s 90.7 x s e 33.1 to high water line of East River, x n e — x w 63.10 to beginning; all title to land under water in front of above. July 25, 2 years, 5%. Aug 16, 1907. 5:1590. 2,500

Klang, Saml to Samuel Fertel. 10th st, No 215, n s, 225 e 2d av, 25x94.10. Prior mort \$35,000. Aug 17, due Feb 17, 1909, 6%. Aug 19, 1907. 2:452. 4,000

Levy, Esther B to TITLE GUARANTEE & TRUST CO. 103d st, No 303, n s, 100 w West End av, 20x100.11. Aug 19, 1907, due, &c, as per bond. 7:1890. 5,000

Lyons, Geo W to F & M Schaefer Brewing Co. Bowery, Nos 259 and 261. Saloon lease. Aug 17, demand, 6%. Aug 19, 1907. 2:427. 2,280

Levenson, Joseph to Esther Surut and ano. Canal st, No 172½, s s, 93.1 e Mott st, 15.11x50. Aug 14, 3 years, 6%. Aug 16, 1907. 1:201. 3,000

Lerner, Barnet to Max Blisnikoff et al. Clinton st, No 177, w s, abt 175 s Grand st, 25.6x100. P M. Prior mort \$34,000. Aug 15, due May 15, 1909, 6%. Aug 16, 1907. 1:313. 3,500

Laubentracht, Geo and Morris Singer to Nathan Lacher. 100th st, No 158, s s, 250 w 3d av, 25x100.11. Feb 11, due Aug 11, 1909, 6%. Aug 16, 1907. 6:1627. 5,000

Levin, Louis and Morris H Feder to ROYAL BANK of N Y. 125th st, No 520, s s, 254 w Amsterdam av, 27x100.11; Suffolk st, No 15, w s, 125.5 n Hester st, 25x100.1x25x100.2. Assign rents to extent of \$6,000. Aug 5. Aug 16, 1907. 7:1979 and 1:312. 6,000

Lowenfels, Louis to Herman Reis. 49th st, No 512, s s, 217 w 10th av, 26.4x100.5. Prior mort \$16,000. Aug 19, 3 years, 6%. Aug 20, 1907. 4:1077. 7,000

Levy, Abraham to Ray E Schenkan and ano. Water st, No 614, n s, abt 25 w Gouverneur st, 26.2x64.5x26.3x65.6, e s; Water st, No 616, n s, abt 55 w Gouverneur st, 20.6x65.11x19.10x65.6, w s. Prior mort \$25,000. Aug 1, 5 years, 6%. Aug 21, 1907. 1:259. 12,250

London, Louis and Albert to Joseph S Marcus. Broome st, No 263, s s, 50.2 w Orchard st, 25.3x87.7x25.2x87.7. Aug 20, 1 year, 6%. Aug 21, 1907. 2:413. 10,000

Lubelsky, Eva to Jacob R Schiff trus for Michl Dinney and ano. Montgomery st, Nos 39 and 41, e s, 89.9 s Madison st, runs e 75 x s 11.6 x e 2 x s 28.6 x w 78.2 to Montgomery st x n 40 to beginning. Aug 15, due Feb 1, 1908. Aug 22, 1907. 1:268. 1,500

McStravick, Patrick to Lion Brewery of N Y City. 10th av, No 889. Saloon lease. Aug 14, demand, 6%. Aug 20, 1907. 4:1086. 4,042.65

Moss, Edward to Geo Weisensee. 37th st, No 237, n s, 350 e 8th av, 25x98.9. Aug 5, 5 years, 5%. Aug 22, 1907. 3:787. 25,000

Miller, Edna M and Julia L Allen to FARMERS LOAN & TRUST CO. 73d st, No 14, s s, 207.6 e 5th av, 22.6x102.2. 3 years, 6%. Aug 22, 1907. 5:1387. 50,000

Morgan, Chas B with American Mortgage Co. Leroy st, No 53, n s, 175.1 w Bedford st, 25.1x83.11x24.10x84.9; all title to strip in rear extending to line 85 n Leroy st. Subordination agreement. Aug 16. Aug 17, 1907. 2:583. nom

Marcuson, Isaac to Alfred L Manierre as committee Joseph B Lockwood. Audubon av, n e cor 182d st, 79.9x70. Aug 15, due May 1, 1912, 5%. Aug 16, 1907. 8:2155. 56,000

Mutnick, Max to Martin J Keogh and ano trustees David Jones. 2d av, No 93, w s, abt 70 n 5th st, 24.3x100. P M. Aug 15, due Sept 1, 1912, 5%. Aug 16, 1907. 2:461. 20,000

Same to Margt S Heydt. Same property. P M. Prior mort \$20,000. Aug 15, 3 years, 6%. Aug 16, 1907. 2:461. 9,000

Myers (S F) Realty Co to James E Hardenbergh. Certificate as to mort for \$25,000. Aug 16 Aug 17, 1907. 1:67.

Marcuson, Isaac to North American Mortgage Co. 182d st, Nos 519 and 521, n s, 70 e Audubon av, 50x79.9. Aug 15, demand, 6%. Aug 16, 1907. 8:2155. 7,000

Morison, Andrew P to Chas E Ball. Morningside av East, Nos 20 to 23, n e cor 116th st, 100.10x100. P M. Prior mort \$229,000. Aug 7., due, &c, as per bond. Aug 20, 1907. 7:1943. 15,000

Moss, Edward to Kate D King and ano. 37th st, No 243, n s, abt 275 e 8th av, 25x98.9. P M. July 24, 3 years, 5%. Aug 20, 1907. 3:787. 24,000

Mikulki, Roman to Lion Brewery of N Y City. 3d st, No 231 East. Saloon lease. Aug 13, demand, 6%. Aug 20, 1907. 2:386. 400

Marcus, Lena with Isidor Marcus. 27th st, No 434 West. Certificate as to amount of \$1,660 due on mort. Aug 20. Aug 21, 1907. 3:724.

Mahony, Daniel F to Morgan J O'Connell. 39th st, Nos 310 and 312, s s, 150 w 8th av, 50x98.9. Aug 20, due, &c, as per bond. Aug 21, 1907. 3:762. 5,000

Naughton, Michael and John to Geo Ehret. Duane st, No 82, s s, 110.7 e Broadway, 26x78.6 to Manhattan pl x 25.7x79.7. Prior mort \$75,000. Aug 15, 1 year, 5½%. Aug 16, 1907. 1:154. 20,000

NON-CRAZING TILE

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

- Niemeyer, Diedrich to Fredk H Marjenhoff and ano. Park av, Nos 1815 and 1817; 125th st, Nos 100 to 106 East. Saloon lease. Aug 22, 1907. 6:1773. 26,000
- N Y LIFE INS CO to Morris Golde. East Broadway, Nos 2 to 6, n w cor Catharine st. Nos 10 and 12, 63.11 to Chatham sq., Nos 18 and 19, x46.11x61.8x49. Extension mort. Aug 12, Aug 22, 1907. 1:281. nom
- N Y LIFE INS CO with Danl A Fisher. Greenwich st, No 339, n e cor Beach st, Nos 57 and 59, 25x100. Extension mort. Aug 1, Aug 22, 1907. 1:214. nom
- Oswego County Savings Bank with Morris Brady et al. 97th st, No 231, n s, 150 w 2d av, 25x100.11. Extension mort. Aug 19, Aug 22, 1907. 6:1647. nom
- O'Connor, Ann to Edwin Henes. 131st st, No 464, s s, 100 e Amsterdam av, 25x99.11. Aug 15, 5 years, 5%. Aug 16, 1907. 7:1970. 17,500
- O'Sullivan, Percy B to Thomas Minford. Madison av, No 274, w s, abt 70 s 40th st. 3-5 parts. Prior mort \$115,000. Aug 15, demand, 6%. Aug 17, 1907. 3:869. 9,500
- Olson, John E to Surety Realty Co. Spring st, Nos 72 to 78, s e cor Crosby st, Nos 65 to 73, 100x100x100x92.4. Prior mort \$147,000. Aug 20, due Dec 1, 1907, 6%. Aug 21, 1907. 2:482. 55,000
- Ogden, David B to Jane M Brown. 10th st, No 14, s s, 225 e 5th av, 25x92.3. P M. 3 years, 4½%. Aug 22, 1907. 2:567. 25,000
- Pier, Earl G to James Horler. 26th st, No 238, s s, 342.8 e 8th av, 21.3x98.9. P M. Aug 15, 3 years, 5%. Aug 16, 1907, 3:775. 16,000
- Palm Realty and Construction Co to North American Mortgage Co. Wadsworth av, Nos 115 and 117, s e cor 179th st, No 622, runs e 99.11 x s 50 x e 0.1 x s 75 x w 100 to av, x n 125 to beginning. Prior mort \$116,000. Due Nov 16, 1907, 6%. Aug 16, 1907. 8:2162. 12,000
- Same to same. Same property. Certificate as to above mort. Aug 16, 1907. 8:2162.
- Palm Realty and Construction Co to METROPOLITAN LIFE INS CO. Wadsworth av, Nos 115 and 117, s e cor 179th st, No 622, 125x irreg. Certificate as to three mortg aggregating \$116,000. Aug 16, 1907. 8:2162.
- Palm Realty and Construction Co to METROPOLITAN LIFE INS CO. Wadsworth av, No 117, e s, 45 s 179th st, runs e 99.11 s 5 x e 0.1 x s 35 x w 100 to av, x n 40 to beginning. Due Nov 1, 1910, 5½%. Aug 16, 1907. 8:2166. 33,000
- Palm Realty and Construction Co to METROPOLITAN LIFE INS CO. Wadsworth av, No 115, e s, 85 s 179th st, 40x100. Aug 17, due Nov 1, 1910, 5½%. Aug 16, 1907. 8:2162. 33,000
- Palm Realty and Construction Co to METROPOLITAN LIFE INS CO. Wadsworth av, s e cor 179th st, No 622, 45x99.11. Due Nov 1, 1910, 5½%. Aug 16, 1907. 8:2162. 50,000
- Peiser, Albert to Milton Arnold. 3d av, No 114, w s, 40.5 n 65th st, 20x83.6. Leasehold given as security for note of \$5,550. July 29, 1 year, without interest. Aug 19, 1907. 5:1400. 3,000
- Quinn, Wm to A Hupfels Sons. 7th av, s e cor 34th st. Saloon lease. July 18, demand, 6%. Aug 22, 1907. 3:809. 11,500
- Rubin, Kalman and Simon Reich with Albert Taubert. 48th st, No 323, n s, 300 e 2d av, 25x100.5. Subordination mort. Aug 15, Aug 17, 1907. 5:1341. nom
- Roosevelt, Robert B with BANK FOR SAVINGS in City N Y. 55th st, No 11 East. Extension mort. Aug 13, Aug 17, 1907. 5:1309. nom
- Rosenberg, Marks, Harry Sandler and Wm Goldberg to Lambert Suydam. 3d av, No 331, e s, 73.11 n 24th st, 49.3x97.7x 48.7x97.7; 3d av, No 325, e s, 49.4 n 24th st, 24.8x97.7. July 25, due, &c as per bond. Aug 20, 1907. 3:905. 45,000
- Roberson, John and Wm Gammie to HARLEM SAVINGS BANK. Audubon av, Nos 121 and 123, n e cor 171st st, 50x100. Aug 21, 1907, due, &c, as per bond. 8:2128. 55,000
- Schimpf, Max A to Sarah L Horn. Amsterdam av, No 1948, w s, 75 s 157th st, 25x100; 156th st, No 549, n s, 180 e Broadway, 20x99.11. P M. Prior mort \$11,000. Aug 16, 5 years, 5%. Aug 17, 1907. 8:2115. gold, 22,000
- Schlechter, Annie S to Irving Bachrach. 47th st, No 327, n s, 375 e 2d av, 25x100.5. P M. Prior mort \$17,000. Aug 15, demand, 6%. Aug 16, 1907. 5:1340. 1,000
- Stokes, Wm E D with BOWERY SAVINGS BANK. West End av, Nos 566 and 568. 2 extensions of mortgage. Aug 13, Aug 22, 1907. 4:1235. nom
- Stokes, Wm E D with BOWERY SAVINGS BANK. 86th st, Nos 334 and 336 West. 2 extensions of mortg. Aug 13, Aug 22, 1907. 4:1247. nom
- Standard Operating Co to John A Philbrick & Bro. Audubon av, s e cor 178th st, No 534, 41.10x100. P M. Aug 22, 1907, 5 years, 5%. 8:2132. 50,000
- Same to same. Same property. P M. 5 years, 5%. Aug 22, 1907. 8:2132. 9,000
- Saltzstein, Julius to Max Low. Madison st, No 176, s s, 211.5 e Pike st, 25x100. Aug 21, 3 years, 6%. Aug 22, 1907. 1:272. 3,000
- Scherer, Isidore to Ella M Goebel. Columbia st, No 14, e s, 200.6 n Grand st, 20x55. Prior mort \$7,400. Aug 9, 2 years, 6%. Aug 16, 1907. 2:331. 1,250
- Stein, Jozef, Harry Newman and Jacob Solomon to Albert Taubert. 48th st, No 323, n s, 300 e 2d av, 25x100.5. Aug 15, 3 years, 5%. Aug 17, 1907. 5:1341. 20,000
- State Bank with BOWERY SAVINGS BANK. 50th st, No 323 East. Subordination mort. Aug 12, Aug 16, 1907. 5:1343. nom
- Shaff, David and Saml J Silberman with the Maximilian Fleischmann Co. Amsterdam av, n w cor 175th st, runs w 95 x n 72.8 x n w 5 x n — e 100 to av, x s 80 to beginning. Subordination agreement. July 23, Aug 16, 1907. 8:2132. nom
- Sussman, Harris to John McCormick. 2d av, No 2369, w s, 75 s 122d st, 25.11x100. Leasehold. P M. Aug 1, installs, 6%. Aug 16, 1907. 6:1786. 9,500
- Stuart, Grace I P to James W Ball. 6th av, Nos 141 to 149 (also 1, 2, 3 and 4 Milligan pl), w s, 9.6 s w 11th st, runs s w 114.10 x w 101.9 x n 122.6 x n e 8.4 x s e 50.5 x n e 66.2 x n w — x n e 100.7 to beginning; 10th st, No 113 (also 1 to 10 Patchin pl), n s, 114.2 w 6th av, runs w 40.1 x n 60.1 x w 56.10 x n 8.3 x s w 11 x n 47.5 x n e 161.7 x s 122.6 x s w 60.3 x s 0.11 x w 4.6 x s 14.8 to beginning. Aug 14, 2 years, 6%. Aug 17, 1907. 2:606. 18,000
- Strack, Otto to Hugo F Huber. 23d st, Nos 214 to 220, s s, 210 e 3d av, 75x122.6. Prior mort \$175,000. Aug 2, 1 year, 6%. Aug 16, 1907. 3:903. 20,000
- Squiers, Herbert G indiv and as exr Helen F Squiers to Herbert G Squiers guardian Georgia F Squiers and ano. 83d st, No 22, s s, 275 e 5th av, 20x102.2. June 13, 1904, 3 years, 5%. Aug 17, 1907. 5:1494. 17,078.19
- Struckhausen, Lina M to Nathan Levine and ano. 83d st, No 447 East. Certificate as to payment of \$500 on account of mortgage. Aug 15, Aug 17, 1907. 5:1563. nom
- Spiegel, Henriette to STATE BANK. 9th av, No 454, e s, 49.3 n 35th st, 24.10x100. Aug 19, 1907, due 50 weeks, 6%. 3:759. notes 10,000
- Stoloff, Julius and Morris Kronovet with Chas P Buckley and ano. 10th st, No 456, s s, 105.4 e Av D, 25.4x92.3. Subordination agreement. Aug 13, Aug 20, 1907. 2:366. nom
- Siragusa, Francesco to Kips Bay Brewing & Malting Co. Elizabeth st, No 244. Saloon lease. Aug 16, demand, 6%. Aug 20, 1907. 2:507. 275
- Schmidt, Amelia A to Theodore Schmidt. 124th st, No 352, s s, 143.2 e Columbus av or Morningside av E, 27.8x100.11. Prior mort \$26,500. March 30, due, &c, as per bond. Aug 20, 1907. 7:1950. 500
- Shanley, Sarah L to TITLE INSURANCE CO OF N Y. 107th st, No 309, n s, 202 e Riverside Drive, 20x100.11. Aug 19, 3 years, 4½%. Aug 21, 1907. 7:1892. 20,000
- Seaboard Land & Mort Co to Florence M Preston. 11th av, No 676, e s, 61.10 s 49th st, 18.9x75. P M. Aug 20, 3 years, 5%. Aug 21, 1907. 4:1077. 8,000
- Silverman (Arthur E) Building Co to LAWYERS TITLE INS & TRUST CO. Manhattan av, e s, 35.11 s 111th st, 3 lots, each 40x 110. Three mortg, each \$50,000. Aug 20, 5 years, 5½%. Aug 21, 1907. 7:1846. 150,000
- Silverman (Arthur E) Building Co to LAWYERS TITLE INS & TRUST CO. Manhattan av, s e cor 111th st, 35.11x110. Aug 20, 5 years, 5½%. Aug 21, 1907. 7:1846. 65,000
- Silverman (Arthur E) Building Co to LAWYERS TITLE INS & TRUST CO. Manhattan av, s e cor 111th st, 155.11x110. Certificate as to 4 mortg aggregating \$215,000. Aug 20, Aug 21, 1907. 7:1846.
- TWELFTH WARD BANK to LAWYERS TITLE INS & TRUST CO. Manhattan av, e s, extends from 110th to 111th sts. Subordinate mort. Aug 19, Aug 21, 1907. 7:1846. nom
- TITLE GUARANTEE & TRUST CO with LAWYERS TITLE INS & TRUST CO. Manhattan av, s e cor 111th st, 155.11x110. Subordination mort. Aug 20, Aug 21, 1907. 7:1846. nom
- Thebaud, Paul G to Robert Thorne and ano. 34th st, No 119 East, ½ part; West st, No 84, ¼ part; South st, No 92, ¼ part; n ½ of Pier No 11, North River, 1-12 part; Howard st, No 19, ¼ part; Prince st, No 92, ¼ part; also ½ interest in personal estate of Caroline G Thebaud; also property in Westchester Co. Aug 9. Given to secure payment of claims of creditors. Aug 20, 1907. 1:55, 74, 16 and 209; 2:498; 3,890. 139,700
- Tucker, Winfield to Chas L Bininger. Columbus av, No 764, w s, 50.7 n 97th st, 25.1x100. Aug 16, 3 years, 5%. Aug 17, 1907. 7:1852. 26,000
- Turney, Cathleen to Estelle Jacobs and ano. Lenox av, No 456, e s, 25 s 133d st, 25x84. P M. Aug 20, 3 years, 6%. Aug 22, 1907. 6:1730. 4,000
- Turney, Cathleen to Estelle Jacobs and ano. Lenox av, No 458, s e cor 133d st, No 72, 25x84. P M. Aug 20, 3 years, 6%. Aug 22, 1907. 6:1730. 6,000
- Turner, Delah O and David Brenner to Albert Hinz. Lexington av, No 118, s w cor 28th st, 19.9x77. Prior mortg \$36,000. Aug 21, 2 years, 6%. Aug 22, 1907. 3:883. 3,000
- Williams, John M to TITLE GUARANTEE AND TRUST CO. Christopher st, No 183, n s, 30.5 e Weehawken st, runs e 23.6 x n 63.9 x w 23.1 x s 63.9 to beginning. Aug 16, due, &c, as per bond. Aug 17, 1907. 2:636. 7,500
- Weis, Wm with BOWERY SAVINGS BANK. 34th st, No 207 West. Extension mort. Aug 14, Aug 17, 1907. 3:784. nom
- Will, Fred M to James F Nicholson. 123d st, No 439, on map No 437, n s, 175 e Amsterdam av, 50x100.11. P M. Prior mort \$67,000. Aug 14, due, &c, as per bond. Aug 16, 1907. 7:1964. 17,500
- Widder, Simon to Morris Kleinman. 7th st, No 239, n s, 107.5 e Av C, runs n 97.6 x w 13 x s 46.6 x s — to 7th st x e 19 to beginning. Prior mortg \$8,000. July 30, installs, 6%. Aug 21, 1907. 2:377. 4,300
- Weil, Markus to GERMAN SAVINGS BANK in City N Y. 46th st, No 236, s s, 200 w 2d av, 25x100.5. Aug 17, 3 years, 5%. Aug 21, 1907. 5:1319. 17,000
- Same to Ralph E Kempner. Same property. Prior mort \$17,000. Aug 19, due Feb 15, 1909, 6%. Aug 21, 1907. 5:1319. 1,500

