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**M**AYOR McCLELLAN'S annual message is a document which one lays down, after reading, with the feeling that the administration has the fullest appreciation of those questions which for property owners are the real issues of the day in this city, and we suppose the same could be said of all the matters considered in the pages of the message. Mr. McClellan faces with directness and fairness an unusual number of topics which have been pressing for determination; as, for example, the propriety of a change in the time of collecting taxes; the city's inability to fully collect arrears of taxes, and the constitutional limit of indebtedness, in the departments of finance; the revision of the charter; the Fifth Avenue widening; the distressing congestion in down-town streets; better sewers; street pavements and roadways; assessments for parks; and, also, transit and bridge questions, besides giving a graphic account of what is going on in all the municipal departments. Appertaining to the proposal to widen the roadway of Fifth Avenue, the Mayor is of the opinion that the time has arrived to proceed definitely in the matter, as the courts have cleared away the last legal obstacle, leaving nothing intervening but to give notice of the dooryard spaces being required for public purposes. And by order of the Mayor surveys and maps are being made to show where the encroachments are. The notice to property owners may now come at any time—by resolution of the Board of Aldermen, presumably, and particular consideration will be shown to those who will consent to remove their buildings without forcing the city into the courts. The net enlargement of the roadway will be about fifteen feet. For so many years has the probability of this action been discussed in the public journals, the subject in its various aspects ought to be familiar to everyone. In many cases the impending regulation was long ago anticipated in respect to obstructions beyond the building line, but there are instances of encroaching columns, and especially of certain architectural ornamentations, which no doubt will be the subject of future consideration with a view to leniency, seeing that while they may be misplaced they in nowise will interfere with the general plan to gain more room for vehicular traffic. Whatever objection in the nature of a general movement on the part of property owners may be interposed to the widening, it will not be on the ground that the drive is not too narrow, but rather through fear of the consequences of an inflexible interpretation of the ordinances; and hence it might be a proper proceeding to suggest to the authorities a consideration of the possibility of a moderation of lines and terms that would eliminate temporarily some of the drastic and expensive features and yet not prevent ultimately the full attainment of the object.

**A** RESOLUTION, assessing the costs of acquiring new public parks in accordance with the direct local benefit, instead of charging the sum to the city at large, is another important recommendation of the annual message. Forty

million dollars has been the city's contribution under this head during the last five years, and the probabilities are that this will be about all for the present, or until improvements more urgently necessary for the general welfare have been provided. The expenses connected with condemnation proceedings for new parks have been enormous, over and above the value of the lands taken, and the authorities feel that with the large number of local parks that have been laid out since the consolidation, and the present need for funds in other directions being so pressing, further expenses of this character should be defrayed by the localities desiring the improvements; and coupled with this resolution will probably be, if the recommendations of the city engineers are followed, a scheme for a new and definite policy in assessing benefits and damages for all public works. The proportion of cost which the Borough of Manhattan has had to bear for many purely local improvements elsewhere has been heavy, and the taxpayers are not likely to object to the money being used for more general objects. Touching upon another matter in the message, the propriety of changing the financial calendar, it will be observed that the Mayor accepts the judgment of the Advisory Commission that the real reason for the demands for a change in the date for the collection of taxes is the large deficiency in current funds, due to the city's inability to enforce the prompt payment of taxes on real estate. The present method of providing current funds was adopted after due consideration for what the commission believes "good and sufficient reasons," and it is convinced that it is not desirable to make a change in this respect. But Mayor McClellan is satisfied that an amendment to the charter which the commission has proposed will not only be effective in collecting "all" taxes in arrears, but will also "have the effect of the Pennsylvania system, by which defects in titles to real property can be cured." The expedient referred to is to sell the lien instead of a lease, and permit the purchaser to realize upon this as he would upon a mortgage when due. Should these hopes be fulfilled the city will no longer have to worry about where the money for a municipal subway is to come from, especially as the Mayor is doubtful concerning the wisdom of changing the statutes so as to extend the constitutional debt limit.

**B**ROOKLYN can with reason expect a new era of growth from the opening of the Battery tunnel this week, notwithstanding that in some degree the benefit has been largely anticipated during the years that the construction work has been going on. The continuous one-fare transit in actual operation from the office district of Manhattan to a high-class residential district heretofore accessible only at the cost of much personal discomfort, through the "bridge crush," is certain to start a new emigration. The expansion which Brooklyn has had in the last three or four years, in part anticipatory of this new subway extension, and in part attributable to general prosperity and natural growth, has been principally in the suburban wards not directly to be served by this subway. The Heights and the sections near the stations on the way to the terminal at Atlantic avenue have been long settled, and quite unchanged of late years in their external appearance, and probably would have seen the same rise in real estate values if the tunnel had not been building. These are the districts which will obtain the largest immediate results from this the first real consolidation since the enabling act for Greater New York. Great numbers of people already living in Brooklyn will desire to live on the line of the new subway, so they will no longer have to cross the Bridge; and there will be many doing business in our financial district to whom a residence in the Heights section of Brooklyn will be more convenient and desirable under the new circumstances than their present places of abode in this borough. No denial can be entered to this, any more than to the fact that there was a very large emigration to Brooklyn after the opening of the Brooklyn Bridge in 1883. In this connection the action of the Bronx Board of Real Estate Brokers, in issuing a call to all civic societies on the North Side to "denounce the Utilities Commission's neglect of the Bronx," is taken as highly significant of the apprehensions entertained in that quarter, though it may be, in view of the recommendation made last week by the Commission for an East Side subway, that the intentions of the body have not been understood. At any rate, fairness demands an even-handed distribution of public utilities, and the Bronx is justified in being alert at this crisis.



### The Current Session of the Legislature.

THE current session of the Legislature promises to be of the utmost importance for New York City. A number of bills will come up for consideration that will profoundly affect the future of the city either for good or for ill; and property owners should be fully alive to the necessity of making their influence felt at Albany on behalf of legislation that will ameliorate some of the misfortunes and mistakes under which our municipal government is suffering. Such remedial action should not be postponed, not only because it is urgently needed, but because the session of 1908 ought to be a favorable one in which to have it passed. Governor Hughes will still be in control at Albany—perhaps for the last time. His influence can be counted on in support of all really desirable legislation, and it may be a long time before we shall have in the Governor's chair at Albany a man of such sound judgment, of such disinterested public spirit and such commanding influence.

The two matters on which it is essential to obtain favorable action are rapid transit and charter revision. Under existing laws it may be a long time before any new subway will be built in New York City, and it is plain that the city would suffer severely from the delay. Private corporations cannot at present afford to bid for subways to be leased for only twenty years; and the municipality itself cannot afford to put up the money for their construction. In case New York were able to spend \$100,000,000 on new subways, the Record and Guide would be unhesitatingly in favor of their construction by the city, and, if necessary, their subsequent operation by a department of the city government. But the most superficial examination of the municipal finances discloses a total inability either to borrow the money within the constitutional debt limit or to borrow it except at an extravagant rate of interest. Until the constitutional debt limit can be modified, so as not to include expenditures on subways, and until the city has recovered its ability to borrow money at less than four per cent., the idea of a municipally constructed subway system will have to be abandoned; and the only possible alternative will have to be accepted. Private capital must be offered sufficient inducements to build new subways without calling on the city for the loan of its credit. A lease of forty years, with possibly a renewal of twenty years, should be enough for this purpose; but the city should have the right to buy the lease back, together with the equipment, at a fair valuation, before the expiration of the term. Doubtless the alienation of such a valuable privilege will mean a certain loss of money to New York, but an indefinite delay of subway construction would mean even a greater loss. Transit conditions are again becoming a hindrance to the city's growth, as they were during the ten years previous to 1904; and they must be improved with the smallest possible delay. Moreover, the necessity for such improvement is greater in Manhattan and the Bronx than in any other boroughs. These boroughs will not be directly benefited by any of the tunnels and bridges now under construction, while the effect of these improvements will be actually and largely to increase Manhattan traffic. After these tunnels and bridges are opened residents of the other boroughs and of New Jersey will come more to Manhattan than they do at present; and they will more than ever crowd its surface, elevated and sub-surface cars. With traffic increasing at its present rate the early provision of more subways is merely a matter of public safety.

The revision of the charter, which the Legislature will have to consider, is of less immediate, but perhaps of more ultimate, importance than is new legislation in respect to rapid transit. The existing charter is the best New York has ever had, but it still contains many grave defects. The principle on which it is based is correct in that its purpose is to bring about executive efficiency and responsibility, coupled with a species of board government over all questions of general policy. But the organization which it provides has in certain respects failed to realize its manifest purpose; and the great advantage of the new charter, which will be submitted to the Legislature by the Revision Commission, is that it improves the present charter without departing from the fundamental principles upon which that instrument is based. The present charter sought to concentrate power and responsibility in the hands of a few officials who could be held strictly accountable for their behavior; but it did not go far enough in this respect, and it established, in relation to certain administrative matters, an overlapping and confused distribution of authority. The experience of the past few years has shown that its weak

points consisted in the powers conferred on the Board of Aldermen, in the constitution of the Board of Estimate and in the organization of the system of borough government.