BOROUGH OF THE BRONX.

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

- Abramson, Abram G to Jacob Bluestein. Crimmings av, w s, 312.4 n 141st st, 75x80. P M. Aug 19, 1 year, 5%. Aug 20, 1907. 10:2556. 8,000
- Arthur Avenue Realty & Construction Co to Walter J Reeves. Arthur av, w s, 264 s 187th st, 50x116. Aug 22, 1907, due, &c, as per bond. 11:3065. 30,000
- Same to same. Same property. Certificate as to above mort. Aug 20, Aug 22, 1907. 11:3065.
- Bashein, Jacob and Jacob Levine and Barnet Wlademersky to Eva E Weber. Tinton av, late Beach av, e s, 123.5 s 156th st, 25.6x 105.6x25x110.6. P M. Aug 15, 2 years, 6%. Aug 17, 1907. 10:2665. 500
- Botta, Vingenza to Grant Squires as exr. College av, e s, 225 s 171st st, 50x125. Aug 16, due, &c, as per bond. Aug 17, 1907. 11:2784, 2786. 2,250
- Betz, John W to Geo Stoller. Hoe av, e s, 109.3 n Home st, 25x 100. Aug 15, 1 year, 6%. Aug 16, 1907. 11:2986. 2,000
- *Blackwood, John A to Lillian E Moffett. 220th st (6th av), s s, 505 w 5th av, 50x114, Wakefield. Aug 15, 5 years, 5%. Aug 16, 1907. 5,760
- *Same to same. 217th st (3d av), n s, 513 e White Plains road, 25x114, Wakefield. Aug 15, 5 years, 5%. Aug 16, 1907. 3,800