In all these respects the charter revisers propose radical and well-considered alterations. The most important of these alterations concern the Board of Estimate. That body finally becomes a responsible Board of Directors, elected like the board of directors of a railroad, for the purpose of really governing the corporation. Every member of the board will be elected by the people of the whole city, and will represent in its deliberations general rather than local interests. The power of the board will be very largely increased, because if the proposed revision is approved by the Legislature, the mandatory expenditure of the city's money under State laws will become a thing of the past. Thus the board will become really responsible for the municipal budget, and cannot shift the responsibility to Albany, as it so frequently does at present. Its power, that is, will be precisely equivalent to its responsibility, and it will have to stand or fall on its record. It will constitute in every essential respect a small deliberative and legislative body, having full authority to decide vital questions of municipal policy and to raise the money necessary for the successful carrying out of its decisions, and there follows from this fact the one criticism which must be passed on the work of the Revision Commission. Inasmuch as the Board of Estimate thus becomes an authoritative governing body, its constitution as such leaves no proper place for a Board of Aldermen. The Aldermen, under such a plan of municipal organization, can have no important functions which they would not divide with the Board of Estimate, and any division of authority, just in so far as it is effective, is a serious drawback to the consistency and the efficiency of the proposed new charter. It is too bad that the revisers have yielded to the superstition which keeps alive an expensive and a positively harmful part of the old municipal organization.

Many important changes are proposed by the Charter Revision Commission in respect to the administration of the city, and all of these proposals are well considered. They would result in an increase of the Mayor's power and in a decrease of that of the Borough Presidents', and they would make for administrative efficiency. The Mayor is the man who should be completely and exclusively responsible for the economic conduct of the city's executive business, and the less this responsibility is divided the better it will be fulfilled. There is no need in this connection of dwelling on the details of the proposed redistribution of administrative power, because it is probable that the Legislature will accept recommendations of this kind with comparatively slight protest. The struggle will come over the augmentation of the power of the Board of Estimate. Every augmentation proposed will be equivalent to a self-denying ordinance on the part of the Legislature; and our Legislatures do not like the thorny path of self-denial. Yet it is essential that New York City should gain its financial independence and should in the future have the power to spend as it will the money raised by the taxation of its citizens. A necessary part of that power is the omission of bonds issued for subways from inclusion within the debt limit, as well as local option in matters of taxation. The grant of all this additional authority is a large order for any one Legislature to supply; and it is all the more essential, consequently, that New York should use all the influence it has at Albany to obtain such an increase of independence. With the help of Governor Hughes the attempt may be successful.

Brooklyn's new subway will soon have a rival. Announcement is now made by the Hudson & Manhattan Railway Company that the Hudson tunnels will be open for service between Hoboken and the station at 14th st and 6th av, Manhattan, about March 7.

The Index to Volume LXXX. of the Record and Guide, covering the period between July 1 to December 30, will be ready for delivery on Wednesday, January 15, 1908. Price, \$1. This Index in its enlarged form is recognized as very necessary to every one engaged or interested in real estate and building operations. It covers all transactions—deeds, mortgages, leases, auction sales, building plans filed, etc. Orders for the Index should be sent at once to the office of publication, 11-15 East 24th Street.



# THE REALM OF BUILDING.

## The Building Code.

THERE has been no revision of New York's Building Code since 1899. Since that time many new materials and types of construction have come into general use and the passage of the Tenement House Act has abrogated a considerable portion of the existing ordinance. Defects in administration have also arisen which call for rectification.



CHARLES H. ISRAELS.

The continued construction of tall buildings increasing in size with each succeeding year has caused a public demand for some restriction. In comparison with the building ordinances of other cities New York's Code is antiquated. The fire loss has become something stupendous, four times greater than that in the great centers of population in Europe.

In order to remedy these defects and others of a minor character a commission of experts was appointed last spring by the Committee on Buildings of the Board of Aldermen, of which Mr. Max S. Griffenhagen was Chairman, to prepare a new Code under the authority given the Board of Aldermen by the charter.

Unfortunately at the very beginning of its work political considerations caused a rather large and unwieldy number of men to be appointed to the Commission. Originally the Commission consisted of nine voting and seven advisory members. As finally organized there were thirty members and Mr. Thomas J. Brady was elected chairman. For reasons, best known to himself, the chairman paid little attention to the work done and the duties imposed upon the chairman devolved upon Alderman Griffenhagen. Mr. Brady's course was also followed by a number of the other members of the Commission, so that the completed work represents the results of the labors of but nine or ten men who considered that their appointment as members of the commission carried with it a civic obligation to give the best that was in them to the duties for which they were appointed.

All documents of such a lengthy and involved character as the Code must necessarily be compromises to a large extent, but I sincerely believe that all the men who contributed their labors to this work were actuated by no other motive than to serve the city to the best of their ability, and to produce an ordinance which would be of positive value to the metropolis for the next decade.

The details of the proposed Code and the changes from the existing law have been widely discussed in the public prints, so I shall not endeavor to enumerate these changes so much as to state briefly the reasons which guided the Commission in reaching the final result. In making this statement I, of course, express only my personal opinion, and have even taken the liberty of criticising sections which I think might have been improved.

In the opening portions of the Code it was thought wise to eliminate the section which declared that the ordinance should be "construed liberally" in view of the provisions of the Greater New York Charter, which gives the Superintendents of Buildings the utmost discretion to abrogate or change any "existing law or ordinance," including the Code itself; but it was considered important that when such changes were made or special interpretations were placed upon any section that the public was entitled to an opportunity to become conversant with these changes and interpretations to the end that all citizens should be able to act under such rulings, which, although made precedents, should not necessarily be made binding upon the action of the Superintendent of Buildings in cases which he does not consider of exactly similar intent.

It may be remembered that a commission appointed by the Mayor some years ago, of which Mr. Thomas J. Brady was chairman, and which was charged with the investigation of the causes of certain building disasters in the Bronx, reported at that time that a system of registration was necessary in this city in order to secure safe construction. The verdict of the Coroner's jury in the Orchard Street disaster of some years ago, called for a system of licensed architects. The memory of the disasters at the Ireland Building and of the Darlington were also fresh in the minds of the Commission. Together with these facts they realized that New York building was largely

a speculative enterprise, and in many cases buildings were superintended by men wholly without technical training. In order to insure that the superintendence given to buildings within the city should be in the hands of competent men the system of Registered Constructors was devised, the Commission believing that it would not only prevent, to a large extent, the recurrence of such disasters as I have here enumerated, but that it would also make it possible for the inspectors of the Bureau of Buildings to adequately superintend the work, which in many cases is now impossible, as in a busy district, no matter how thorough or honest an inspector may be, he frequently finds it absolutely impossible to give any but the most superficial inspection to the many constructions under his charge. It was further provided that the man to be named in the application as registered constructor should be the one to secure the permit, even though he is not the architect, so that there could be no excuse upon his part that he was not familiar with the legal requirements of the particular building which he was called upon to superintend. At the completion of the building it was also thought wise to call upon this Registered Constructor to file an affidavit that he had "substantially complied" with the permit before the owners could receive a certificate of occupancy allowing the building to be used for the purpose for which it was built. The necessity for this certificate of occupancy was dictated by the fact that a large number of buildings are now constructed ostensibly for one purpose and used for another, as by so doing certain direct provisions of the law are easily evaded.

In the important sections devoted to "definitions," an attempt has been made to harmonize the Code with the existing Tenement House Act and the Charter and to provide a fireproof standard by adopting as far as was legally possible the requirements of the National Board of Fire Underwriters. This "standard" requirement was not due to the fact, as some newspaper correspondents have pointed out, that the work of the commission was unduly influenced by the fire insurance interests, but rather to the circumstances that a number of the members of the Commission visited the testing laboratories conducted by the fire insurance interests in Chicago and became thoroughly convinced of the thoroughness and integrity of the tests there made.

For the first time in the history of New York building ordinances "mill construction" was recognized as such and this provision allows a cheaper type of building to be erected to the height of 85 feet than is possible under the existing Code.

The fire limits as embodied in the Code are substantially the same as those now in force. The Commission, however, presented a supplementary report in which they advised that these fire limits be extended in the various boroughs with the proviso that within the area between the existing limits and the new ones proposed, frame dwelling and stables of limited height and area might still be erected. The object of this provision was to prevent the erection of a frame city in the outlying districts with its consequent great fire hazards, but at the same time to preserve to the New Yorker the few opportunities which now exist to live under his own roof rather than in a tenement or apartment. It was, however, provided that all of the frame houses permitted should have incombustible roofs, the report of the Fire Marshal having shown the great danger due to roofs of an inflammable character.

An attempt was made in the classification to improve upon the existing conditions and provisions for light and ventilation were made for buildings coming exclusively under restrictions of the Building Code, which have not heretofore existed. These provisions were largely dictated by the fact that under the existing Code a large number of blocks within the city are being solidly built up so that no one's light and ventilation is secure, thus destroying the necessary free air space absolutely required both for business and healthy living in the center of the block. It was also believed that these same restrictions would decrease the fire hazard to a considerable extent.

The provisions for height and area were naturally dictated largely by fire reasons, and the Commission felt that it had adopted a conservative course in its proposition to restrict the heights of office buildings and hotels to a cubage based upon area rather than to absolutely limit the final heights. In every case the heights and areas were beyond those which Chief Croker recommended, a course which the Commission took after due deliberation as the best compromise under the circumstances.

In this same section it is also proposed to provide a fireproof area forming a fire wall in the Borough of Manhattan below Central Park and in certain sections of Brooklyn, so as to prevent the unlimited spread of a great conflagration.