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- *Balod, Fritz to Herman Menaker. Lots 30 and 31, amended map 63 lots land Herman Menaker, being sub-div of plots 23 and 25 map Clasons Point. P M. Aug 16, 3 years, 5%. Aug 20, 1907. 700
- *Bloomfield, Rudolph to Jennie Anderson. Lot 193, map section 2, St Raymonds Park. P M. Aug 3, 3 years, 5½%. Aug 20, 1907. 400
- Brinck, Charles F with John Hayes. Union av, e s, 94.10 s Kelly st, 16.8x90. Extension mortgage. Oct 22, 1906. Aug 16, 1907. 10:2674. nom
- Baradel, Marie T to TITLE GUARANTEE AND TRUST CO. Tinton av, No 828, e s, 51 s 160th st, 17x95. Aug 16, due, &c, as per bond. Aug 17, 1907. 10:2666. 4,000
- Barringer, Theo B to N Y Suburban Co-operative Bldg & Loan Assn. 3d av, w s, 50 n 164th st, 25x80. Installs, 6%. Aug 22, 1907. 9:2369. 6,000
- Bates, Louis E and Wm C Oesting Jr to James G Wentz. Stebbins av, e s, 158.9 n Freeman st, 50x126x50x127.2. Aug 20, due Feb 1, 1908, 6%. Aug 22, 1907. 11:2965. 25,500
- *Brisnihan, Johanna and Ellen to EASTCHESTER SAVINGS BANK. White Plains av, e s, 64 s 219th st, 25x80. Aug 20, 3 years, 6%. Aug 21, 1907. 1,000
- *Cooley, Agnes M with Mitchell Valentine. Eastchester road, s e cor Bronx and Pelham Parkway, runs s 84.8 x s 162.7 x e 265.9 x n 165.11 x e 569.9 x s 352 x e 564 to Westchester Creek x n 261 x n 204 to Parkway x w 1192 to beginning, except land conveyed in Liber 872 cp 41 West Co and in Liber 1326 cp 393 West Co. Subordination mort. Aug 12. Aug 21, 1907. nom
- Counes, John to Fannie Strauss. Cauldwell av, w s, 525 s 156th st, 26.8x115x27.7x115. Prior mort \$7,500. P M. Due Sept 1, 1910, 6%. Aug 22, 1907. 9:2624. 4,000
- Christian, Eugene to Newton Land Assn. Riverdale lane, s s, at line bet land formerly John Erskine and Jos J Bicknell, runs s 136.1 x e 100.4 x n 156.9 to lane x w 105.7 to beginning. P M. Aug 19, due, &c, as per bond. Aug 22, 1907. 13:3421. 7,500
- *Collins, Mary F, of Brooklyn, N Y and F James Reilly with Ferdinand Rosenberger. Main st, e s, lots 613 to 620 and 635 to 640, map property Eliz R B King, City Island; Main st, w s, lots 597 to 604, same map; Minnieford av, — s lots 633 and 634, same map; also land under water in front of and adj land formerly of Carsten Von Liehm. Extension mortgage. Aug 13. Aug 16, 1907. nom
- *Callahan, Catherine to Wm G Mulligan. Baychester av, e s, 75 s Ferris av, 4 lots, each 25x90, Pelham Park. 4 P M mortg, each \$432. July 16, 3 years, 5%. Aug 16, 1907. 1,728
- *Same to same. Baychester av, w s, 125 s Ferris av, 25x90. P M. July 16, 3 years, 5%. Aug 16, 1907. 432
- *Same to same. Baychester av, e s, 25 s Ferris av, 25x90. P M. July 16, 3 years, 5%. Aug 16, 1907. 435
- *Same to same. Baychester av, w s, 175 s Ferris av, 25x90. P M. July 16, 3 years, 5%. Aug 16, 1907. 435
- *Same to same. Baychester av, e s, 150 s Ferris av, 25x90. P M. July 16, 3 years, 5%. Aug 16, 1907. 429
- *Same to same. Baychester av, e s, 50 s Ferris av, 25x90. P M. July 16, 3 years, 5%. Aug 16, 1907. 429
- *Same to same. Baychester av, w s, 50 s Ferris av, 25x90. P M. July 16, 3 years, 5%. Aug 16, 1907. 438
- *Same to same. Baychester av, w s, 25 s Ferris av, 25x90. P M. July 16, 3 years, 5%. Aug 16, 1907. 444
- *Same to same. Baychester av, s e cor Ferris av, 25x90. P M. July 16, 3 years, 5%. Aug 16, 1907. 585
- Cowman, Ellen to Harry Bierhoff. Webster av, s e cor 171st st, runs e 92.4 to w s Mill Brook, x s 31 x w 93.8 to av, x n 25 to beginning; also all title to strip begins 171st st, s s, at w s Mill Brook and distant 92.4 e Webster av, runs s 31 x e 6 to c 1 Mill Brook, x n 31.5 to st, x w 6 to beginning. Prior mort \$25,000. Aug 10, due July 31, 1908, 6%. Aug 16, 1907. 11:2896. 7,750
- Same to Joseph A Burke. Same property. Building loan. Due, &c, as per bond. Aug 16, 1907. 11:2896. 25,000
- Deiudicibus Building Co to Sebastian J Brehoff. Clinton av, No 1323, w s, 436.6 s Jefferson pl, 25.11x138x25.11x137.11. Aug 14, due Mar 14, 1908, 6%. Aug 17, 1907. 11:2933. 25,000
- Same to same. Same property. Certificate as to above. Aug 14, Aug 17, 1907. 11:2923. —
- *Devine, Eliz T to Annie C Ruhl and ano. Virginia av, w s, 338 s Westchester av, 25x101.3. P M. Aug 14, 3 years, 5½%. Aug 16, 1907. 1,175
- Doris, Katharine and James to DOLLAR SAVINGS BANK of City N Y. Lafontaine av, n e cor 180th st, 106.5x20.3x109.5x20.5; 180th st, n s, 20.5 e Lafontaine av, 25x113.1x24.9x109.5. Prior mort \$10,000. Aug 7, due Dec 1, 1908, 5½%. Aug 21, 1907. 11:3062. 3,500
- Same to Sarah E Schmeckenbecher. Same property. Prior mort \$13,500. Aug 21, 1907, 1 year, 6%. 11:3062. 2,000
- *Franco, Diodato to Hudson P Rose Co. Crosby av, e s, 350 s Waterbury av, 25x100. P M. Aug 17, 4 years, 4½%. Aug 21, 1907. 550
- Freeman, Ida to Sallie A O'Hara. Dawson st, No 672, s s, 290 w Leggett av, 16.8x132.2x16.8x132.11. P M. Prior mort \$2,250. Aug 15, due, &c, as per bond. Aug 16, 1907. 10:2686. 2,600
- Fleischmann Realty and Construction Co to Emily S Arnold. Charlotte st, w s, 150 n 170th st, 37.6x100. Certificate as to above mort. Aug 2. Aug 17, 1907. 11:2966. —
- Fleischmann Realty and Construction Co to Emily S Arnold. Charlotte st, w s, 150 n 170th st, 37.6x100. 3 years, 5½%. Aug 16, 1907. 11:2966. 23,000
- *Fisher, John C to Josephine D Pell. 9th st, s s, 205 e Av E, 200x216 to 8th st, Unionport. Aug 12, 3 years, 6%. Aug 16, 1907. 8,500
- Feller, Harry to Margt Knox. Clinton av, w s, 26.1 n 181st st, 40x99.2. Aug 6, due Dec 1, 1907, 6%. Aug 16, 1907. 11:3098. 9,000
- Garibaldi Realty and Construction Co to Max Silverstein. 152d st, Nos 288 and 290, s s, 200.3 e Morris av, 50x117.2. Prior mort \$33,000. Aug 15, 2 years, 6%. Aug 16, 1907. 9:2411. 4,400
- Same to same. Same property. Certificate as to above mort. Aug 15. Aug 16, 1907. 9:2411. —
- Gaines-Roberts Co to Frederick K Keller. Prospect av, s e cor 163d st, 33.7x100. Aug 15, 3 years, 5%. Aug 16, 1907. 10:2690. 40,000
- Same to same. Same property. Certificate as to above mort. Aug 15. Aug 16, 1907. 10:2690. —
- Same to GERMAN SAVINGS BANK in City N Y. Prospect av, e s, 33.7 s 163d st, 2 lots, each 37.6x100. 2 mortg, each \$23,000. Aug 13, 3 years, 5%. Aug 16, 1907. 10:2690. 46,000
- Same to same. Same property. Certificate as to above mortg. Aug 13. Aug 16, 1907. 10:2690. —
- Griffin, Frank T and Chas Jiran to A Hupfels Sons. 165th st, n e cor Ogden av. Saloon lease. Aug 31, demand, 6%. Aug 22, 1907. 9:2526. 2,500
- *Georgen, John with Adolphine Courtright. 216th st, late 2d st, n s, 405 w 4th av, 25x114. Extension mortgage. May 10, 1905. Aug 16, 1907. nom
- *Georgen, John to Casper Reimer. 242d st, late De Milt av, n s, — e Desbrow pl and being lot 247, map Penfield property, 50.3x 86x50x100, w s, South Mt Vernon. P M. Aug 15, 3 years, 4½%. Aug 16, 1907. 350
- Heuser, Leonard to Timothy F Sullivan. 170th st, No 410, s s, 90 e Webster av, 16.3x100. P M. Prior mort \$4,000. Aug 15, 3 years, 6%. Aug 16, 1907. 11:2893. 1,650
- Hurtado, Marie V to John Hayes. Union av, No 638, e s, 94.10 s 152d st, 16.8x90. P M. Prior mort \$5,000. Aug 14, due, &c, as per bond. Aug 16, 1907. 10:2674. 1,000
- Heister, Bernhard to Gaines-Roberts Co. Prospect av, s e cor 163d st, 33.7x100. P M. Prior mort \$40,000. Aug 19, 3 years, 5½%. Aug 20, 1907. 10:2690. 5,850
- Hebert, Lulu N to BRONX SAVINGS BANK. Tiebout av, e s, 326.4 n 184th st, 25x107.1. Aug 16, due June 24, 1910, 5½%. Aug 20, 1907. 11:3022. 4,425
- *Ivers, John M to Geo H Knapp. Park av, late 3d av, e s, 150 n 213th st, late 1st st, 25x100, Olinville. Aug 16, 5 years, 6%. Aug 17, 1907. 2,400
- Kramer, Emma to Jacob Leitner. Dawson st, Nos 1210 and 1214, e s, 356 n Longwood av, 100x100; Dawson st, No 1206, e s, 306 n Longwood av, 50x100; Dawson st, No 1202, e s, 256 n Longwood av, 50x100. P M. Aug 19, 1907, due Feb. 19, 1908, 6%. 10:2702. 10,000
- *Larson, Louise to EASTCHESTER SAVINGS BANK. Baychester av, e s, 275 s Randall av, 50x75. Aug 20, 3 years, 6%. Aug 21, 1907. 2,500
- Laemmle, Geo to Gaines-Roberts Co. Prospect av, No 924, e s, 33.7 s 163d st, 37.6x100. P M. Prior mort \$23,000. Aug 20, due, &c, as per bond. Aug 21, 1907. 10:2690. 7,000
- Same to same. Prospect av, No 920, e s, 71.1 s 163d st, 37.6x 100. P M. Prior mort \$23,000. Aug 20, due, &c, as per bond. Aug 21, 1907. 10:2690. 7,000
- Laemmle, George with The Gaines-Roberts Co. Prospect av, w s, 33.10 n 163d st, 37.6x100. Extension mort. Aug 20. Aug 21, 1907. 10:2678. nom
- La Sala, Stefano to John Holl et al. La Fontaine av, w s, 37.6 n 178th st, 37.6x100. Aug 1, 18 months, 6%. Aug 22, 1907. 11:3061. 4,249.53
- Larsen, Rosa to Frederick Sauter. Hoe av, No 1494, e s, 175 s 172d st, 25x100. Aug 9, due Jan 1, 1911, 5%. Aug 22, 1907. 11:2988. 4,000
- *Lafond, Louis to Annie Crimmins. Tremont road, s s, 75 e Broadway, 50x100, Tremont Terrace. P M. Aug 19, 3 years, 6%. Aug 20, 1907. 1,600
- *Langan, Sarah A to Wm G Mulligan. Lots 27 and 28 block 18 map Pelham Park. 2 P M. Mortg each \$450. July 16, 3 years, 5%. Aug 16, 1907. 900
- Same to same. Lots 2 and 3, block 35, same map. 2 P M. Mortg each \$195. July 16, 3 years, 5%. Aug 16, 1907. 390
- *Leiman, Saml and Louis Kaplan to Eliz K Dooling. Van Nest av, n s, 75 e Wallace av, 25x100, Westchester. Aug 14, 3 years, 5½%. Aug 16, 1907. 5,000
- *Same to Effe V V Knox. Van Nest av, n s, 50 e Wallace av, 25x100, Westchester. Aug 14, 3 years, 5½%. Aug 16, 1907. 5,000
- Meyerson, Morris to John Pachler. 146th st, No 447, n s, 325 w Brook av, 25x100. P M. Aug 15, 5 years, 5%. Aug 16, 1907. 9:2291. 6,000
- *Mensch, Charles to Matthaues Mensch. Green av, s s, 275 w Mapes av, 50x100. Aug 15, 3 years, 5%. Aug 16, 1907. 1,500
- *Menaker, Herman to Matthew A Husson. 151st st, n s, 25 w White Plains road, lots 223 and 224 map land of Est Jos Husson at Clason point, each lot 25x—. Aug 20, due Jan 2, 1908, 6%. Aug 21, 1907. 500
- *Murray, Emma to Marietta De Pasquale. 216th st, late 2d st, n s, 138.4 w 4th av, 33.4x114, Wakefield. Due, &c, as per bond. Aug 21, 1907. 4,000
- *Mallett, Wm A to Isaac Butler. Balcom av, e s, 25 s Latting st, 25x100. Aug 15, 3 years, 6%. Aug 20, 1907. 3,000
- Matz, Saml and Daniel Simkins to TITLE GUARANTEE & TRUST CO. Creston av, Nos 2258 and 2269, e s, abt 195 s 183d st, 50 x95. Aug 16, due, &c, as per bond. Aug 17, 1907. 11:3163. 6,000
- *Manna, Rosario and Giovannina to Joseph Hill. 233d st, n s, abt 405 w Kingsbridge road, 50x44.3x—x102.3. P M. Aug 15, in-stalls, —. Aug 16, 1907. 430
- Mentz, Joseph W to Robert Cullen. Martha av, e s, 75 n 238th st, 50x100. P M. Aug 16, 3 years, 5%. Aug 20, 1907. 12:3392. 1,900
- Mulhall, Moses P to GERMAN SAVINGS BANK in City of N Y. St Anns av, e s, 426.10 n Westchester av, runs e 49.5 to centre line Two Rod Road x s 15.5 x e 43.8 x n 39.9 x w 94.6 to St Anns av x s 23.7. Aug 20, 1907, 3 years, 5%. 10:2617. 14,000
- *National Mortgage Co to Mitchell Valentine. Bronx and Pelham Parkway, s e cor Eastchester road, runs s 84.8 x s 162.7 x e 265.9 x n 165.11 x e 569.9 x s 352 x e 54 to Westchester Creek x n 261 x n 264 to Parkway x w 1,192 to beginning. Aug 20, due May 22, 1912, 5½%. Aug 21, 1907. 23,000
- *Same to same. Same property. Certificate as to above mort. Aug 1. Aug 21, 1907. —
- Noha, Maria to First Bohemian Slavonic Co-operative Saving & Loan Assoc. Eagle av (Av A), No 840, s e s, 250 from s e s Av A and 161st st, late Cliff st, runs s e 100 x s 25.10 x w 100 to Av A x n e 25.10 to beginning. Aug 20, 3 years, 6%. Aug 22, 1907. 10:2626. 1,000
- Oderwald, Conrad with William Eifer. Arthur av, n w cor Oak Tree pl, 21.3x93.7x21.3x93.8. Extension mort. Aug 21, 1907. 11:3063. nom
- *Ourizemma, Vincenzo and Domenico to Hudson P Rose Co. Eastchester road, e s, abt 350 s Saratoga av, 50.4x109.7x50x105. P M. Aug 15, due Sept 1, 1910, 5½%. Aug 16, 1907. 800

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*Peterson, Ehrich to Walter Winkler. 228th st (14th av), s s, e 1/2 of e 1/2 of lot 987 map Wakefield, 25x114. Due June 8, 1910, 6%. Aug 16, 1907. 1,000

*Papantonio, Antonio to John Haffen. 214th st, late Av A, s s, 169 e White Plains road and being lots 13 to 15 map New Village Jerome, 75x100. Aug 19, 3 years, 6%. Aug 20, 1907. 5,000

Pruschen, Augusta to Bertha Knauf. College av, No 1316, e s, 235.11 n 169th st, 16.7x100. Prior mortg \$3,000. Aug 20, installs, —%. Aug 22, 1907. 11:2783—2785. 800

*Rittman, Fredk to Chas H Baechler. Pugsley av, w s, abt 76 s Old road, 25x94x25x95. Aug 15, due Dec 1, 1910, 5 1/2%. Aug 17, 1907. 3,200

*Scott, Thomas to Henry Storck. Pelham road, n w cor Edison av, 25x—x25x96, Westchester. P M. Aug 17, 2 years, 5 1/2%. Aug 20, 1907. 1,500

Scheinman, Louis, Brooklyn, N Y, to Mary Robinson. 140th st, No 598, s s, 354.9 e St Anns av, 38x100. P M. Prior mort \$36,500. Aug 10, 3 years, 6%. Aug 17, 1907. 10:2552. 7,500

*Schlierer, Kate to Richd Kelly. Carpenter av, e s, 225 n 237th st, 25x100. P M. Aug 15, 3 years, 5%. Aug 16, 1907. 5,000

*Same to same. Same property. P M. Prior mort \$5,000. Aug 15, installs, 6%. Aug 16, 1907. 1,500

Schindler, Joseph to Charlotte R Smith. Morris av, No 698, e s, 59.9 s 155th st, 26.9x68.3. 3 years, 5%. Aug 16, 1907. 9:2414. 8,500

State Bank with Charlotte R Smith. Morris av, No 698, e s, 59.9 s 155th st, 26.9x68.3. Subordination agreement. Aug 15, 1907. 9:2414. nom

Scheid, Mary to Wm W Johnson and ano trustees Alvin I Johnson for benefit Virginia H Montague. Robbins av, No 508, e s, 154 n 147th st, late Dater st, 25x100. 3 years, 5%. Aug 16, 1907. 10:2579. 9,000

Schwarz, Ida T L with Helena Wigand. St Anns av, No 682. Extension mort. July 20, Aug 16, 1907. 10:2617. nom

*Schwartz, Max and Noberd Drillich to Charles Ringelstein. Unionport road, w s, 52 n Columbus av, 26x—x—x. P M. Prior mort \$6,500. Aug 15, 2 years, 5%. Aug 16, 1907. 3,500

Schwartz, Isaac to Robert E Heun. Bryant av, s e cor Jennings st, 125x100. P M. Aug 21, due Feb 21, 1908, 6%. Aug 22, 1907. 11:2999. 5,500

Same to Mary Sullivan. Same property. P M. Aug 21, due Feb 21, 1908, 6%. Aug 22, 1907. 11:2999. 4,000

Same to Robert E Heun. Same property. Aug 21, 1 year, 6%. Aug 22, 1907. 11:2999. 33,000

*Steiner, Moritz with Emma Kingsman. Bronx Park av, s w cor Lebanon st, 25x100. Extension mort. Aug 7. Aug 20, 1907. nom

Teasley, Daniel O to Jerome Av Realty Co. Grand av, as proposed, e s, 106.11 s 181st st, 60.9x90x83.3x92.9. Aug 15, due, &c, as per bond. Aug 16, 1907. 11:3194. 1,000

Teasley, Daniel O to Samuel H Spingarn. Grand av, as proposed, e s, 106.11 s 181st st, 60.9x90x83.3x92.9. P M. Aug 15, due Feb 15, 1908, 6%. Aug 16, 1907. 11:3194. 2,000

*Vento, Nicholas and Leonard Palumbo and Felix A Palumbo to Concesio de Limone. Lot 92 map land Wm S Duncan at Williamsbridge. Aug 16, installs, 6%. Aug 22, 1907. 500

Vogler, Louis to Mary Henning. 153d st, s s, 325 w Courtlandt av, 25x100. Aug 21, 3 years, 5%. Aug 22, 1907. 9:2412. 3,000

*Von Glahn, John to E Colgate Jones. 2d st, s s, 340 w Av C, 25x145x25x—, Unionport. Aug 19, 1 year, 6%. Aug 22, 1907. 300

White, Maria L, of Elizabeth, N J, to Stanley H Molleson. 181st st, n w cor Mapes av, 145.3x46.1. Aug 14, 2 years, 6%. Aug 16, 1907. 11:3110. 3,750

Wexler, Adolph to DOLLAR SAVINGS BANK of City N Y. Marion av, e s, 50 n 189th st, 50x103.6x50.1x100.7. Aug 16, 1907, due Dec 1, 1910, —%. 11:3025, 3026. 31,000

White, Evelyn H to TITLE GUARANTEE & TRUST CO. Marmion av, n e cor Fairmount pl, 50x96.9. Building loan. Aug 17, due Aug 17, 1908, 6%. Aug 19, 1907. 11:2960. 13,000

White, Evelyn H to Mary E Radcliff as guardian Albert E Radcliff. Marmion av, e s, 50 n Fairmount pl, 2 lots, each 25x96.9. Two mortg, each \$7,500. Aug 17, 3 years, 5%. Aug 19, 1907. 11:2960. 15,000

Warch, John A to Isi Zius. Honeywell av, s e cor 178th st, 100x60. Aug 20, due Oct 20, 1908, 6%. Aug 21, 1907. 11:3121. 2,500

Same to same. Tremont av, n s, 30 e Honeywell av, 30x100. Aug 20, due Oct 20, 1908, 6%. Aug 21, 1907. 11:3121. 2,500

White, Evelyn H to John A Warch. Tremont av, n e cor Honeywell av, 60x143. P M. Prior mort \$2,500. Aug 19, due Oct 24, 1908, 5%. Aug 21, 1907. 11:3121. 8,150

Young, Samuel to A Hupfels Sons. Washington av, No 922. Saloon lease. July 22, demand, 6%. Aug 22, 1907. 9:2367. 2,170

Zeller, Joseph to Timothy F Sullivan. 170th st, No 412, s s, 106.3 e Webster av, 16.3x100. P M. Prior mort \$4,000. Aug 15, 3 years, 6%. Aug 16, 1907. 11:2893. 1,650

JUDGMENTS IN FORECLOSURE SUITS.

Aug. 16.

106th st, n s, 100 w 2d av, 25x100. Mary Coepicus agt Alwine Ahnert or Parbs et al; Adolph Bloch, att'y; Edw J Dunphy, ref. (Amt due, \$10,440.)

Southern Boulevard, w s, 225 n Jennings st, 100 x100. Eleanor M Greacen agt George Brown; Carrington & Pierce, att'ys; James J Dunn, ref. (Amt due, \$18,829.48.)

100th st, No 105 East. Adolf Wolff agt The Knepper Realty Co; Geo B Hayes, att'y; Wm F Wund, ref. (Amt due, \$16,560.01.)

94th st, n s, 275 w Central Park West, 12.5x 100.8. Metropolitan Savings Bank agt Helene Schwitzer; Augustus S Hutchins, att'y; Rowland B Mahany, ref. (Amt due, \$12,400.)

Aug. 21.

Concord av, s e cor Dater st, 200x100. Abraham J Dworsky agt Chas C Glatt; Feltenstein & Rosenstein, att'ys; Fred C Leubuscher, ref. (Amt due, \$18,890.96.)

11th av, Nos 440 and 442. Max Leve agt John S Buzzini et al; Strasbourger, Weil, Eschwege & Schallek, att'ys. (Amt due, \$15,414.)

2d av, No 54. Rudolph Spangenberg agt Nicholas Karatsongi et al; Frederick H Ernst, att'y; Joseph W Keller, ref. (Amt due, \$33,679.33.)

LIS PENDENS.

221 TENEMENT HOUSE LIS PENDENS.

Aug. 17.

Lots 79 and 80, map of Tremont Terrace, Bronx. F Wm Sohns agt Frank S Beavis; action to declare lien; att'y, E R Koch.

East Houston st, Nos 100 to 106. Jacob Bluestein agt Charles Lowe et al; action to impress vendees' lien; att'ys, Cohen Bros.

Columbia st, No 70. Paul Grillo et al agt Congregation Ahawath Achim Anchei Ungarn et al; action to foreclose mechanics lien; att'y, S D Levy.

5th av, No 1150.

3d av, w s, 175.11 s 100th st, 25.11x100.

113th st, s w cor 2d av, 80x25.

111th st, s s, 100 w 3d av, 17.6x100.11.

111th st, n s, 609.3 w 3d av, 17.10x100.11.

Madison av, s w cor 103d st, 100.11x20.

Annie Maxwell agt Annie Maguire et al; partition; att'y, E H Kelly.

Aug. 19.

3d st, s w s, 114 s e Ryer av, 18x93. Bronx. Catherine Daly agt Hannah Murphy et al; partition; att'y, D F Cohalan.

Aug. 20.

Av C, e s, 48.9 n 7th st, 18.3x82.5. Harris Goldman agt Annie Finger et al; action to impress lien; att'ys, Spiro & Wasservogel.

Lewis st, Nos 49 and 51. Gustave Katz et al agt Morris Fisher et al; action to foreclose mechanics lien; att'ys, Bogart & Bogart.

Lewis st, Nos 49 and 51. Gustave Katz et al agt Morris Fisher et al; action to foreclose mechanics lien; att'ys, Bogart & Bogart.

Norfolk st, No 152. Samuel Benjamin agt Morris Rosen et al; action to impress lien; att'y, C Schwick.

Aug. 21.

9th av, s e cor 82d st, 102.2x225.

84th st, n s, 330 e 9th av, 20x102.2.

78th st, s s, 280 e Amsterdam av, 20x102.2.

And other property in Sullivan County.

Anne I Nunan by gdn agt Ella France et al; partition; att'y, D S Hill.

121st st, No 256 West. Geo L Weber agt Cora Weber; action to establish title to 1/2 interest; att'ys, Stephens & Baker.

Aug. 22.

Morris av, n w s, 172 n e 183d st, 25x106x25x 106.5. Mary Ford agt Francis Treanor et al; partition; att'y, J C McEachen.

74th st, Nos 252 and 254 East. Margaret L Lamarchex agt Geo S Lamarchex et al; partition; att'y, J C McEachen.

2d av, n e cor 108th st, 50x100. Maurice Newmark agt Raphael Kurzrok et al; action to foreclose mechanics lien; att'y, S Friedlander.

11th av, s e cor 41st st, 62x19.9. Morris Wolf agt Jacob Mayers; action to foreclose mechanics lien; att'y, A H Schwarz.

76th st, s s, 303.8 e Amsterdam av, 21.4x102.2. H R Loening agt J Rubino; action to determine title; att'y, R R Loening.

Mapes av, n e cor 178th st, 114.6x145.2. Esther Goldstein agt Herbert Realty Co; counterclaim, &c; att'ys, Wilson, Barker & Wagner.

Av A, No 270. Mayme Katz agt Frank M Franklin; specific performance; att'ys, Engel, Engel & Oppenheimer.

Aug. 23.

Jackson st, w s, 238 n intersection e s Unionport rd, 50x108. Thomas McKenna agt Blanche Belmont; specific performance; att'y, T Power.

12d st, n s, 350 w Courtlandt av, 50x100. Herbert Realty Co agt Isaac Aaronson; specific performance; att'y, Samuel Bitterman.

Madison av, w s, 50.11 n 106th st, 25x100. Joseph Greenberg agt Ernestine G Krause et al; action to cancel deed; att'ys, Johnston & Johnston.

49th st, Nos 337 and 339 and 345 and 347 East. Chesebro Whitman Co agt Lena Cohen et al; action to set aside conveyance; att'ys, Coffin & Goldmark.

45th st, No 534 West. Wilhelmina Schmidt et al agt Philip C Schmidt et al; partition; att'y, E F Brown.

FORECLOSURE SUITS.

Aug. 17.

No Foreclosure Suits filed this day.

Aug. 19.

Carmine st, Nos 60 to 64 1/2. Isaac Schmeidler agt Harry A Thuor et al; att'y, W M Golden, Jr.

Aug. 20.

75th st, n s, 297 w Av A, 25x102.2. Harry Seabrook et al agt Joseph Stansky et al; att'ys, Foster, Hoteling & Klenke.

St Pauls pl, s e cor Washington av, runs s 40.2x e 100 x s 81.4 x e 40.2 x n 123.3 x w 140.5 to beg. Walter Rukeqsey agt Isaac Portman et al; att'ys, Davis & Kaufman.

8th av, e s, 40 s 145th st, 159.10 to 144th st, 100. Samuel J Goldsmith agt Northwestern Realty Co et al; att'ys, Pratt & Koehler.

Robbins av, e s, 100 s 151st st, 50x104x irreg. Eva K Bopp agt Max Monfried et al; att'ys, Eustis & Foster.

Aug. 21.

Audubon av, s w cor 189th st, 99.11x100. City Real Estate Co agt Joseph Wilkenfeld et al; att'y, H Swain.

Webster av, n w cor 173d st, 99.6x36.6. Wm P Kennelly et al agt Constance M Andrews et al; att'y, S Mork.

Aug. 22.

St Pauls pl, s e cor Washington av, runs s 40.2 x e 100 x s 80.10 x e 40.2 x n 123.3 x w 140.5 to beg. Walter Rukeqsey agt Isaac Portman et al; att'ys, Davis & Kaufman.

61st st, No 206 West. Barnet Disler agt Isaac N Elkins et al; att'y, J I Wiener.

Av C, No 192. John Fischer et al exrs, &c, agt Morris Goldstein et al; att'y, H A Doellinger.

150th st, n s, 250 w 7th av, 40.11x99.11.

150th st, n s, 372.9 w 7th av, 40.11x99.11.

150th st, n s, 413.8 w 7th av, 40.11x99.11.

Charles A Fisher agt Barnet Miller et al; att'y, N Aleinikoff.

Aug. 23.

156th st, s s, 25 e Union av, 50x91. Union Woodworking Co agt Harry Marks et al; att'y, J H Corn.

Ludlow st, No 53. Samuel Stein agt David Meyer; att'y, C Schwick.

97th st, n s, 300 w Central Park West, 25x100.3. Alice H Sturges agt Aaphael Kurzrok; att'y, S P Sturges.

Amsterdam av, n w cor, 122d st, 99.11x100. The Jefferson Bank agt Jacob H Horwitz et al; att'ys, Arnstein & Levy.

Lexington av, s e cor 118th st, 100.11x92.9. Adolf Mandel agt Raphael Kurzrok et al; att'ys, Lese & Connolly.

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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.