The stairway section should be considered together with that portion of the Code providing for fire towers, the object



of the Commission being to provide means of escape from which would prevent the continual loss of life which the daily press records from day to day, due to insufficient means of exit. The Commission thought it best to prohibit the erection of fire escapes on new buildings except in tenements, where the authority of the Code does not reach, and instead to provide for fire towers after the manner of the Philadelphia law, as the members of the Commission believed that fire escapes of the type now erected were generally found inadequate and dangerous in time of panic, particularly when used by women and children.

The provisions for the quality of materials were considerably amplified and the methods of tests which the city should impose more thoroughly explained.

The provisions for loads on floors were altered so as to be more in accordance with modern engineering practice and were generally lessened so as to have a considerable effect in diminishing the cost of construction.

An attempt was made to devise methods of distributing loads on foundations so as to prevent the unequal distribution and settlement which has been responsible for numerous accidents in the past, and the newer methods of foundations were also recognized and regulated.

The thicknesses of walls were generally left much the same as at present, but provisions were made that buildings of certain types should be laid exclusively in cement and that the height of a wall should be measured from the top downward in order that the owner should have the benefit of the thinner of the wall section required rather than the thicker portion.

It was also provided that skeleton buildings might be built with 12-inch walls from top to bottom, thereby considerably reducing the cost of construction and providing greater rentable area on the expensive properties where such buildings are built.

One of the most important provisions made and one which should decrease the number of fires within our city to a very considerable extent is the proposal to enclose all boilers and furnaces in the lower stories of buildings within fireproof enclosures. In this same section reasonable provisions are also made for gas flues so as to avoid the troubles which have arisen in the past, by which the law has unreasonably refused to recognize the gas flue as being different from that under which an actual fire was built and which has caused a large amount of unnecessary expense and annoyance to the many builders and architects of hotels.

The fireproofing section has been subjected to considerable criticism, but the gentlemen who were responsible for framing this section justify its provisions by calling attention to the many failures in fireproofing in the recent conflagrations in San Francisco and Baltimore.

It is my opinion that the method of testing fireproof construction generally as originally proposed was rather an unfortunate one, and that it would be better to create certain standards which all fireproofing methods should be required to attain, and to do nothing which would allow any system already approved to be discriminated against.

The provision for the elimination of fireproof wood and the substitution therefor of other and more dependable non-inflammable material was determined upon after due consideration and with expert advice from sources thoroughly familiar with the tests dictating the change.

The changes in relation to skeleton construction are largely those which were dictated by the belief held by many members of the Commission that cast iron has been unduly favored in New York's laws for many years and that the provisions contained in the present Code were at variance with the best engineering practice and experience throughout the country.

In the theater section the main provisions of the existing Code were preserved and the Commission obtained advice from many experts in theatre construction outside of its own membership, before determining upon the important change that a court should not be required at the rear of the building and that the building itself could cover the entire front of a lot, provided the passages were left open to the street. Other minor changes were made, all tending towards greater safety, and preventing evasion as to the seating capacity by providing the number of square feet of floor area required for each person. With the omission of the unnecessary court at the rear, thus insuring a solid fire wall without openings instead, it is my belief that many available sites may be placed upon the market suitable for places of amusement, which have been shut out under the existing ordinance which some members of the Commission believe to have been framed for personal rather than for structural reasons.

Many of the elevator provisions, now a matter of regulation in the Bureau of Buildings, have been made part of the ordinance, which has also been made sufficiently broad to cover all sorts of mechanical amusement devices, over which the Bureau of Buildings has little, if any, jurisdiction at present.

An important provision requiring all elevators to be within a separate shaft and not allowing the stairs to be in direct communication with the shaft within the same enclosure, will unquestionably save many lives in the future, as the present

system provides a smoke and fire duct directly in the center of what is frequently the main avenue of escape in case of danger.

The standpipe section is, in my opinion, unnecessarily severe on property interests, as it added to an existing retroactive section in the present Code in a manner unnecessarily severe on the owner who had already complied with one retroactive ordinance, but the intention was all in the direction of limiting the fire loss to the extent desired of the Chief of the Fire Department.

In view of the litigation now under way relative to the heights of sky signs the members of the Commission did not think it wise to limit these signs to a height to which they would naturally desire them to be placed. The Commission realized that it could not tackle this problem upon aesthetic grounds, but would have to consider it purely from a structural point of view, but they believe they have served both purposes well by attempting to prohibit in future the covering of the entire fronts of buildings such as now disfigure Broadway, and by insisting that the open area of a sky sign be at least 50%.

The court procedure was left much as it is at present, as there seemed to be some question in the mind of the counsel to the Commission as to the powers of the Board of Aldermen to dictate many of these clauses, but in view of the fact that the existing Code was made part of the Charter and that the court procedure as therein outlined received legislative sanction thereby, it was considered inadvisable to change these provisions.

Part 38 of the new Code, in relation to approved appliances and materials and pay for emergency work, was framed to meet certain abuses which have grown up in the administration of the Bureau of Buildings and which have been frequently ventilated in the public press in the past.

Many citizens who do business with the Bureau of Buildings can remember that at various times it has been the custom of the Bureau to practically dictate the use of certain sanitary or structural appliances, so that special legislation had to be obtained at Albany in order to remedy these evils.

This part of the Code now provides that each year the Superintendent of Buildings must publish a list of all appliances and materials which have passed the proper test, and must also state the circumstances under which these appliances and materials can be used. These lists must be uniform in all the boroughs and must be kept conspicuously posted in the offices of the various boroughs. If but one patented material is shown to be approved for a particular purpose the State law may then be invoked.

Provisions are also made in this section for the right of appeal on the part of an owner charged for emergency work, the necessity for which was shown in the recent investigation of the Borough President's office. No new machinery is created for the purpose, but the Board of Appeal is provided after the manner of the Boards of Survey which have worked so admirably under the existing Code.

An attempt has also been made to harmonize the Building Code with the other ordinances providing for bay windows, so as to avoid the conflict and duplication which exists under the present system.

I realize sincerely that the Code, as drawn, is not a perfect document, but I as firmly believe that it is a tremendous advance upon the existing ordinance. A large amount of criticism has been aimed against various sections which effect particular interests, but very few people have gone to the trouble to point out that in many cases the rights of property owners have been more carefully conserved than ever before, so that a man will be able to improve his holdings for many purposes at a much less cost than at present and without feeling that his costly venture may be destroyed through the ability of his neighbor to start a conflagration or to entirely close in his light and air. The tendency of all modern legislation is towards the lessening of the individual rights where they encroach upon public ones. The proposed Code is no exception to the rule. I believe that these new provisions will make the New York of the future a better and safer city, and that whether enacted as presented or with the amendments which may be necessary, that it will prove a blessing to the entire population, and that until a new crop of evils and abuses arise it will be found to meet the existing conditions, and will form a standard for much legislation of a similar character throughout the country.

CHARLES H. ISRAELS.

—George S. Rice, former chief engineer for the Rapid Transit Commission, and as such the first engineering authority over the Battery tunnel, which was opened to traffic this week, presided at the annual banquet of the Society of Municipal Engineers at Shanley's on January 7. The society is composed of the heads and principal members of the engineering divisions in the various bureaus of the five city boroughs. About two hundred and fifty were present. Speeches were made by the Hon. H. A. Metz, Comptroller of the city of New York; Dr. H. C. Bumpus, Curator of the American Museum of Natural History; Commissioner John F. Murray of the Bureau of Public Works, of the Bronx; Street Cleaning Commissioner Crowell, Commissioner Henry S. Thompson of the Bureau of Public Works of Manhattan, Acting Borough President, and Calvin Tomkins, President of the Municipal Art Society.



## The Trade in Front Brick.

**M**OST PEOPLE are more concerned and interested in what the future has in store than what has already passed into history. That, we know, is true of the makers and sellers of front bricks, and must be even more true of the consumers or any others to whom an article of this nature has any interest.



HERBERT D. LOUNSBURY.

Moreover, when memory is duly impregnated with ascertained facts the mind is sometimes surprisingly fertile, but when subjected to the task of prophecy it then enters upon uncharted seas of unknown area. All this uncertainty is what invests prediction with absorbing interest and creates an infinite variety of prophecies, many of which are wrong. The best for which we can hope, therefore, is that we may guess right. However, our judgment of the future can be greatly assisted by recalling conditions of the past and then making logical deductions.

For the front-brick manufacturer the year 1907 began under anomalous conditions. The two or three years immediately prior thereto had been unprecedently good and stocks in consequence had been kept low until the last quarter of 1906, when the tide began to turn, slowly, it's true, but surely, until not many weeks of 1907 had passed when a noticeably increasing supply of front bricks was apparent, doubly contributed by unabated energy on the part of old-established concerns and by newcomers as well. However, the great prosperity which the old concerns had enjoyed, and which the new ones had observed, was sufficient to sustain the faith of both that even better things were in store, and so production went on undismayed. But while the sea was smooth, the breezes light and the sun warm, the barometer was falling; not rapidly but very quietly and very steadily and unobserved by many hitherto supposed acute observers. It had become fashionable to be ultra-optimistic; it was a supposed sign of weakness to talk of business recession, to say nothing of predicting a commercial cataclysm, and we were charged with failing to comprehend the "new proportions" if our attitude was even precautionary. And so it was that for several months, until conditions became so unmistakable that no room was left for doubt, production was increasing with consumption diminishing, ruinous antipodes of a manufacturing proposition if long continued. The tide has again commenced to turn respecting manufactured stock in that it is slightly less on the whole, and very much less in some sections than it was a year ago, indicating a wholesome inclination of manufacturers to recognize demand and adjust supply accordingly. That adjustment is still in progress both through voluntary and involuntary agencies. And this brings us squarely up to the future and the question which obtrudes itself for an answer is, "What shall the harvest be?"