- Aug.
17 Allers, Wm H—German Exchange Bank. \$50.61
17 Abrahall, Frank A—John F Ressmeyer. 161.65
19 Abeel, Allen B—Leopold Wallach recvr. 62.86
19 Albrecht, Jos—Robert Hell. 41.71
19 Acevedo, Justo—George Melies. 363.85
22 Anderson, Chas W—Henry C Meyer. 125.58
23 Adams, Lorenzo B—Leopoldine Ofendorfer. 304.26
23 Aronowitz, Louis—John F Steever et al. 689.61
17 Bernstein, Herman—Nathan Hirschhorn. 293.78
17 Bruno, Guiseppe—Pietro Ciolino. 42.39
19 Burton, Thomas—Heath-Whitbeck Co. 340.85
19 Blair, Rebecca—Herman Spielman. 434.41
19 Bressler, Alex—Alexander Beckert. 60.91
19 Benedict, Benjamin—Nathan Markowitz. 26.62
19 Buellesbach, Casper—Patrick W Finn. 2,971.90
19 Brown, Edward P—Stuart B Frolley. 79.96
20 Brayer, David—Barnet Suchow et al. 239.47
20 Benner, Chas H, Sr—Edw S Peck. 78.85
20 the same—Braeme M Hammond. 173.70
20 Buchanan, Chas P—Wm E Finn. 1,038.93
21 Baron, Hyman—Joseph Levinsohn et al. 44.92
21 Boyle, John P—David S Beasley. 34.28
21 Boltan, Jacob—Francesco Perisi. 322.11
21 the same—James G Mongo. 322.11
22 Bortin, Martin—Abraham Dreyfuss. 54.00
22 Bracho, Emilio—George Melies. 363.85
22 Bernstein, Edward—E H Ogden Lumber Co. 1,419.71
23 Baird, Thomas A—Isidor Tager. 45.47
23 Bond, Ephraim W—N Y Edison Co. 14.11
23 Bergstrom, Oscar B—Samuel E A Stern et al. 171.90
23 Burk, Alfred C—John B Brooks et al. 64.86
23 Bauer, Herman—Bertha Moran. 346.91
17 Corkhill, John J—Edmund Clark et al. 796.55
17 Caltabellotta, Salvatore—Pietro Ciolino. 64.51
19 Constantine, Raphael—Leopold Wallach recvr. 175.78
19 Campbell, Arthur D—Philomena Bocard. 49.44
20 Carroll, Thomas P—Chas J Gallagher. 287.87
20 Citrin, Isaac—May Meyer. 669.47
20 Connolly, Robert—N Y Telephone Co. 24.02
20 Castrovinci, Paolo—John T Ferrall. 279.32
20 the same—Nassau Brewing Co. 252.90
21 Cohen, Philip—Wm F Palmenberg et al. 43.55
21 Croshaw, S Elwood—Vincent De Michele. 164.91
21 Cuccio, Joseph—F E Rosebrack & Co. 95.10
22 Corwin, Mrs Roberta G or Roberta Menzies—Robert O Black. 39.41
23 Castro, Pietro—Harry W Bell. 144.58
19 Deutsch, Louis—Julian H Meyer and ano. 53.21
21 Davis, Isaac—Wm F Palmenberg et al. 43.55
21 De Vito, Frank S—Victor Pietrafesa. 266.26
22 Davidson, Manuel—Augustus H Skillin. 68.31
23 Davey, James W—Anton H Meyer. 195.41
23 Driscoll, Jeremiah—N Y Edison Co. 49.81
23 Donnerstag, Samuel—United Light & Power Co. 105.48
19 Eickwort, John G—Leopold Wallach recvr. 83.30
23 Ellis, Melville—Jacob Castleberg et al. 66.06
23 Earle, Henry—Adam Frank et al. 97.43
17 Feltman, Henry—Ferdinand Ehrlich et al. 1,429.64
17 Frazier, Geo W—Edmund Clark et al. 796.55
17 Fleming, George—Waldorf-Astoria Hotel Co. 219.00
17 Farwell, Geo N—John H Eberhardt. 25.01
17 Friedman, Samuel—Nathan Markowitz. 29.69
19 Frank, John M—The Regulus Cigar Co. 31.91
19 Fleming, James—Lillian V Brown. 214.41
19 Friedberg, Lena—Saml Berner and ano. 29.41
21 Penton, Michael J—Geo R Sutherland. 431.16
21 Fielder, John—Albert C Woehrl. 38.96
22 Fagin, Joseph—Max Baer et al. 34.71
22 Fleming, George—John Wanamaker. 64.60
22 Freedberg, Lena—Samuel Berner et al. 330.71
23 Eckhoff, Dietrich—Anton H Meyer. 195.41
23 Feldman, Charles—Pittsburgh Plate Glass Co. 789.05
23 Ferstandik, Bernat—Isidore Scherer et al. 41.90
23 Freiberger, David—A Lincoln Bernstein. 68.59
19 Garner, Wm—Morris Kaplan. 94.41
19 Geh, L Chung—Quack Dong. 224.41
19 Gerdkoff, Hyman—Bennett & Gompper Co. 71.66
19 Goldberg, Bernadine—H B Claffin Co. 70.59

- 20 Gerstle, Ralph J F—John A Murray. 166.38
20 the same—the same. 325.89
20 the same—McNab & Harlin Mfg Co. 515.90
20 Grundy, Frank C—J Harris. 638.44
20 Glogauer, Max—Jacob Stroh et al. 90.41
21 Galvin, Helen A—Saks & Co. 87.21
21 Greenbaum, Leopold S—Ballou Dickson Co. 187.15
21 Germain, Edmund—Theodore Presser. 55.47
21 Ghee, John F—Herman Kuhl. 123.87
22 the same—the same. 218.40
22 Galluner, Edward—Otto G Mauss. 77.11
23 Gallauer, Edmund—Geo P Hutchins. 256.25
23 Gragg, Geo C—Wm M Cruikshank et al. 84.41
23 Gould, John D—Frederick Pearce Co. 33.61
23 Galway, Edw J—Martin H Healey. 296.41
19 Hoe, Chin Mon—Quack Dong. 224.41
19 Hill, George H—Dimock & Fink Co. 780.11
19 Hammer, Fannie—Jacob C Heinsheimer and ano. 127.17
20 Hallahan, Wm H—J Harris et al. 638.44
21 Hayes, Amanda O—Vincent De Michele. 164.91
21 Hart, William—N Y Telephone Co. 33.73
21 Hutchinson, Alexander R—Campbell Supply Co. 616.87
21 Heller, Louis N—Louis Leavitt. 46.98
21 Hamilton, Thomas J—Otis Elevator Co. 186.04
21 Hampstone, Samuel L—Bernard M Bridget et al. 107.86
21 Heineman, Max—Herman Schwartz. 56.52
22 Heid, Chas M—Theodore W Morris et al. 79.71
22 Heidt, George—Benjamin Pritz et al. 150.83
23 Hendelman, Karl—Hyman Levin. 52.16
23 the same—Davis Porus. 38.51
23 Huke, Edward—Greason Mfg Co. 152.29
23 Hirsch, Louis—L W Sweet & Co. 112.26
23 Hough, Percy M—Harry Weitz. 28.11
23 Hammerman, Joseph—Morris Beck. 23.01
23 Haldorn, George—Adam Frank et al. 97.43
23 Ingram, Harry & Alfred—N Y Telephone Co. 176.22
19 Ingling, Alvin B—N Y Telephone Co. 128.72
19 Joseph, Geo E—the same. 106.71
19 Judson, Sidney—Harry Ginsburg. 329.38
20 Jones, E Clinton—Burgoyne Hamilton. 180.82
21 Janin, Elie—Edw H Sothern et al. 32.67
22 Jaffe, Samuel & Rebecca—Harry Cohen. 84.61
23 Jellinek, Morris L—Smoot Weaver Co. 45.41
17 Keller, Francis M—System Co. 21.73
17 Kear, Harry B—Teresa Walker. 28.00
17 Killough, Robert—Morris Levin. 106.05
17 Kurzrok, Raphael—Barnet Kimler et al. 331.44
17 Kearney, David W—David Herring. 49.72
19 Kaplan, Morris—N Y Telephone Co. 122.11
19 Kurzrok, Raphael—The Thread Agency. 188.61
19 Klein, August W—Russell C Johnson and ano. 326.66
20 Kramer, Stella E—N Y Telephone Co. 203.42
20 King, William—the same. 39.00
20 Kennedy, Frederick C—the same. 44.90
20 Kelly, Geo N—the same. 24.02
20 Kroncke, Chas A—the same. 23.14
20 Kugel, Charles—the same. 61.04
20 Kahn, Joseph—the same. 24.37
20 Keatinge, Joseph M—the same. 70.87
20 Korenman, Herman—the same. 27.19
20 Kelly, Thomas F and John J—the same. 21.85
20 Kelly, Thomas J—the same. 24.91
20 Kemp, Eliza—the same. 20.98
20 Keating, N Galvin—the same. 23.41
20 Kurzrok, Raphael—Associated Merchants of N Y. 148.21
20 Kelley, Walter—Gustavus M Roden. 405.31
21 Kreisler, Maurice—Ballou Dickson Co. 187.15
21 Kessler, Max—Isaac Liberman et al. 4,532.99
21 Klein, Julius* Samuel L & Abraham—E B Latham & Co. 188.22
21 Kirsch, Herrman—Sonn Bros Co. 143.42
22 Keller, Wm C—Phelps Bros Co. 58.62
22 Kirby, Catherine S—Martin Saxe. 519.41
22 Knepper, Frank—Morris S Newcorn. 155.17
23 Klopfer, Lillie—August Trenkmann. 12.97
23 Kurasch, Godel—Arthur Hirschel. 1,340.38
23 Kasian, John—Arthur D Wood. 59.66
17 Lannon, Wm F—Irving S Charig. 267.42
17 Lazard, Samuel E—John H Eberhardt. 25.01
19 Levy, Abraham S—Fred Lange. 519.31
19 Lavelle, John H—Dimock & Fink Co. 780.11
19 Lever, James—Leopold Wallach recvr. 291.09
19 Luther, Edward S—Reginald Burton. 131.90
19 Levitt, Victor D—F C Bostock. 273.60
20 Levitt, Victor D—N Y Telephone Co. 37.02
20 Lauria, Vincent—Robert Hill. 594.39
20 Levy, Abraham—Charles Rouff. 110.41
20 Lyons, Geo W—Cosio Cigar Co. 225.77
20 Levin, Abraham J—Geo H Lowell. 186.24
21 Low, Gilman—N Y Telephone Co. 29.02
21 Lipkowitz, Louis—the same. 51.51
21 Lemberg, Selig—the same. 36.60
21 Lope, Frederick—the same. 21.14
21 Lippner, Chas S—the same. 39.91
21 Lavezzo, James—the same. 48.06
21 Lloyd, Anna M—the same. 24.17
21 Lamb, Chas E—the same. 34.24
21 Lott, Isabel W—the same. 31.08

- 21 Lutz, George—Federal Sign System Electric. 21.24
21 Lyons, Geo W—Muhlenberg Coal Co. 449.84
21 Lipner, Nathan—Man Rolling Mills. 180.66
22 Loucks, Elizabeth—John Wanamaker. 172.41
22 La Vein, Christopher—J Frederick Menke. 40.86
22 Lonergan, Patrick—Simon Bender et al. 1,775.26
22 Lehrfeld, Abraham—Theo O'Bannon. 53.85
23 Lippman, Samuel—Hyman Levin. 52.16
23 the same—Davis Porus. 38.51
23 Lash, Joseph—Frederick L Jenkins. 126.94
23 Law, Arthur R—Chas E Shedaker. 96.44
17 Messer, Frank—Nathan Hirschhorn et al. 293.78
17 Murphy, Samuel J—Bristol Mfg Co. 101.27
17 McDermott, Rody—Richard C Routledge. 50.55
19 Murray, Celia V—Chas Frorbert. 27.31
19 Meade, James—John R Leary. 182.62
19 Messmore, Herbert L—Richard V Lewis. 641.95
19 Mohler, John, Josephine, James, Chas Fredk, George and Louise heirs, &—Christina White. 979.10
19 McElrath, Percy—N Y Tel Co. 128.72
20 Mayer, Bernard—Max Mayer. 669.47
20 Miller, Gordon—Paul Bergerman. 69.79
20 McArdle, Michael—Associated Merchants of N Y. 264.51
21 Muro, Andres—N Y Telephone Co. 63.33
21 Meyers, Max—the same. 152.94
21 Meyer, Robert—the same. 18.79
21 Maas, Martin—the same. 42.69
21 Murphy, Joseph J—the same. 33.73
21 McLean, Jack B—Lipman Wolfe & Co. 47.46
22 Miller, Isidore—N Y Telephone Co. 44.49
22 Miklowitz, Harry L—the same. 64.85
22 Meyer, Johanne—the same. 145.43
22 Mac Clinton, Seth B—the same. 61.86
22 Muller, Adolph—the same. 43.30
22 Menaker, George—the same. 80.81
22 Marbourg, Wm D—the same. 40.95
22 Morgan, Andrew C—the same. 41.15
22 Markens, Geo W—George Thibou. 597.03
22 Mackenzie, William—John H Boynton. 93.72
22 Mauerer, Philip—August H Skillen. 31.34
22 McCrane, James—N Y Telephone Co. 63.53
22 McConnell, Frank H—the same. 31.88
22 McElroy, John J—the same. 46.97
22 Menzies, Roberta or Mrs Roberta G Corwin—Robert O Black. 39.41
22 Muzzy, Alice—John Wanamaker. 572.87
23 Manney, Morris—Nathan Edelman. 35.55
23 Messmore, Herbert L—Eugene J Stern. 1,210.66
23 Mac Donald, Robert M & Solon W—Chelsea Exchange Bank. 1,035.62
23 Martin, Mary C—Timothy J Martin. 731.70
23 McCord, James B—Crane Co. 299.69
23 McDermott, Robert—George Patchett. 214.67
23 Mahnen, Frederick C—Consumers Park Brewing Co. 1,394.97
19 Nimark, Edward—Samuel Berner and ano. 29.41
21 Nelson, Andrew W—Francis H Leggett & Co. 36.03
22 Nyce, Wm A—Joseph Beck et al. 254.14
22 Newmann, Michael J—Jacob Wolf. 256.18
22 Nimark, Edward—Samuel Berner et al. 330.71
20 O'Neill, George—Morris Buckwald. 45.72
21 Olsen, John—American Farm Products Co. 144.93
21 Ohl, Charles—German Grob & Son. 94.58
22 O'Connor, Nicholas R—Wm N Severance. 30.32
22 Ohayon, Abraham—N Y Telephone Co. 30.88
22 O'Reilly, Thomas J—Whiting Co. 360.91
22 the same—John Wanamaker. 285.66
22 Onderdonk, John—Frederick Luppens. 288.16
23 Oakley, Caleb P—John Eichler Brewing Co. 445.52
23 Oakes, Estelle S—John W Travell. 27.41
17 Powers, E Harrison—Charles Sutter. 536.85
19 Peters, Henry, Jr—Conrad A Kermer. 196.18
20 Putter, Nathan—Isidor Bloch et al. 80.21
21 Parsons, Chas H—Frederick Bahr et al. 83.79
22 Paff, John H—Geo F Fish. 115.67
22 Pattengell, Wm M* Chas E, Clara & Mrs Chas E—N Y Telephone Co. 35.57
23 Parker, Ely Z—N Y Telephone Co. 243.48
23 Pockard, J Donald—the same. 60.27
23 Preston, Fred—Jose M de Birmingham. 336.40
17 Rosenthal, Jacob—North Am Distilling Co. 60.16
17 Rosen, Max & Abraham—Sigmund Horowitz. 100.79
17 Rook, Frederick S—John M Byers. 143.16
17 Rosenthal, Marcus A—Sophie Maas. 2,382.03
19 Ryan, John—Leopold Wallach recvr. 291.09
21 Richards, Bernard G—Alice M Herts. 123.57
20 Robinson, Wm R—Pearl Bergerman. 69.79
21 Rehmstedt, Herman—Joseph M Fishel et al. 577.31
21 Rosenthal, Julius C—Harry Edwards. 65.22
21 Randall, Harold E & Purdy M—Geo R Sutherland. 431.16
22 Ross, Barney—N Y Telephone Co. 80.81
22 Rennie, Adam—Barstow Stove Co. 24.45
22 Roelker, Erwin—Goodyear Tire & Rubber Co. 158.11

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22 Robinson, Alexander—McCall Co.	419.65
22 Robinson, Simon—Samuel Berner et al.	330.71
23 Quigley, James J—United Electric Light & Power Co.	220.56
23 Race, Arthur W—Isaac Engel.	81.10
23 Rebeiro, Christian—Washington Square Hotel Co.	costs, 12.82
23 Robinson, Josephine D—John C Weir.	345.91
19 Szudrovicz, Anna S—Wm A Leggett et al.	21.21
19 Schwab, Hattie—Chas Forbert.	27.31
19 Schmeig, Jacob—John Dewar & Sons, Ltd.	38.31
20 Sanford, Wm W—John Barkley.	173.25
20 Schneider, Peter—Morris Buckwald.	45.72
20 Smith, Mary J—Frederick C McDonald.	611.03
21 Scudder, Robert B—Vincent De Michele.	164.91
21 Spiler, Isador—Edw H Sothern et al.	32.67
21 Solomon, Samuel—Isaac Liberman et al.	(D) 4,532.99
21 Silvera, George—Hans Harris.	19.72
22 Siegel, Max—Louis Greenberg.	317.15
23 Saglimbene, Bonny—N Y Telephone Co.	49.67
23 Sackels, Chas R—the same.	44.25
23 Siegelman, Harry—the same.	83.53
23 Stile, Solomon—the same.	144.92
23 Schmidt, John—the same.	29.73
23 Sisti, Nicholas—the same.	44.28
23 Shapiro, Louis—Pittsburgh Plate Glass Co.	789.05
23 Smith, Warren—N Y Telephone Co.	23.32
23* Schaffer, Joseph—United Electric Light & Power Co.	83.46
23 Sterling, Chas A—Edward Cramsey.	871.12
23 Schwefelberg, Jacob—Arthur Hirschel.	1,340.38
23 Stockhain, Samuel F—William Chubb.	869.14
23 Smulian, Joseph—Chas A Miller.	37.81
19 Tobin, Preston B—Atwood Violet and ano.	70.27
19 Thoma, Annie—Christina White.	979.10
21 Taussig, Albert—James D Westervelt.	492.55
22 Townsley, Marietta admrx—Dave H Morris.	costs, 117.78
22 Thuor, Harry—Louis Greenberg.	317.15
22 Testera, Wm N—Joseph Heim.	173.92
23 Tovey, David W—Kny Scheerer Co.	78.69
23 Theodore, James—United Electric Light & Power Co.	105.48
23 True, Clarence—Canton Art Metal Co.	887.87
23 Ungar, John—Kips Bay Brewing Co.	125.11
22 Vogel, Louis—Conron Bros Co.	65.58
22 Van Holland, Henry—Anheuser Busch Co.	179.80
23 Van Culin, John H—N Y Telephone Co.	26.71
17 Walsh, Wm L—Henry C Copeland et al.	54.16
17 Warm, Jacob—Nathan Hirschhorn et al.	293.78
10 Williams, Harry H—Frank Tully.	116.51
19 Winterhatter, Louis, Jr—Julius H Meyer et al.	30.71
20 Wakeman, Walter F—Burgoyne Hamilton Co.	180.82
20 Willisch, Simon—Jacob Stroh et al.	90.41
21 Wallin, Louis—Harry S Dewey et al.	217.36
21 Weber, Peter—Edw H Sothern et al.	32.67
21 Weill, Henry M—Charles Ferrara.	29.41
21 Wolf, Julius B—Myron H Oppenheim.	117.15
22 Whelan, Matthew S—N Y Telephone Co.	31.88
22 Wright, Peter B—Katherine E Henesey.	67.22
22 Wilson, James—Pabst Brewing Co.	108.96
22 Windmuller, Louis & Adolf C E—Goodyear Tire & Rubber Co.	costs, 158.11
22 Wisan, Samuel—Theo O'Bannon.	53.85
23* White, Edw G—N Y Telephone Co.	243.48
23 Wheaton, J Frank—the same.	42.66
23 Windle, R Tucker—Pace & Cripp Co.	235.00
23 Weissman, Philip—Chas A Miller.	59.06
23 Weed, Jane E—Alphonse Andre.	43.21
23 Wagner, Fred—United Electric Light & Power Co.	83.46
21 Young, John W—Darius O Mills.	629.72
21 Yates, Edw B—Anton Sattler.	163.72
19 Zimmerman, Louis—Catherine Barbig.	216.72
19 Zeisler, Moritz—Herman Spierman.	434.41

CORPORATIONS.

17 Illuminated Novelty Mfg Co—N Y Telephone Co.	148.45
17 Industrial Contracting Co—the same.	157.31
17 Builders Construction Co—the same.	72.05
17 Barnard System—the same.	22.14
17 New York Cold Storage Co—the same.	126.30
17 Italian-American Engineering Co—the same.	75.90
17 American Ventilating Co—the same.	36.92
17 Impireal Exploration Co—the same.	45.28
17 Empere Auto Car Co—the same.	51.23
17 Italo-American Art Works—the same.	41.32
17 Gotham Automobile Co—the same.	64.64
17 Casper Hauser & Co—the same.	38.98
17 New York Patrol Co—the same.	39.42
17 Dover Quarries & Chemical Co—the same.	69.99
17 John T Hall Music Pub Co—the same.	74.70
17 John L Douglass & Co—Wm H Jordan et al.	162.51
17 Republic General Contracting Co—Howard Realty & Development Co.	1,764.18
17 McRosenbaum Co—Peter Helmes, Jr.	160.84
19 Roman Realty and Construction Co—August Mugler.	428.45
19 Monolith, Reinforced Concrete Co—Chas A McMann.	337.70
19 Napp Referphone Co—N Y Telephone Co.	77.82
19 American Figure Co—Diamond Glue Co.	71.31
20 The Atlantic Co—Karl Almqvist.	109.31

20 Bormay, Engraving Co—Harry D Farquhar	577.15
20 The Independent Concreting Cementing & Fireproofing Co—Atlantic Cement Co.	802.50
20 Joseph M Cohn House Wrecking Co—Wm P Cook et al.	342.77
21 The A R Hutchinson Co—Campbell Supply Co.	616.87
21 The Central Ry of Oregon—Edw O Towne.	547.93
21 Empire State Securities Co—Darius O Mills	631.32
21 Ocean View Cemetery—Richardson Press.	193.32
21 Randall Electric Co—Geo R Sutherland.	431.16
22 George A O'Rourke Co—N Y Telephone Co.	37.07
22 The Arizona Amalgamated Copper Co—James A Tedford	5,083.21
23 Star Asbestos Mfg Co—N Y Telephone Co.	64.19
23 Santa Emilia Copper Co—the same.	120.25
23 Haas & Fried—Fanny Kessler.	119.40
23 John V Signell Co—E B Latham & Co.	1,443.95
23 Derby Desk Co—Michael J Murray.	1,000.64
23 Dresser & Co—Theodore H Price.	2,897.62
23 The Arizona Amalgamated Copper Co—The Geo B Van Cleave Co.	1,881.83
23 Hauben Realty Co—Louis Heilbrunn.	197.05
23 The Progress Magazine Pub Co—Editor & Publishers Co.	108.41
23 Urban Building Co—Canton Art Metal Co.	887.87

SATISFIED JUDGMENTS.

August 17, 19, 20, 21, 22, 23.

Aronovich, David—M Grossman et al.	1906
Barnes, Frederick E—J Korman.	1905
Bishop, John H—The Art Typo Realty Co of Greater N Y.	1906
*Block, Louis M—S Uhfelder et al.	1907
Baxter, Dennison E—A R Keller.	1907
*Billington, Reno R—F R Minrath.	1907
Beatty, John C—National Iron Bank.	1898
Briglia, Guiseppi—V Guglietti.	1907
*Cheever, John D—R W Shipway.	1896
Conlon, Mary—M N Clement.	1907
*DeWitt, Thomas D—The Locomobile Club of America.	1907
Diamond, Sol—N Y Edison Co.	1906
Dickson, Clarence H—B M Ewing.	1907
De Carlo, Philomena—M Brennan.	1906
Englander, Bethoven—Morgenthau Realty Co.	1907
Eckhardt, Henry, Conrad, George & Edward—Hubbard, Eldridge & Miller.	1907
Faulhaber, Magdaline—M Greenwald.	1889
*Goldfine, Joseph J Crane et al.	1898
*Same—B Hamburger.	1898
*Same—S H Bernheimer.	1898
Goldman, Max—J Schmal.	1905
Geiger, Charles—N Y City Ry Co.	1907
*Goldberg, Henry & Solomon Rosenberg—People, &c.	1907
Goodman, Max & Michael—G Goodman.	1907
Same—same.	1907
Hilsenbeck, Leonhardt—J M Guhring.	1890
Hirschhorn, Joe—S Rosen.	1906
Hecht, William—J M Schoenfeld.	1907
Harding, Geo E—M E Jackson.	1907
Harte, Michael—H A Powell.	1903
Kelly, Bridget—I Steigerwald.	1901
Same—R W Ferguson.	1904
Same—The Planters Co.	1904
Kurzrok, Raphael—Empire City Wood Working Co.	1907
Kruger, Pauline—L Lage.	1899
Kaiser, Joseph J & Henry B Ingram—E C Tower et al.	1907
Levingston, Barnet & Israel Herman—Colwell Lead Co.	1907
Lynch, Alice M and William J—J Conforti.	1907
Lockwood, Wm H—C Holt.	1906
Liotta, Salvatore—A Manello.	1904
Manning, Max & Fred D'Alessio—Colwell Lead Co.	1907
Mellen, Ellen—E Nesbit.	1907
Markowitz, Nathan—V Berninger.	1907
Meyer, Louis G—J D Burt.	1907
O'Neil, John—E Gordon.	1899
Pirk, Amelia—D Mathewson.	1907
Reass, Benjamin—Royal Bank of New York.	1906
*Rosenholz, Mayer—F H Langley.	1904
*Same—E L Roussey et al.	1904
*Same—R Gruhn et al.	1904
Roth, Max, Joseph Roth, Samuel Stark & Charles Arnheim—William Gibson.	1907
*Rochmovitz, Abraham—N Schnitzer.	1904
Reddy, Patrick—M A Bingham.	1907
Same—same.	1907
Same—A E Bingham.	1907
Same—same.	1907
Rode, Raymond F—W Kinscheif.	1904
Shorer, Chas F—Boston Woven Hose & Rubber Co.	1907
Sykes, Thomas F—F Seymour.	1901
Sullivan, John J—W H Hussey et al.	1906
Stein, Josef—S Heffner.	1904

Sedgwick, George and Egbert B Perry—N Y Telephone Co.	1907
Sullivan, John J—W H Malcolm.	1904
Tesla, Nikola—A Merching.	1905
Thatcher, Lathrop—E J F Minor.	1902
Taylor, Annie E—Acker, Merrill & Condit Co.	1905
Woolf, Edward L, James A Woolf, Eugene T Woolf, L Estelle Cornier individ, Douglas Robinson, J Roosevelt Roosevelt and Robert H M Ferguson trustees, &c.—E C Striffler.	1907
Wallace, Loretta—The Murray Hill Hotel Co.	1905

CORPORATIONS.

Camardella & Hettesheimer, Inc—G C Stetson et al.	1907
*Press Pub Co—B Solomon.	1907

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

MECHANICS' LIENS.

Aug. 17.

201—Pearl st, Nos 59 and 61. Frederick Fleck agt W G Pigueron.	\$148.00
202—99th st, No 302 West. Frank W Herter agt Siegfried Loewenthal and Leo Loewenthal.	200.00
203—Columbia st, No 70. Paul Grillo et al agt Congregation Ahawath Achim Anchein Ungarn.	4,850.00
204—Satisfied.	
205—156th st, Nos 834 and 836 East. Domenico Bravin agt Harry Marx and Louis Greenky.	335.00
206—Allen st, No 57. Henry Mach et al agt Rose Frey, Saul Amsterdam and Morris Borowitz and Isaac Galef.	230.00
207—Riverside Drive, n e cor 135th st, 102.6x 125. The Batavia & New York Woodworking Co agt J V Signell Co.	3,624.16
208—Claremont av, s e cor 127th st, 119.8x100. Same agt same.	9,677.88
209—Broadway, e s, whole front between 143d and 144th sts, 200x100. James McLaughlin Co agt same.	1,750.00
210—Hamilton pl, w s, whole front between 143d and 144th sts, 217.11x90.2. Same agt same.	1,760.00
211—143d st, n s, 85 w Hamilton pl, 75x100. Same agt same.	444.00

Aug. 19.