Of course the immutable law of supply and demand will always be potent in effecting the manufacture and sale of front bricks, and every other commodity of which the consumption is not artificially controlled. So in casting about for signs indicating what the business of 1908 may be we naturally look about to note the kind of construction now under way which has survived the blight, and the chances of resumption in other lines of building which are at present dormant. And what do we find?

We find building construction fairly active in the downtown financial district, but very stagnant uptown and in outlying districts where building is chiefly speculative. In examining the cause of this unprecedented stagnation in these usually active centres, it appears to be almost entirely an inability to command the customary financial assistance upon which almost everyone embarking in a building project must rely. This lack of available funds is primarily due to the universal dearth of liquid cash, a fashionable commercial ailment now so prevalent in all great marts of the world. But this indispensable aid is sometimes lacking, even when an epidemic is not raging as at present, caused by a vacillating policy of making loans on the part of the big banking and insurance institutions and which policy has intensified the present distress. We refer to the sudden changes and reversals of policy on the part of many loaning institutions whereby one year will find them making very liberal, even extravagant, loans to builders operating, say, in the Bronx or one of the other boroughs, and then the next year, like a bolt from the blue, entirely withdrawing from that particular district and declining all applications emanating from that section. If they would adopt a medium policy of soundness and progressive conservatism in their relations to all the boroughs instead of being too liberal to a certain section one year and unreasonably illiberal the next, it would con-

tribute to the creation of a stability most wholesome for building construction, and which in turn would favorably affect all interested in building, which includes front-brick dealers and all others catering to building interests.

Such a policy would also have the effect of protecting legitimate and responsible builders from the ruinous competition of the irresponsible class who have nothing to lose in case of disaster, but with everything to gain in case of a lucky strike. As a result of too much liberality in the latter class in boom periods, and a disregard of the element of personal equation in making loans, which is always followed by a drastic contraction, the legitimate operator is too often subjected to insurmountable obstacles which cause him great loss even though his proposition is sound and conservative.

Our article in last year's annual number made special reference to the adaptability of front bricks to all kinds of building construction and new uses for which they are being successfully employed. It may now be of interest to record the marked tendency to a revival of the use of grays, mottleds, iron-spots and in fact all the light shades, whether their light-reflecting properties are specially needed or not. Up to that period the use of "Harvards" and the cheaper grade of wire-cut reds was steadily increasing, but a reaction set in the past year. This is traceable to their inordinate use in certain districts which has produced a monotony of color effect quite tedious to the eye and their misuse in work of cheap construction which has divested this grade of brick of the unique and attractive features which it possesses when treated artistically and used not too frequently.

Speaking generally, we are great believers in the inexorable law of average. We do not mean by this that the average will forever remain stationary, but we do believe good times and poorer times, not necessarily bad times, come in cycles recurring at fairly regular periods. And when we observe commercial activity attaining the white heat it did a short while ago, it is most wholesome for our mental and financial well-being to experience a cooling process, because to have it go any farther would bring about a molten condition. We therefore believe that the present reduced volume of business will continue for a while, but we do not believe it will be in any sense comparable with past seasons of depression.

We can state with positive assurance that the basic conditions of Greater New York are altogether favorable for a resumption of the building activity which was so pronounced up to about a year ago but which has since been steadily declining. Notwithstanding the great number of buildings erected during two years prior thereto this city does not appear to be overbuilt, and in sections offering natural advantages the demand for housing accommodations is lively and inquiry indicates that few of the buildings already erected are without a fair share of tenants. Prices on building materials have come to a lower level and nothing now seems lacking to justify the inauguration of another period of building activity except the return of a normal rate of interest, a normal supply of money, and an impartial attitude by the large lenders on real estate to any sound building project. As real estate offers exceptional advantages for the security of monetary investments, people having money to invest should regard New York real estate loans in high favor.

HERBERT D. LOUNSBURY.

### What it Would Cost to Duplicate the City Hall.

If the City Hall were to be constructed anew, on exactly the same lines, and in keeping with the original plans and drawings of the architect, John McComb, Jr., who designed the edifice, what would be the cost to-day as compared with its actual cost in 1803? This is a difficult question to answer, owing to changed conditions and practice.

It is understood that the query is predicated on results rather than on methods. Present practice in some particulars, at the quarry, at the shop and on the job, is much different from what it was in Mr. McComb's era; working forces are differently organized, and a different scale of wages obtains.

The question was put to a number of architects and engineers this week, and two sets of "bids" resulted. All said it would depend whether it would be speculative or governmental work. In the former case the architect and builders would be expected to hew close to the minimum line of expense, and in the other a large allowance would have to be set down for the better quality of material and workmanship, and also for possible alterations and delays during the course of the work.

Two architects whom the Record and Guide consulted estimated that if the work were done on a speculative basis it would cost to duplicate the present edifice \$500,000.

Two other architects, when asked what the work would cost under governmental supervision and requirements, guessed that may be it would cost \$1,000,000.

The original cost was \$200,000. In last Saturday's Evening Post there appeared an article containing copious extracts from the diary which the architect of the City Hall, Mr. McComb, kept while the building was in course of erection. This diary has been preserved with the original plans in the archives of the New York Historical Society.



## The Work of the Municipal Engineer.

By ACTING BOROUGH PRESIDENT HENRY S. THOMPSON.\*

**F**EW of the people of this city know or realize how much they owe or what a large part the municipal engineers have to do with the interior workings of the city government. Most people think the heads of departments issue orders for work that has to be done and when finished the Comptroller pays for it (which of late he does once in a while and very seldom) and that that is all. They do not know that before an order for work is given, that in practically every instance an engineer has gone over and vized it. So much of the work of the city is technical nowadays that engineers are coming to occupy more important places every year, and for the work done and the responsibility assumed the pay is not in proportion. I can speak intelligently upon this as the head of a department, and I know how much every department head has to depend upon his engineers, and that a hearty co-operation between the head of a department and his engineers makes more than anything else for the successful conduct of the work of a department.

I believe that such being the case, and the department head of a necessity having to leave so much of the technical work to his engineers, that it is the duty of such a society as yours to establish an esprit de corp, and a standard of excellence and honesty among engineers, so that if an engineer is a member of this organization he will be known to be a man that can be relied upon, and if there is an engineer working for the city who is not a member the head of a department will know that he must ascertain the reason why. This worked out fairly will be an excellent thing, but unfairly it would soon bring discredit upon the society. I say this because politics is so apt to creep into everything connected with the city.

I think it would result in great good if the engineers doing the same work in different boroughs would have frequent meetings and arrange upon uniform plans and methods for the carrying on of their work. Not only would the specifications and work be better but the city would be benefited by not having the same things done in a half dozen different ways. If the new charter revision goes into effect this will go a long way towards making this possible.

In the last few months as the head of a department which has jurisdiction over the paving and maintenance of the streets in the Borough of Manhattan, I have learned a great deal of what I had no idea of before, and for those of you who are not connected with the highways, I thought it would be interesting for you to know what a serious proposition confronts the city at the present time as regards the keeping in repair the streets of this city. I could say a great deal about the form of contracts, and the different kinds of pavement, and the great question that our heavy and increasing traffic has to do with our pavements, but I know that time will not permit me to go into all these subjects, so I will only say a few words on the most important and interesting subject at the present time, namely, the keeping in repair of the present asphalted streets. I say asphalted streets because they constitute by far the largest number of paved streets.

The contracts entered into between the city and the asphalt companies provide that after the streets have been paved the company must keep them in repair for a certain number of years, and in default of their making repairs when notified by the city, the contracts provide that the work may be done and charged against the contractor and percentages retained by the city on the contract. This sounds very easy, but the fact of the matter is that there are practically only three asphalt companies doing business in New York City that have plants available for the laying of asphalt in this vicinity. The number of asphalted streets is now so great, and the traffic having become much heavier than was ever figured upon, thus making the necessity for constant repairs so much greater, that all of the asphalt companies are always away behind in their work, and therefore it would be a foolish proposition to give an order to one asphalt company to do the work of another, when that asphalt company is itself away behind and cannot keep up with its own work.

You will therefore see that a most serious condition of affairs exists, namely, that the city is practically in the clutches of the asphalt companies, which I have no doubt have more or less of an understanding between them.

In addition to the above state of affairs, the city has of late, owing to the stringency of the money market, practically laid itself open for a breach of contract by not paying the different asphalt companies what they are rightfully entitled to, and thus giving them the whip hand to do as much or as little work as they feel inclined. You can therefore see what a crying need this borough has for the establishment of its own asphalt plant, and what an opportunity is presented for other companies if we could only get them to come to New York. We have little hope, however, of getting any new companies here to enter this field, when the asphalt supply made necessary by the specifications approved by the Board of Estimate

\*From an address before the Society of Municipal Engineers, on the occasion of the annual dinner, Jan. 7, at Shanley's.

and Apportionment practically rests in the hands of a single corporation.

I could go on and tell you about the great number of cuts and openings which are made annually in our pavements, enough indeed to keep an ordinary sized plant, if the city owned one, working overtime, but I think I have stated enough to show you in what bad straits the city is at the present time to enforce its demands, and to keep the streets of this busy city in repair.