212—93rd st, n s, 50 e 3d av, 125x100. A D Granger Co agt Jacob Ruppert and Wilkinson Manufacturing Co.	993.00
213—Suffolk st, No 114. Philip Levitt agt Jacob Schall and Mishkin, Goldblum & Levin.	395.00
214—Hamilton pl, w s, whole front between 143d and 144th sts. Jacob Malatzky agt John V Signell Co.	401.50
215—53d st, Nos 246 and 248 East. E H Ogdens Lumber Co agt Isaac N Golomb and Charles Magid.	171.84
216—Thompson st, No 182. Same agt John J Harkins and George and John Hansen.	1,293.00
217—West End av, Nos 153 to 159. Same agt Isaac Oseroff and Harry Wilensky.	823.23
218—Broadway, e s, whole front between 143d and 144th sts. Kelly & Ryan agt John V Signell Co.	7,422.00
219—Harlem River terrace, e s, 528.2 s 190th st, if prolonged, 25x irreg. Sam Aiello agt Douglass Brown.	35.00
220—Lenox av, n e cor 143d st, 74.11x96.2. Michael Cirrito et al agt Morris Feldberg.	2,367.10
221—Columbia st, No 72. Morris Goldrath agt Abraham Cohn and Morris Sands.	30.00
222—39th st, No 32 East. August Mugler agt A K Rhineland and John Fulton.	70.00
223—21st st, Nos 30 and 32 West. McMann & Taylor agt Charles Kaye and John Boyd.	758.31
224—Broadway, n w cor 61st st, 116.2x197.6x irreg. German Grob & Son agt Packard Motor Car Co of N Y.	642.24

Aug. 20.

225—43d st, Nos 311 to 319 West. McMann & Taylor agt Charles and Arthur H Scribner and John Boyd.	1,428.38
226—South st, Nos 78 and 80. Same agt J N A Griswold and John Boyd.	293.03
227—54th st, Nos 249 and 251 West. Same agt Automobile Club of America and John Boyd.	230.09
228—Manhattan av, e s, whole front between 110th and 111th sts, 200x100. Consolidated Chandelier Co agt Arthur E Silverman Building Co.	1,153.40
229—102d st, No 224 East. Thomas Hollern agt I E Seikevitz and Goldstein and Berman.	108.00
230—Allen st, No 57. East River Marble Co agt Rose Frey, Saul Amsterdam and Morris Borowitz and Isaac Galef.	65.00
231—Lenox av, n e cor 143d st, 75x96. Aaron Garfein et al agt Morris Feldberg.	225.00
232—136th st, Nos 502 to 510 West. Wolf Gelband agt F A and Bessie C Clark.	350.00

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plied promptly with the
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233—Broome st, No 269. Simon Garler agt Jennie Levin and Rosie Halbien and Jacob Spiwack.500.00
 234—Lenox av, n e cor 143d st, 74.11x96.2. Bernard Movshowitz agt Morris Feldberg.1,980.00
 235—Morris Park av, s s, 25 e Washington st, 25x100. Hugo C Cook agt Louisa H John and Thomas Ives.400.00
 236—122d st, Nos 339 to 343 East. William Rosenbaum agt Silverstein Bros; S Hendeson and R W Rod.163.16
 237—12th st, Nos 635 and 637 East. Same agt S Gottlieb and A Schlesinger and B W Rod.54.31
 238—40th st, s s, 151 e 6th av, 18.6x98. James O'Brien agt Estate Charlotte Miller and Margaret L and William Schultz.1,536.85
 239—Morris av, Nos 631 and 633. Oscar G Borkstrom agt Di Toro & Zanchelli.52.58
 240—Allen st, No 200. Harris Mankin agt John Doe and Max Brooks.275.00
 241—Topping av, e s, 275 n 174th st, 100x100. Harris Safety Co agt Francis Schlosser and Andrew J Thomas.125.00
 242—Courtlandt av, s e cor 163d st, 50x90.7. Moore & Landsiedel agt Annie Linder.45.00
 243—Webster av, e s, 75 n 175th st 60x200. Kues Bros agt New York Derrick & Engineering Co and Vehicle Realty Co.81.06
 Aug. 21.
 244—43d st, Nos 311 to 319 West. Colwell Lead Co agt Arthur H Scribner and John Boyd.1,325.00
 245—St Nicholas av, n w cor 146th st, 75x100. Thomas P Lancaster agt George Doctor.3,000.00
 246—Mercer st, No 123. John J Kelly agt Peter W Rouss and Terry & Tench Co. 1,850.00
 247—Madison av, No 1318. J F Walsh & Bro agt Gustav Stelljes.1,081.00
 248—Lenox av, n e cor 143d st, 74.11x96.2x irreg. Salvator Cultera agt Morris Feldberg.30.25
 249—Same property. Joseph Franzino agt Morris Feldberg, Michael Cerrito and Salvatore Sinatra.30.25
 250—Same property. Andrea Zango agt Morris Feldberg.30.25
 251—Same property. Joseph Giordano agt Morris Feldberg, Michael Cerrito and Salvatore Sinatra.30.25
 252—Same property. Nicolo Zanga agt same.30.25
 253—Same property. Joseph Sinatra agt same.30.25
 254—Same property. Salvatore Dalcemuscolo agt same.30.25
 255—Same property. Francesco Graziano agt same.30.25
 256—Same property. Salvatore Stropoli agt same.30.25
 257—same property. Antonio Cimo agt same.30.25
 258—Same property. Carmeno Zango agt same.21.10
 259—Same property. Joseph Macaluso agt same.21.10
 *260—44th st, Nos 111 to 121 West. George Keister agt Stuyvesant Theatre Co.7,500.00
 261—Mayflower av, e s, 25 s Evelyn pl, 25x100. Camillo Scottino agt Salvatore Chiovatto.82.50
 262—238th st, No 129 East. Thomas Zilli agt Louis Wirsching and Hoffses & Hylar.50.90
 263—144th st, n s, 100 w 7th av, 150x100. Joseph Jordan agt Louis Perilson, Louis Rosenberg and Louis Siegelbaum.2,950.00
 264—43d st, Nos 311 to 319 West. Edward Smolka & Co agt Charles and Arthur H Scribner and John Boyd.261.52
 265—Division st, No 131. George Schroeder agt Estate G W Woehle.232.59
 266—East Broadway, No 142. George Schroeder agt same.232.59
 267—43d st, Nos 311 to 319 West. Crane Co agt Chas & Arthur H Scribner and John Boyd.834.14
 268—3d av, Nos 1869 and 1871. Morris Michalovitz agt Bernard Cohen.11.15
 269—Satisfied.
 270—102d st, No 224 East. Gabriel Herman et al agt I E Seikewitz and Philip Berman.62.50
 271—2d av, No 2423. Same agt John Doe and Robert McDermott.62.00
 Aug. 22.
 272—64th st, No 54 East. American Radiator Co agt John Jenks and John Boyd.154.70
 273—Thompson st, No 182. Charles Read agt J J Harkins and Hansen & Hansen.255.00
 274—93d st, No 177 East. Adolph Weiss et al agt Adolph Cohen and Joseph Bluestein. 575.00
 275—Lenox av, n e cor 143d st, 74.11x92.2x irreg. Harry Steingart agt Morris Feldberg.1,300.00
 276—Amsterdam av, Nos 1260 and 1266.122d st, Nos 501 to 507 West. Maxwell & Dempsey agt John Horowitz and John Lefkowitz.1,575.00
 *Editor Record and Guide:
 An order bonding the claim has been filed. Claim is disputed.
 A. J. DITENHOEFER.

277—Riverside Drive, e s, 600 s 127th st, 75x86. Ross Lumber Co agt Rutland Realty Co and Samuel A De Waltoff.47.32
 278—St Nicholas av, n w cor 119th st, 29.10 x111.5x irreg. Same agt Joseph Brucker, Conrad Zoerb and John B Mooney.84.00
 279—Courtlandt av, s e cor 163d st, 58x90. Independent Concreting, Cementing & Fireproofing Co agt Frank Rotter and Annie Linder.200.00
 280—Caroline st, Nos 60 to 64½. Santo Mirabella et al agt Harry A Thuor.1,238.73
 281—Exchange pl, s w cor William st, 106.11x70.4x irreg. Charles Parkinson et al agt Lords Court Building, Munroe & Munroe and The Arizona Amalgamated Copper Co. 2,371.42
 Aug. 23.
 102d st, Nos 326 and 328 East. Henry Grohman agt Herman Kahn. (June 14, 1907) 52.25
 Broadway, e s, whole front between 155th and 159th sts. Ernest N Cokefair agt Fluri Construction Co. (Aug 21, 1907)1,778.00
 2d av, Nos 104 and 106. Abraham L Saruya agt Philip Horowitz. (Sept 25, 1905) .980.00
 Norfolk st, No 101. Max Cohen agt L Saide-man et al. (Aug 6, 1907)90.57
 10th av, e s, whole front bet 25th and 26th sts. Julius Johnson's Sons agt De Witt C Flanagan et al. (Aug 3, 1907)748.00
 71st st, No 212 West. John Fulton agt Mrs John W Merrian. (Jan 18, 1907)3,942.76
 282—144th st, n s, 100 w 7th av, 150x100. American Radiator Co agt Louis Perelson, Louis Rosenberg and Louis Siegelbaum. 264.00
 283—Broadway, s e cor 101st st, 131x150. Person & Co agt Bloomingdale Leasing Co. 239.80
 284—136th st, Nos 504 to 510 West. Calogero Duminnco agt Bessie C Clark.1,041.25
 285—Essex st, Nos 85 and 87. Celia Grossman agt Abraham Kasower.1,562.60
 286—2d av, No 690. Joseph M Weinstein agt Charlotte Block, Meyer Reikes and Nathan Rabinowitz.376.00
 287—Rivington st, s s, 25 e Sheriff st, 75x75. Barnet L Abrams agt Charles Karger and John L Cotter.476.00
 288—75th st, No 239 East. Adolf Weiss et al agt Samuel Caltabellotta and Robert LoBue.137.00
 289—Summit av, n e cor 164th st, 25x100. Wm T Hookey agt Margaret R Colleran and John and Mary A Colleran.1,882.22
 290—Hoe av, w s, 100 n Jennings st, 25x100. Thomas F Kelly agt Jacob Cohen.1,269.00
 291—St Nicholas av, n e cor 179th st, 100x100. Murphy & Worthing agt M Hirschfeld or Hirschfeld and J P Hertney.140.00
 292—146th st, s s, 100 w 7th av, 275x100. Barnet Masor agt Louis Rosenberg and Lazarus Perelson.3,400.00
 293—144th st, n s, 100 w 7th av, 125x100. Same agt same.1,520.00

BUILDING LOAN CONTRACTS.

Aug. 17.
 Pugsley av, w s, 100 n Benedict av, 25x96. Chas H Baechler loans Frederick and Pauline Rittman to erect a 2-sty dwelling; 2 payments. \$3,200.00
 Clinton av, w s, part of lot 104 map of Village of Morrisania, 25.11x138x25.11x137.11. Sebastian J Breihof loans Deludicibus Building Co to erect a 5-sty tenement; — payments. 25,000.00
 Aug. 20.
 Marmion av, n e cor Fairmount pl, 50x96.9. Title Guarantee and Trust Co loans Evelyn H White to erect a —sty building; 5 payments. 13,000.00
 Aug. 21.
 Marmion av, e s, 50 n Fairmount pl, 25x96.9. Mary E Radcliffe gdn loans Evelyn H White to erect a — sty building; 5 payments. 7,500
 Marmion av, e s, 75 n Fairmount pl, 25x96.9. Same loans same to erect a — sty building; 5 payments. 7,500
 Av B, No 207. Wolf Brand loans Abraham Cohen to make alterations; 4 payments. 2,200
 Aug. 22.
 Arthur av, w s, 264 s 187th st, 50x116. Walter J Reeves loans Arthur Avenue Realty & Construction Co to erect a 5-sty tenement; — payments. 30,000
 William st, Nos 165 and 167. The Equitable Life Ins Co loans Robert R Reed, trustee, to erect a 10-sty loft and store building; 9 payments. 125,000
 Aug. 23.
 No Building Loans filed this day.

SATISFIED MECHANICS' LIENS.
 Aug. 17.
 Stanton st, No 114. Adolph Weiss et al agt Sigmund Muldberg. (June 15, 1907) . . . \$105.00
 Same property. Philipp Leavitt agt same. (Mar 5, 1907) 300.00
 176th st, n s, 125 w Amsterdam av. Alfonso Lomonte agt The Portland Realty Co. (Aug 5, 1907) 935.00
 177th st, s s, 125 w Amsterdam av. Fortunato C Lomonte agt same. (Aug 5, 1907) . . . 168.00
 Same property. Alfonso Lomonte agt same. (Aug 5, 1907) 2,300.00

1East Houston st, Nos 100 to 106. Aron Garfein et al agt Max Jarrish et al. (July 25, 1907) 141.30
 56th st, n s, 174 e 1st av. The New Jersey Terra Cotta Co agt Lewis Realty and Construction Co. (Aug 8, 1907) 200.00
 Park av, s w cor 97th st. Mary A Brown et al agt Abraham Salzberg et al. (Feb 16, 1907) 1,150.00
 123d st, Nos 259 and 261 West. Eugene F Kachel agt New York Edison Co et al. (Aug 8, 1907) 64.40
 1Same property. Same agt same. (Aug 8, 1907) 180.00
 1Same property. Same agt same. (Aug 10, 1907) 180.00
 1Same property. Same agt same. (Aug 10, 1907) 64.40
 Commonwealth av, e s, 50 s Beacon st. Laurent Poirer agt Bernard J Reynolds et al. (July 26, 1907) 48.00
 Amsterdam av, No 1435. Richard N Spiers agt John C Brown et al. (July 3, 1907) 250.00
 Aug. 21.
 Central Park West, Nos 394 to 398. Griffen Roofing Co agt Red Cross Hospital et al. (Aug 6, 1907) 226.00
 Same property. Chas H Peckworth agt N Y Red Cross Hospital. (Aug 2, 1907) . . . 11,247.40
 56th st, No 4 West. Michael Guisti agt J P Goin. (Jan 24, 1907) 255.00
 Riverside Drive, n e cor 135th st. Edwin Shuttleworth Co agt John V Signell Co et al. (Aug 16, 1907) 9,500.00
 Crotona Park East, Nos 11 to 15. Michael Levinstein agt Richard W Gannon et al. (Aug 16, 1907) 400.00
 Aug. 22.
 Norfolk st, No 101. Max Cohen agt L Saide-man et al. (Aug 6, 1907) 90.57
 4th st, No 129 East. Union Stove Works agt Frank Gens. (Aug 7, 1907) 528.00
 136th st, s s, 100 w Amsterdam av. John Simmons Co agt Bessie C Clark et al. (Aug 17, 1907) 4,873.00
 1st av, No 93. Benjamin Simon agt Worth Realty Co et al. (July 25, 1907) 1,300.00
 St Lawrence av, e s, 50 s Merrill st. Unionport Lumber & Mfg Co agt Nelson Radof and Levine Bldg Co et al. (Aug 15, 1907) 200.03
 178th st, No 565 East. John La Spina agt Stefano La Sala. (June 21, 1907) . . . 1,350.00
 2Wales av, e s, 165 s Dawson st. Ravitch Bros agt Dawson Realty Co. (Aug 14, 1907) 1,676.58

1Discharged by deposit.
 2Discharged by bond.
 3Discharged by order of Court.