In addition to the city not properly providing for its own upkeep, another very important condition must be taken into account, namely, the going into the hands of a receiver by the New York City Railway Company. The New York City Railway Company, as you know, has to keep the pavement between its tracks and two feet either side of them in repair. To do this in many cases they have made contracts with the different asphalt companies, and they, of course, now are afraid to do the work because their chances of getting paid are very meagre, and the receivers have said, when appealed to, that they cannot help it and practically say they do not care what becomes of the pavements. Now you no doubt think the asphalt companies are more or less excusable for their failure to work, and you do not see why they do not stop entirely, and I must say in all justice to the asphalt companies, that I think they have done remarkably well, in face of all these conditions which have existed this summer and fall. The only reason for their keeping on with their work, realizing as they do that constant and continuous repair work is absolutely necessary, is that if they do stop the pavements would deteriorate so rapidly and get into such a wretched condition that the public would start such a cry against asphalt pavements that they might be shut out altogether from any future work. As regards other forms of pavements, I believe that the past policy of the city has not been broad enough in allowing other good pavements to be laid, even if they are patented. But the recent decision of the Court of Appeals in relation to patented pavements will go a long way to help us in this matter. Other cities, especially those in the West, are far ahead of us in this respect.

I wish you engineers of this society would look into these conditions about which I have spoken and devise some plan that would make for the betterment of our streets and arouse such an interest that our present form of conducting the city government could be changed and be made to run on good and sound business methods. I believe this society, whose members are the ones most intimately connected with the practical and interior working of the city departments, should be the one to suggest the changes. Your members are in every department of the city government, and are therefore especially qualified to make suggestions and recommendations, and I might say, in conclusion, that I believe in time that the different bureaus should have an engineer at their head.

## New Factory Building Completed.

An interesting factory building which has just reached its final stage of construction is that of the Robert Gair Company in Washington st, near the Bridge, in Brooklyn. The structure was erected by the Turner Construction Co. (11 Broadway, Manhattan), and while begun in 1905, the entire building, which now fills out the whole city block, and contains 377,000 square feet of floor space, has just been completed by the addition of an enormous wing.

The Gair Co. manufactures paper goods, and does lithographing, printing and embossing, which processes require very heavy machinery, heavy stocks of goods, and are a great strain on flooring of any sort. The floors of the building were designed to carry a working load of 200 pounds to the square foot, but the engineers claim that in some of the machine rooms this capacity has been stretched to the startling figure of one ton to the square foot.

Reinforced concrete was the material used throughout the structure, not only for foundations and walls, but also for floors, columns, stairs and partitions. Cold water paint was used for painting the factory rooms, while in the offices of the company, which occupy the entire top floor, the ninth, special white paint was used, put directly on the cement in both cases, plastering being unnecessary. The builders say that not only is the building absolutely fireproof, but the vibration so unpleasant and injurious to the lasting qualities of manufacturing structures is neutralized. The Gair Company has been using part of the building for over a year, and evidently finds the new construction the ideal one for manufacturing purposes.

—The State Civil Service Commission will hold examinations Feb. 1 for the following positions: Bridge Designer, \$1,500 to \$2,100; Civil Engineering Draftsman, \$4 to \$5 a day; Foreman of Orchards, Geneva Experiment Station, \$720; Inspector of Nurseries, Dept. of Agriculture, \$1,200; Inspector of Records and Accounts, Board of Charities, \$1,400; Leveler, \$4.50 to \$5 a day; Steam Engineer, Monroe County Service, \$900. The last day for filing applications for these examinations is Jan. 25. Full information and application forms may be obtained by addressing the Chief Examiner of the Commission, at Albany, Charles S. Fowler.



Annual Building Statistics.

Manhattan.

**A** SYNOPSIS of the annual report of Superintendent Edward S. Murphy, of the Manhattan Bureau of Buildings, reveals that the difference of about thirty-three million dollars in the estimated cost of new buildings projected, in favor of the year 1906 over the year 1907, is represented to the extent of thirty million dollars by the falling off in tenement-house work. Another million is accounted for by fewer stables and garages, and still another million by fewer stores planned. This is almost the whole story in a few words, but it is also to be said that the year was remarkable for the amount of work laid out for office buildings, the appropriation in 1907 exceeding the record of 1906 by nearly four million dollars. To offset this increase there were fewer factories and workshops planned—also a less number of theatres, schools and churches.

The department table of comparison, as compiled by James W. Spencer, the statistician, follows:

	No.	1906. Cost.	No.	1907. Cost.
New Buildings.				
Dwellings:				
Costing over \$50,000.....	16	\$1,335,000	10	\$1,503,000
Bet \$20,000 and \$30,000..	18	722,000	23	895,000
Less than \$20,000.....	21	187,500	32	224,800
Tenements .....	965	57,372,400	309	27,081,500
Hotels .....	1	100,000	5	997,000
Stores over \$30,000.....	80	11,710,000	73	10,338,000
Bet \$15,000 and \$30,000..	15	368,000	31	754,000
Less than \$15,000.....	33	135,100	28	205,200
Offices .....	43	17,392,480	61	21,116,500
Factories and workshops...	37	3,111,100	18	1,340,000
Schools .....	18	2,700,000	14	2,295,000
Churches .....	9	587,500	4	340,500
Public bldgs., municipal....	18	1,476,275	15	1,783,000
Public places of amuse- ments, &c.....	35	7,144,900	21	3,360,700
Stables and garages.....	63	3,327,500	55	2,393,700
Other structures .....	259	307,760	249	312,000
Total .....	1,621	\$107,977,515	948	\$74,939,900
Decrease.....			673	\$33,037,615

Dwellings .....	549	\$2,630,445	588	\$2,133,465
Tenements .....	2,450	5,292,241	2,222	4,405,584
Hotels .....	81	623,900	58	329,445
Stores .....	408	1,963,409	431	1,916,634
Offices .....	127	4,824,995	214	4,141,135
Factories and shops .....	132	477,800	118	625,510
Schools .....	21	204,200	23	296,750
Churches .....	29	312,775	24	339,925
Public buildings.....	81	1,070,700	108	2,215,551
Stables and garages .....	81	690,485	68	329,900
Other structures .....	2	7,100	..	..
Total .....	3,961	\$18,098,050	3,854	\$16,783,899

Brooklyn's Building Statistics.

Hon. David F. Moore, Superintendent of Buildings, in his annual report submitted to Borough President Coler, makes note of the circumstance that the first half of the year under review saw a phenomenal increase in the volume of business transacted through this bureau over all previous years, the month of April alone showing \$10,000,000 more business, or an increase of 100 per cent., which was even exceeded in June by \$241,120, being the greatest in the history of this bureau.

"Adverse financial conditions, however, reduced building operations gradually, from time to time, until the end of the year, the total estimated cost of buildings, for which plans and specifications were filed, showing a decrease for the year of \$149,304. On Oct. 1 the department still showed an increase over last year of \$5,550,000, which was diminished, to the slight decrease above mentioned, during the last quarter.

"During the year there were completed in the Borough of Brooklyn 7,779 buildings (increase over preceding year, 712) at an estimated cost of \$59,666,977 (increase over preceding

year, \$11,716,701), with accommodations for 27,004 families (increase over preceding year, 5,210), or a total of about 135,020 persons (increase over preceding year, 26,050). The average cost of each completed building was \$7,674. This shows a slight increase over the previous year.

"The class of buildings which predominated in these finished structures were tenements and 2-family houses, with factories showing a decided increase.

"The greatest building activity was shown for the period in the following districts, in the order named:

"Twenty-sixth Ward (East New York), Thirtieth Ward (Bay Ridge), Thirty-first Ward (Gravesend, Sheepshead Bay, Coney Island), Sixteenth Ward (Bushwick), Twenty-ninth Ward (Flatbush).

"The details of other structures classified as 'special' that were constructed during this period is herewith given:

"'Special' Brick—5 stables, \$225,000; 3 public stations, \$181,000; 1 telephone exchange, \$68,000; 4 railroad stations, \$117,000; 10 churches, \$259,000; 1 car barn, \$200,000; 12 public schools, \$2,105,000; 3 banks and offices, \$109,000; 27 warehouses, \$267,000; 1 pavilion, \$40,000; 5 stores, \$192,000; 4 Y. M. C. A. buildings, \$490,000; 2 libraries, \$101,000; 1 hospital, \$200,000; 1 mission house, \$35,000; 1 gas holder, \$150,000; 2 armories, \$795,000; 1 morgue, \$10,000; 1 emergency station, \$6,500. Total number, 86; total amount, \$5,581,000.

"'Special' Frame—7 churches, \$49,700; 1 asylum, \$5,000; 3 stores, \$30,000; 1 synagogue, \$20,000. Total number, 12; total amount, \$104,000.

"Concrete construction is also greatly increasing, and it is an acknowledged fact that this bureau has the best set of rules extant governing this class of construction."

During the year the number of applications filed totalled 4,156, and the number of buildings 8,478, the estimated cost of which was \$6,415,107. Applications for alterations to buildings numbered 4,641, at an estimated cost of \$6,398,631. Of 7,379 elevators inspected, 114 were found not to be in compliance with the law.

Queens Building Operations.