ORDERS.

Aug. 23.
 6th av, No 1045. George Barnes on Panka Bros to pay Sutphen & Myer. \$80.00

ATTACHMENTS.

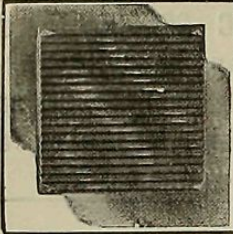
Aug. 16.
 Montanye, Austin F; Wm F Montanye; \$1,500; Fellows, Judd, Goode & Miller.
 Aug. 17.
 The Eidenbel Construction Co; Geo H Switzer; \$3,429.92; H C Mitchell.
 Aug. 20.
 Seibert, Luther B; Louis B Fordan; \$5,001.31; House, Grossman & Vorhaus.
 Sunbury Trust & Safe Deposit Co; Henry Goode; \$1,500; D W Blumenthal.
 Gildersleeve, Edw J; Walter J McGinley; \$800; J T Easton.

CHATTEL MORTGAGES.

Aug. 16, 17, 19, 20, 21 and 22.
 AFFECTING REAL ESTATE.
 Cordel Co. 111th st, bet 7th and 8th avs. \$890
 Con C Co. Gas Fixtures. 198
 Doino, P. 150th st and Union av. N England M & T Co. Mantels. 198
 Fleming, P. 1408 Park av. Albert G F Co. Gas Fixtures. 83
 Golomb & Magio. 53d st 100 ft w of 2d av. 165
 Silberstein & S. Mantels. 265
 Kurtzrock, R. 108 2d av. Albert G F Co. Gas Fixtures. 172
 McKenna, E. 117th st and Park av. Union G F Co. Gas Fixtures. 1,200
 New Era Construction Co. 163d st bet Broadway and St Nicholas av. Cohen & Kaufman. Gas Fixtures. 215
 Schenkein, S. 163d st foot of Amsterdam av. 1,500
 Colonial G F Co. Gas Fixtures. 1,625
 E Tribelhorn, Inc. 310 W 97th. National E Co. Elevator. 1,800
 Same. 88th st and Madison av. 1,625
 Elevator. 1,625
 Universal Cement Brick & Block Co. Pelham av, near Hoffman st. Reedy Elevator Co. Elevator. 1,800

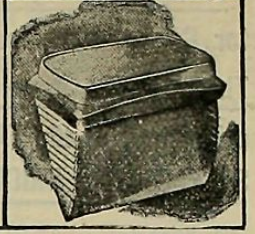
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CONSTRUCTION NEWS.

(Continued from page 294.)

OVERBROOK.—Percy B. Taylor, 122 Market st, Newark, has been engaged by the Public Buildings Committee of the Board of Freeholders as special engineer to determine what heating and ventilating apparatus is needed at the new Overbrook Hospital.

BAYONNE.—The Congregation of the St. Joseph's Slavonian Catholic Church has purchased a site on 25th st and Av E for the erection of a church and parish house, at a cost of about \$45,000.

TRENTON.—Mahlen R. Morgerun has completed plans for a \$100,000 hotel to be erected on Warren st by the Trenton Hotel Company.

NEWARK.—The Newark Turnverein have adopted plans and specifications of T. H. Ogden Co., 9 Clinton st, for a turn hall, to be erected in Newark, at a cost of about \$25,500.

TRENTON.—W. W. Slack, 18 East State st, has plans for a manufacturing plant for the Ajax Grieb Rubber Co. It includes a power house, main factory building, office building and warehouse and storage buildings. Estimated cost, about \$100,000.

ATLANTIC CITY.—Seymour Davis and Paul A. Davis are preparing plans for a 5-sty, 200x400 ft. fireproof structure to take the place of the present Hotel Windsor at Illinois av and the Beach, at a cost of \$400,000, for G. J. Waters.

MERCHANTVILLE.—W. C. Furber, 420 Walnut st, Philadelphia, Pa., has plans ready for bids for a 3-sty residence at Merchantville, for P. L. Smith. Cost, about \$15,000.

Connecticut.

WINSTED.—Thomas R. Malcolm, of Hartford, has the contract to build H. M. Chapin's new residence in Pine Meadow. It will contain 12 rooms, cost about \$7,500, be finished in natural wood and have all modern improvements. Isaac A. Allen, Jr., of Hartford, is the architect.

HARTFORD.—A. R. Whitney, Jr., & Co.'s successful bid for the State Arsenal contract was \$462,884, and this provides for a granite or marble exterior rather than for brick, for oak interior instead of chestnut, as was first planned, for emergency gas lighting in the drill room and for plate glass instead of ordinary glass. Benjamin W. Morris, whose plans for the armory were accepted, will have personal supervision of the work and receive a commission of 5 per cent. There were six other bidders on the job besides the successful one. Ambrose B. Stannard submitted the lowest proposal, \$367,900, for a brick building, but the commission decided that brick was not suitable material for the exterior walls. Stannard's bid for a granite exterior was about \$60,000 more than his bid for a brick exterior, making his figure considerably larger than A. R. Whitney, Jr., & Co.'s.

MIDDLETOWN.—The Wilcox, Crittenden & Co., manufacturers of marine hardware, will rebuild plant recently burned.

STAMFORD.—The Engineering Specialty Co., of Meriden, are considering the erection of a 2-sty factory, 40x150 ft., at Stamford.

NAUGATUCK.—William Paterson, of this city, has received the general contract for the erection of a passenger station in Naugatuck for the New Haven R. R. According to the plans, which were drawn by Architect Henry Bacon, of New York, the building will be of brick construction with granite underpinning and terra cotta trim, one story high, 33x171 ft. in dimensions. There will be terrazzo floors and marble wainscoting, the platforms will be granolithic, and the roof of special tile. Estimated cost, \$60,000.

NEW HAVEN.—Architect Duncan MacArthur has completed the plans for a residence to be erected on Whalley av, near Norton st, for J. J. Ridley, the tailor of 176 Temple st.

ROCKVILLE.—A manual training school will be erected to the memory of George Sykes by his widow, to cost \$100,000. No plans or architect. Address clerk of Board of Education.

DANBURY.—F. A. Hull has decided to rebuild immediately the Liberty st building which was burned in the same fire which destroyed the Hull block. Estimated cost, \$15,000.

WATERBURY.—Designs have been completed for the factory building to be put up in Mill st for the Waterbury Clock Co. It will be a brick structure, five stories high, 42x200 ft., with wing 42x125 ft. A boiler and engine house will be erected later.

MERIDEN.—Citizens have petitioned for a new fire house on the West Side.

WATERBURY.—The Cudahy Packing Co. contemplates the erection of a refrigerator building at Waterbury, Conn.

WATERBURY.—The Berlin Construction Co., Berlin, has the iron work, Columbian Reinforced Co., of New York City, reinforced concrete in connection with the hospital which J. W. Gaffney & Co. are erecting on Union Square for St. Mary's Hospital. It will be a brick and stone building, fireproof construction, four stories high, 52x112 ft. extension, 16x36 ft. on Union st. Plumbing and heating will be let later by architects. Thomas F. Jackson will do the stone work. Roofing and metal work not let. Architects, J. J. Dwyer and J. J. McMahon, of Hartford.

BRIDGEPORT.—Arrangements are being made for the erection of the new church in Stratford for St. James' parish. The parish owns a fine lot at the corner of Main and Broad sts, 112x200 ft., and it is proposed to build an edifice having a seating capacity of about 700 and costing in the neighborhood of \$25,000. Rev. James J. Elty is the pastor. No architect has been selected.

HARTFORD.—Bids have been received and contract has been awarded to E. H. Hubbard, of New Britain, for the typewriter factory to be erected on New Park av for the Royal Typewriter Co., of New York City. It will be a brick building, mill construction, two buildings, 51x307 ft. and 50x146 ft., 4-stys each; two buildings, 50x130 ft., 1-sty each, also concrete coal pocket. Electric power from city will be required. Tar and gravel roof, steam

heat, electric lighting, elevators, &c., required. Engineer George B. Allen represents the architects locally. Albro & Lindeberg, of New York City, architects.

NORWALK.—Plans have been completed by Architect H. R. Minor, South Norwalk, for the store and apartment to be erected on Bouton st, South Norwalk, for Frank Libner. It will be a 3-sty brick structure, 36x40 ft., arranged for two stores and six apartments.

MERIDEN.—The foundation has been completed for the addition to the factory of the Winchester Repeating Arms Co., at New Haven, which the H. Wales Lines Co., of this city, will erect. It will be of steel and cement plaster, 1-sty high, 50x165 ft.

MIDDLETOWN.—Bids have been advertised for the building of a new amusement hall at the Connecticut Hospital for the Insane at Middletown. The building will be 72x135 ft., of brick and with stone trimmings.

Pennsylvania.

PITTSBURGH.—D. H. Burnham & Co., 15 Jackson Boulevard, this city, will award contracts at once for a large office building to be erected at Pittsburgh, Pa., for the Oliver Estate. It will be a 24-sty building, covering an area of 120x212 ft., of fireproof construction and provided with the latest improvements and appliances in all lines. Thompson-Starrett Co., of Manhattan; R. & S. Sollitt and others have figured. Estimated cost, \$2,500,000.

PHILADELPHIA.—A new school building will be erected at Cheltenham from plans by Heacock & Hokanson, 2-stys, 40x60 ft., brick and stone, finished in hardwood, steam heat, electric light and all modern improvements.

PHILADELPHIA.—Plans have been completed by Stearns & Castor, Philadelphia, Pa., for alterations to several stores at the northeast corner of Broad and Walnut sts. The stores will be altered into a large Turkish bath establishment for women. Work will be extensive and will cost about \$75,000.

GERMANTOWN.—Work is about to be started on a handsome residence to be built on School Lane, Germantown, for Wm. J. Turner, from designs by Wilson Ayre, Philadelphia, Pa.

MIDLAND.—John T. Comes, Pittsburgh, is preparing plans for a 2-sty school building for the school board, Midland. To cost \$20,000.

GREENSBURGH.—Topp & Bair, Westinghouse Bldg., have prepared plans for a 2-sty office building to be erected in Greensburg for the Westmoreland Realty Co., at a cost of about \$45,000.

RIDGWAY.—Bids will be received by Geo. F. Greiner, borough clerk, until Aug. 31, for improving West Main st, the work to include 2,000 cubic yards excavation, 8,100 square yards brick paving on concrete foundation, 6,200 lineal ft. curb, 700 cubic yards masonry, 575 cubic yards concrete foundation, etc.

READING.—The Finance Committee has reported favorably the bill providing for a loan of \$40,000 for building sewer and making other improvements.

WILKESBARRE.—The Wilkesbarre Heat, Light & Motor Co. contemplates the erection of a sub-station on S. Main st, for supplying steam heat.

PITTSBURGH.—The city engineers department is making preliminary survey and appropriation will soon be made for the erection of a steel bridge across Junction hollow, from Grand Boulevard to Ellis st, Bloomfield. Cost estimated at \$200,000. William Sprague, city engineer.

Miscellaneous.

CHICAGO, ILL.—Holabird & Roche, architects, 100 Jackson Boulevard, are preparing plans and will be ready for figures Sept. 1 for the city hall building, at Randolph, La Salle and Washington sts, 11 stories. Estimated cost is \$4,500,000. J. J. Badenoch is chairman of committee.

MILWAUKEE, WIS.—The York Ice Machine Co., Manhattan, has prepared plans for constructing ice and refrigerating plant for the People's Pure Ice Co., Milwaukee. Cost, \$200,000.

SAN FRANCISCO, CAL.—Boardman & Tompkins have applied for a permit to erect a 5-sty loft building at the southeast corner of California and Front sts, to cost \$100,000.—Preliminary plans are under way in the Quartermaster-General's office at Washington, D. C., for improvements to be made at Fort Mason with the appropriation by the Legislature, which is \$1,500,000. Of this amount \$750,000 is available immediately.

SEATTLE, WASH.—The Ferry-Leary Land Co. will soon begin the construction of a 15-sty store and office building at 2d av and Madison st. It will cost \$800,000. William S. Eames is Arch. The James Black Construction Co. will be the contractors.

DENVER, COLO.—Chamber of Commerce is considering the erection of a \$300,000 building.

FORT SMITH, ARK.—Sealed proposals will be received by the Fort Smith Hotel Co., Fort Smith, Ark., for the erection of a 6-sty 160-room reinforced concrete hotel building until 12 o'clock noon on Wednesday, Aug. 28th. Proposals are desired for the entire work except heating and plumbing and mechanical appliances. Plans may be seen at the architect's office, 22 Arcade Building, Peoria, Ill., and at the office of the Kelly Trust Co., Fort Smith, Ark.

SALISBURY, N. C.—Frank P. Milburn & Co., architects, of Washington, have been selected to draw plans and specifications for the new \$50,000 court house at Salisbury, N. C. They were the successful competitors over architects from seven other cities.

LAFAYETTE, IND.—The Lafayette Insurance Co. is seeking a site on which it is proposed to erect a \$100,000 office building.

AUGUSTA, GA.—The City Council has selected Lewis T. Goodrich to prepare plans for the city hall to be erected at a cost of about \$200,000.