Classification.	No. of Buildings.		Estimated Cost.	
	1907.	1906.	1907.	1906.
Frame buildings .....	2,134	2,487	\$7,240,327	\$8,155,288
Tenements .....	370	464	2,787,000	3,039,100
Stores and dwellings.....	150	191	739,500	797,150
Stables .....	182	168	171,001	154,020
Other frame structures.....	609	232	430,132	278,538
Brick dwellings .....	488	278	1,965,100	1,246,200
Offices.....	38	35	66,935	85,540
Factories .....	28	38	321,650	615,875
Schools .....	14	11	1,169,000	1,344,000
Churches .....	15	11	366,800	162,000
Pump houses .....	2	5	425	17,500
Stores .....	52	36	95,750	114,500
Passenger stations .....	1	4	7,000	16,400
Miscellaneous .....	51	53	185,910	194,270
Hospitals .....	..	2	..	190,000
Garages .....	54	19	45,375	27,190
Bath houses .....	1	24	8,000	5,000
Hotels .....	6	2	67,600	23,500
Grand stands .....	2	1	25,500	45,000
Ice plants .....	5	1	72,000	10,000
Engine houses .....	2	2	20,000	62,145
Telephone exchanges .....	1	2	58,000	97,000
Car sheds .....	..	2	..	290,000
Post office .....	1	1	10,000	10,000
Bank .....	..	1	..	23,000
Nurses' Home .....	1	..	10,000	..
Store house .....	1	..	24,000	..
Club houses .....	2	..	25,900	..
Dance hall .....	1	..	12,000	..
Boarding house .....	1	..	12,000	..
Y. M. C. A.....	1	..	85,000	..
Parish house, Sunday schools	5	..	70,000	..
Bakery .....	1	..	40,000	..
Total .....	4,219	4,070	\$16,132,505	\$17,003,216
Decrease .....	*149	..	\$870,711	..
*Increase.				

Bronx Building Record.

During 1907 the number of buildings for which plans were filed in the Bronx was 279 less than in the previous year, and the difference in estimated cost was \$6,838,031. But there was a decided increase in the number of small dwellings erected and planned. During the year just closed a total of 417 small

dwellings were erected, at an estimated cost of \$2,822,300, as against 281 similar buildings in 1906, costing \$2,176,900. Builders found a better market for dwellings than for apartment houses in the spring and summer. Apartment house construction fell off more than fifty per cent.

Classification.	No. of Buildings.		Estimated Cost.	
	1907.	1906.	1907.	1906.
Dwelling houses, estimated cost between \$50,000 and \$20,000.....	..	1	..	\$20,000
Dwelling houses, estimated cost less than \$20,000.....	417	281	\$2,822,300	\$2,176,900
Brick tenements, estimated cost over \$15,000.....	193	343	7,077,000	14,981,500
Brick tenements, estimated cost less than \$15,000.....	135	82	1,257,200	884,200
Frame tenements .....	45	39	329,500	274,400
Hotels .....	4	4	50,500	81,500
Stores, estimated cost over \$30,000.....	5	7	430,000	525,000
Stores, estimated cost between \$30,000 and \$15,000.....	10	7	195,500	163,000
Stores, estimated cost less than \$15,000.....	48	30	189,200	106,000
Office buildings .....	4	11	39,500	131,800
Manufactories and workshops.....	55	69	924,550	912,400
Schoolhouses.....	14	3	774,000	355,000
Churches.....	21	11	631,000	256,780
Public buildings, municipal.....	10	8	788,444	157,000
Public buildings, places of amusement, &c.....	13	14	650,500	390,900
Stables.....	95	96	384,925	607,500
Frame dwellings .....	802	1,090	4,191,000	5,312,765
Other structures.....	96	150	49,580	85,945
Totals.....	1,967	2,246	\$20,784,699	\$27,622,730
Decrease.....	279	..	\$6,838,031	..
Total for alterations, 1907.....	..	..	\$864,175	\$1,266,360



## Country Houses of Concrete.

Based upon the affirmation, often repeated these days, that it is "the age of concrete," there is an auxiliary affirmation on the part of those who have given the matter much thought arising from experience in concrete work, that it is an age for concrete country houses. A negative support to this affirmation is the increasing scarcity and high price of lumber. Much more is to be said positively in the way of demonstration and proof of this affirmation. A concrete house possesses essential qualities of long life and safety.

We admire and look with a kind of reverence upon a country homestead that has survived a century or two; that has sheltered several generations of inmates, and around which clusters a wealth of associations. These may be deemed sentimental considerations, and they have their value. But practically a concrete house is most enduring, well nigh everlasting. There is no question of repairs. It is impervious to the elements; fire cannot destroy it, cannot even successfully attack it. But there is the comforting assurance of absolute safety to life and material treasures abiding and stored in it. Add to these a list of supplementary values. It is a house both warmer in winter and cooler in summer. It is sanitary, being free from joints, cracks and crevices; so it eliminates the secretion of filth and vermin; rats and mice are positively excluded. The use of well tried and guaranteed waterproofing overcomes porosity and assures absolute dryness.

In appearance the concrete house allows of every increasing degree of attractiveness. The plasticity of material admits of variation in form and ornamentation; supplemented, as it may be, by ornamental tile and mouldings of every description. Yet, with a sigh of relief, be it said, that a concrete house cannot be properly constructed in the gim-crack, ginger-bread styles into which other kinds of construction have commonly degenerated, particularly wooden construction. Moreover, be it noted, there is possible every variation and combination in color, apart from the natural gray color of the concrete, by the use of color in the concrete mixture, or its use in the waterproofing. In short, as to form and color concrete houses invite the highest artistic excellence.

And, finally, they can be built cheaper. They can be constructed complete and guaranteed at a cost less than any other kind of construction, barring unusual conditions of situation, as to accessibility and the like. If all this be true, in whole or in good part, is it not an age for concrete country houses? But, indeed, there are those experienced, and who have tested out the matter, who can demonstrate that all these named advantages are facts.

## Points on the Material Market.

Prices on cast-iron pipe are moderating. Carload lots of 6-inch are quoted at \$30 per net ton at tidewater.

The city government is getting ready for some of the projects planned for 1908 and will soon advertise for bids for about 5,000 tons of cast-iron pipe.

The hardwood output is being reduced by the mills, some of which have closed down—a curtailment which may mean stiffer prices in the spring.

A revision of the present prices of primary iron and steel products is expected presently. For the next six weeks at least the mills in the Pittsburgh districts have orders to within sixty per cent. of capacity. The reduction in sheets and tin plates will be about \$2 per ton.

Statistics of exportations of American hardware and associated lines for last year reveal a continued steady growth in comparison with previous years. For ten months of 1907 the value of locks, hinges and other builders' hardware exported was \$5,480,140, to compare with \$5,360,894 in the corresponding period of 1906, and \$4,752,695 in 1905. The value of builders' tools exported was \$7,074,990 for ten months of 1907, \$5,840,017 for ten months of 1906, and \$4,933,413 for the same period in 1905.

During the year just ended the output of zinc ore amounted to 573,075,520 pounds, which sold for \$12,521,423, an increase of 15,216,050 pounds in production and \$441,821 in value over 1906. The output of lead ore in 1907 was 84,129,340 pounds, which sold for \$2,898,404, an increase of 5,751,390 pounds in production, but a decrease of \$150,169 in value. The total value of both ores during the past year was \$15,419,827. The average price of zinc ore for 1907 was \$43 per ton, against an average price of \$44 per ton in 1906, but the average price of lead during the past year was only \$68 per ton, against an average price of \$78 per ton in 1906.

Mr. J. D. Crary, an eminent authority on metropolitan lumber trade conditions, writing in the Lumber Trade Journal, says that about six months ago or more the retailer felt it his first duty to himself to work off his stocks, yarded mostly at a high range of prices. "He was right, and he has been doing this ever since, as far as expedient, buying from hand to mouth to supply wants he could not meet from his yard, and even, in many cases, buying from his neighbors to fill out. Such retail yard stocks do not last forever after meeting such demands, and it is within the bounds of reason and the known facts to conclude that in all the consuming markets retail yard stocks

have now been reduced to a virtual minimum." Mr. Crary further observes: There is a general feeling among cypress manufacturers that general building will not be as brisk as it has been, and that a curtailment of ten per cent. in the output will about balance the demand and supply.—It is as certain as anything can be in this uncertain world that there will be no ease-up in eastern spruce prices the coming year.—Hemlock is in about the same position as West Virginia spruce. The manufacturers are few, and they are able to keep the situation well in hand at all times.

## New Catalogues.

### WOOD WORKING MACHINERY.

Smith & Phillips Mfg. Company, 269 Desplaines st, Chicago, Ill. Two pamphlets. One pertains to a line of stair-routing machines, pulley-mortising machines, sash-grooving machines, edge jointers and shapers, box handle machines and panel raisers, and gives illustrations and prices of bits, etc. The other contains an illustrated description of the Nos. 1, 2 and 3 window frame machines for pocket cutting, pulley mortising and dadoing, giving prices of each type.

### PROTECTIVE PAINTS.

Goheen Mfg. Company, Canton, Ohio. Pamphlet. Contains reports of tests of the spreading power of carbonizing coating, red lead and graphite paints, made at the Columbus shops of the Pennsylvania Railroad in 1906 by Wm. T. Magruder, and gives views of several mining plants that have been using the carbonizing coating and bridges that have been painted and repaired with it.

### MOTORS, GENERATORS AND WATTMETERS.

Fort Wayne Electric Works, Fort Wayne, Ind. Bulletins and instruction book. Bulletin No. 1098, superseding No. 1044, deals with the type MPL belted generators for light and power, and No. 1100 with small direct-current type L motors, which are shown connected to a radial drill, a pump, and installed on the ceiling.

## 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 1907:

	1908.	1907.
No. of the new buildings in Manhattan and the Bronx.....	31	44
Estimated cost of new buildings..	\$1,405,950	\$1,447,850
Total estimated cost of alterations for Manhattan and the Bronx....	\$121,470	\$212,050

### St. Nicholas Avenue and 180th Street Improvement.

ST. NICHOLAS AV.—Architects Neville & Bagge, 217 West 125th st, are preparing plans for Mr. Stephen J. Egan, 561 West 186th st, for three houses to be erected on the southeast corner of 180th st and St. Nicholas av. The corner building will be 25x90 and the two inside houses 37.6x88, two families on a floor in each house, with stores on first floor, five stories in height, to cost \$75,000 to erect. Also for one 5-sty apartment house on the southwest corner 180th st and St. Nicholas av, size 25x95, two families on a floor, with stores on the first floor; cost to build, \$25,000.

### \$500,000 Improvement for Washington Heights.

143D ST.—On the north side of 143d st, 454.2 ft. east of Broadway, the West Side Construction Company, 321 West 92d st, of which Jacob Axelrod is president, will soon begin the construction of three 6-sty high-class apartment buildings, each 70.10x86 ft., for which Architect Geo. Fred Pelham, 503 5th av, is preparing plans. Joseph H. Davis, of 312 West 109th st, will also build three similar buildings adjoining on the north side of 143d st, 241.8 ft. east of Broadway, for which Mr. Pelham is also preparing plans. The total cost is placed at about \$500,000.

### C. F. Bond Co. Gets William Street Contract.

WILLIAM ST.—The Van Zandt Realty Company, 154 West 80th st, has awarded to the C. F. Bond Co., 136 Liberty st, contracts, including carpenter and masonry, excavating, waterproofing, cement paving, granite, Indiana limestone, plastering, ironwork, sheet metal, fireproof doors, electric wiring, painting, varnishing, steam heating, plumbing, elevators, for the 6-sty store and loft building to be erected at No. 169 William st from plans prepared by Geo. Keister, 11 West 29th st.

### Music Hall for 149th Street, Bronx.

149TH ST.—Messrs. Buchman & Fox, 11 East 59th st, have completed sketches for a 2-sty fireproof brick and stone music hall, to be erected on a plot 50x100 ft., on the north side of 149th st, near 3d av, for Samuel E. Jacobs, of No. 135 Broadway.

### National Casket Company to Build.

The National Casket Company, No. 48 Great Jones st, Manhattan, has purchased a large plot of ground at Jersey City, N. J., on which it contemplates to establish a plant to replace its present manufacturing building at Hoboken.



**Riverside Drive and 86th Street Improvement.**

RIVERSIDE DRIVE.—R. H. Macdonald & Co., 29 West 34th st, will erect a 12-sty elevator apartment house at Riverside Drive and 86th st, to cost in the neighborhood of \$350,000. Architect Charles E. Birge, 29 West 34th st, is preparing plans.

**Apartments, Flats and Tenements.**

CLAY AV.—Albert J. Schwarzler, 1340 Brook av, is about to erect fifteen 5-sty tenement buildings, 35x68 ft., on the east side of Clay av, near 169th st, to cost about \$400,000.

AV B.—Samuel Sass, 23 Park row, is preparing plans for a 6-sty flat building, 47.4x83.7 ft., for S. Golding, 230 Grand st, to be erected at the northeast corner of Av B and 10th st, to cost \$65,000.

Gustave Schwarz, 302 East 158th st, informs the Record and Guide, that he is preparing plans for two 5-sty brick flat buildings to be erected in the Bronx. The location and owner's name are for the present withheld.

**Alterations.**

AV B.—H. Klein, 505 East 15th st, has plans for alterations to No. 11½ Av B for A. M. Alby, 159 Stuyvesant av, Brooklyn.

30TH ST.—R. Cohn, 1324 Madison av, will make alterations to No. 224 West 30th st, for which M. Zipkes, 147 4th av, is planning.

CHERRY ST.—C. H. Dietrich, 42 Union sq, is making plans for alteration to No. 318 Cherry st, owned by L. Strempler, 169 Monroe st.

EAST 4TH ST.—O. L. Spannake, 238 East 78th st, is planning for extensive changes to No. 56 East 4th st for A. Teichman, 148 Suffolk st.

**Miscellaneous.**

The new 8-sty addition to the plant of the Mergenthaler Linotype Co. on Ryerson st, Brooklyn, is rapidly nearing completion.

Geo. B. Post & Sons, 347 5th av, Manhattan, have completed plans for the west wing of the Wisconsin State Capitol building, being erected at Madison, Wis.

Louis C. Maurer, 22 East 21st st, Manhattan, has prepared plans for a 5-sty hotel for Henry J. Lippe, to be erected at Nyack-on-Hudson, at a cost of \$60,000.

Hoggson Bros., 7 East 44th st, Manhattan, have completed plans for a brick and stone bank building to be erected at Union City, Pa., for the First National Bank, to cost about \$30,000.

Jos. A. Jackson, 423 Broadway, Manhattan, is preparing plans for a 2-sty, 8-room school building, 75x80 ft., for Rev. Wm. Maher, D. D., South Norwalk, Conn. Same to cost \$25,000.

Charles E. Currier, 10 Summer st, Boston, Mass., has the contract to erect a recruit station and officers' quarters for the Federal Government at New Rochelle, N. Y., to cost \$172,000.

H. Van Buren Magonigle, 7 W. 38th st, Manhattan, has completed plans for the 3-sty and basement addition to school building for the Board of Education, Auburn, N. Y. Estimated cost, \$125,000. Bids will be received at once.

The Board of Education has decided to erect a school building in the Ridgewood section, Brooklyn. The new high school house is to be built on the site of what was known as the Union Cemetery, which is now owned by the city. It is bounded by Putnam, Knickerbocker and Irving avs, and Palmetto st. C. B. J. Snyder, 500 Park av, will be the architect.

**Estimates Receivable.**

PARK AV.—Snelling & Potter, 37 East 30th st, have completed plans for \$16,000 worth of changes to the 5-sty residence No. 25 Park av, owned by M. H. Story, 48 West 46th st. No contracts let.

88TH ST.—C. Dunne, 214 East 14th st, has prepared plans for \$15,000 worth of alterations to the 4-sty club house No. 503 East 88th st for the Yorkville Council, K. of C. No contracts have yet been placed.

DONGAN ST.—H. H. Morrison, Westchester av and Southern boulevard, has completed plans for three 5-sty store and apartment buildings, 91x90 ft., 94x90 ft. and 40x88 ft., to be erected at Dongan, Fox and Simpson sts for the American Real Estate Co., Westchester av and Southern boulevard, to cost \$275,000. Bids will be received by the owner about Feb. 1.

49TH ST.—No contracts have yet been awarded for the 6-sty store and loft building, 29x90.5 ft., which James P. Knight, 221 West 49th st, is to erect at Nos. 215-217 West 49th st, same to cost \$50,000. Messrs. Townsend, Steidle & Haskell, 29 East 19th st, are the architects. Two buildings will be demolished. The exterior will be of pressed brick, stone, terra cotta and Indiana limestone. The heating will be by low pressure steam.

MADISON AV.—No contracts have yet been awarded for the 16-sty loft building, 49.1x99.9 ft., which Margaret S. E. Cameron, of Clifton, Staten Island, is to erect at Madison av, the northeast corner of 34th st, to cost about \$300,000. Messrs. Clinton & Russell, 32 Nassau st, are the architects. Two old buildings will be demolished. The exterior will be of light brick,

terra cotta and limestone, bluestone coping, copper cornices, slag roof, steam heating, electric lights, elevators.

BLACKWELL'S ISLAND.—Estimates will soon be received by the city, Department of Charities, for the erection of five hospital buildings on Blackwell's and Randall's Islands, for which Architect Raymond F. Almirall, 51 Chambers st, has completed plans. The buildings comprise a 2-sty and attic morgue and laboratory, 70x37 ft., to cost \$40,000; 4-sty hospital building, 145.8x31.6 ft., to cost \$180,000; 1-sty hospital building, 101x123.6 ft., cost, \$75,000; a 3-sty and attic residence, 95x37 ft., cost, \$80,000, and a 4-sty residence for nurses, 175x56 ft., to cost \$200,000, the latter to be erected on Randall's Island. The buildings will be constructed of local stone and brick and will be heated by steam.

**Contracts Awarded.**

BROADWAY.—Alexander Brown, Jr., 156 5th av, has obtained the contract for extensive improvements to the 11-sty office building No. 1 Broadway for the Washington Building Co. Plans are by Harry E. Donnell, 225 5th av.

The Hinkle Iron Company, 534 West 56th st, Manhattan, has obtained contracts for ironwork in the Metropolitan Museum of Art, the Greenpoint Theatre, Greenpoint av, Brooklyn, and the Fulton Theatre, Fulton st and Nostrand av, Brooklyn.

3D AV.—Wolf Levitan, 540 Livingston st, Elizabeth, N. J., has received the contract for extensive improvements to the 4-sty store and loft building No. 182 3d av for John G. Wendel, 175 Broadway, from plans by Herman Horenburger, 122 Bowery.

The Passaic Steel Co., 170 Broadway, New York, has received the contract for the steel work for the new steel viaduct to be built for the New York Central & Hudson River R. R. Co., just east of Syracuse. The sub-structural work and the erection of the steel will be done by the railroad company's forces. Geo. W. Kittredge is Ch. Engr., New York Central & Hudson River R. R. Co.

**Bids Opened.**

Bids were received at the office of the Gen. Purchasing Officer, Isthmian Canal Commission, Washington, D. C.; Dec. 30th, for furnishing 10,000 ft. of 16-in. cast-iron pipe and fittings: American Cast-Iron Pipe Co., Birmingham, Ala., \$19,129; 60 days. Camden Iron Works, Camden, N. J., \$17,887; 60 days. Jas. B. Clow & Sons, 342 Franklin St., Chicago, \$32 per ton; \$60 per ton for special castings. M. J. Drummond & Co., 182 Broadway, Manhattan, \$20,433; 75 days. John Fox & Co., 253 Broadway, N. Y., \$20,643; 75 days. Manning, Maxwell & Moore, 85 Liberty St., N. Y., pipe alone, \$30.50 per ton; 50 days. United States Cast-Iron Pipe & Foundry Co., 71 Broadway, N. Y., \$21,327; 100 days.

**Plans Wanted.**

Preliminary plans for a county court house at Canyon, Tex., will be considered Feb. 15. A. W. Henson is county judge.

Plans for the Richmond Light Infantry Blues' Armory building Richmond, Va., have been rejected, and new plans will be received for a structure, to cost not more than \$100,000.

Plans and specifications will be received by the board of commissioners of Upson County, Thomaston, Ga., until Jan. 21 for a 2-sty stone or brick court house building. M. H. Sandwich, Thomaston, Ga., can inform.

Competitive designs will be received by the Board of commissioners of Missoula County, Missoula, Mont., until Jan. 27 for a county court house, to be of sandstone, fireproof throughout and to cost, including heating and plumbing, not to exceed \$150,000. D. J. Andrews, chm.; W. H. Smith, clk.

The highway commissioner of the town of Le Roy, N. Y., will pay \$250, for full plans and specifications for a bridge over Oatka River in the village of Le Roy. Plans to be submitted competitively and without name attached. Will be opened Feb. 1. Particulars by addressing Philo J. Sperry, Le Roy, N. Y.

**BUILDING NOTES**

The Bronx is entitled to a square deal in transit arrangements.

A young mechanic, familiar with plans, desires a position as outside foreman for carpenter or cabinet work. See Wants and Offers.

Mr. Henry H. Cypher, formerly with the Eureka Fire Hose Company, No. 13 Barclay st, Manhattan, has severed his connection with that company.

Mr. F. N. Stranahan, formerly sales agent for the Consolidated Rosendale Cement Co., is now general manager of the Palmer Lime & Cement Co., 149 Broadway.

Mr. Geo. G. Gleason, for many years with the Rock Plaster Co. of New York and New Jersey, has accepted the position of sales agent for the Consolidated Rosendale Cement Co., 26 Cortlandt st.

It is estimated that the main terminal building of the New York Central will take altogether something like 16,000 tons



of steel. No awards have yet been made, but bids have gone in for the first 4,000 tons.

Voltax, the well-known anti-corrosive compound, manufactured by the Electric Cable Company, 17 Battery Place, New York City, has been specified by the Bridge Department for the painting of the Brooklyn Bridge.

The annual meeting of the electrical committee of the Underwriters' Electric Association is to be held March next in this city. It is stated that this meeting will be open, and that all interested are invited and requested to be present.

One of the notable gatherings in Chicago the past week was the annual convention of the district managers of the American Luxfer Prism Co., which was held during three consecutive days at the company's main offices, corner Wabash av and Madison st. Among those present was Mr. W. E. Cash of New York.

The fourth annual convention of the National Association of Cement Users will be held at the old 65th-Regiment Armory in Buffalo, January 20 to 25, inclusive. The important features of the convention will be an elaborate exhibit of cement products with papers and discussions relating to cement and concrete and their many uses.

The first plans filed in 1908 for new buildings with Building Supt. Murphy were for the improvement of the parcel owned by William Waldorf Astor. The property is situated at 207 to 211 West 98th st. Mr. P. C. Long is the lessee, and he will build a 3-sty garage of reinforced concrete. It will cost \$25,000. Clement B. Brun is the architect.

There was a decided increase in residential development in the northern part of Hudson county during 1907. West Hoboken has led the northern towns in this development and closely following have been North Bergen, West New York, the town of Union, Weehawken and Guttenberg. The prevailing types of buildings have been the two-family house.

The University Heights Bridge across the Harlem River was officially opened by the Mayor on Wednesday. The structure extends from East 184th st, the Bronx, across to 207th st, Manhattan, being close to the 207th st station of the subway. The length, including approaches, is 1,090 feet, the swing span, which will be operated by electricity is 265 feet long. The structure cost the city about \$1,000,000.

The Nelson Iron Works, workers in structural and ornamental iron for building, Washington av and 165th st, have dissolved partnership, Mr. William Nelson retiring from the firm and from business. The remaining members of the firm Mr. John T. Treacy and Mr. John H. Stewart, have formed a new partnership under the name of "Treacy & Stewart," to continue the business at the same location. They have a large and well equipped plant, employ a large force of men and turn out work quickly.

J. Reeber's Sons, dealers in second-hand building material, at 140th st and 3d av, are enthusiastic over the future of the section in which their office is located. There has been considerable renting going on in a quiet way and the suspension of business in other sections has not as yet affected that locality. On the west side of the square at 3d av and 138th st stores that have long been vacant are now occupied; the building on the corner above is also now tenanted. In addition to this a new building is going to be erected for the North Side Board of Trade on the lower side of the square.

Hon. Elbert H. Gary, chairman of the executive committee of the U. S. Steel Corporation, will preside at the dinner in recognition of the American Museum of Safety Devices and Industrial Hygiene, at the Aldine Club, 111 Fifth av cor 18th st, on Wednesday evening, January 15. The dinner is in recognition of the honor of decorations bestowed by the French republic through the Minister of Public Instruction and Fine Arts on these members of the museum's board: Charles Kirchhoff (editor Iron Age), T. Commerford Martin (editor Electrical World) and Percy Stickney Grant (rector Church of the Ascension).

The Bronx Refrigerating Company, with a capital stock of \$500,000, has commenced the erection of the largest cold storage warehouse in the Bronx, fronting on Westchester av, at the intersection of the Port Morris branch of the New York Central Railroad. On the Westchester av side there will be twelve stores. The building will be 214.6x110.8 ft., four stories, basement and sub-basement in height. The officers of the corporation are the following: Directors—Theodore Starrett, of the Thompson-Starrett Co.; Joseph A. Taylor, of J. A. Taylor & Co.; J. Russel Stevenson, Jr., of Philadelphia, Pa.; Lorenzo A. Haskell, of White Plains, N. Y., and William C. Heaton, of New York.

The Sandusky Portland Cement Co. of Sandusky, Ohio, manufacturers of Medusa Water-proof Compound, report that their material was used in the following work: In a cement jacket on the 850,000-gallon concrete standpipe being built at Grand Rapids, Mich.; in the tunnel work at St. Paul, done by the Twin City Rapid Transit Co.; in the Art Stove Co. and Bell Telephone Co. contracts at Detroit, Mich.; in a coal storage tank constructed by the Alger Coal Co., at Alger, Wyo.; in a concrete tank for Turner Bros.' brass works, Sycamore, Ill.; in a section of the concrete roof for the Chicago City Ry., Chicago, Ill., and by the C., M. & St. P. Ry. Co. in concrete construction work.

The John B. Rose Company, foot of West 52d st, will this year entertain the Hudson River brick manufacturers and the metropolitan dealers in brick at Orange Lake, Newburgh, instead of at the Murray Hill Lyceum in New York, as on five annual occasions. A special train will carry guests to Newburgh some summer day. Orange Lake is the choicest outing place in the Hudson valley. Gov. Odell, since he purchased the electric railroad, has built a large casino at the lakeside. Many families spend the summer in bungalows at Orange Lake. Captain John B. Rose was recently elected to the command of the Tenth Separate Company of Newburgh, of which former Railroad Commissioner Dickey was for years the captain.

## PROJECTED BUILDINGS

The first name is that of the owner; 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.

Barrow st, No 55 6-sty brk and stone tenement, 73x76.6; cost, Commerce st, No 21 \$70,000; Abraham Bachrach, 64 E 91st st; ar't, M Zipkes, 147 4th av.—5.

#### BETWEEN 14TH AND 59TH STREETS.

49th st, Nos 215-217 West, 6-sty brk and stone store and loft building, 29x90.5, felt and slag roof; cost, \$50,000; Jas P Knight, 221 W 49th st; ar'ts, Townsend, Steinle & Haskell, 29-33 E 19th st.—4.

Madison av, n e cor 34th st, 16-sty brk and stone loft building, 49.1x99.9, slag roof; cost, \$300,000; Margaret S E Cameron, Clifton, Staten Island; ar'ts, Clinton & Russell, 32 Nassau st.—16.

1st av, No 545, 1-sty brk and stone outhouse, 6.8x10.11; cost, \$800; L Massucci, 246 7th av; ar't, O Reissmann, 30 1st st.—7. 1st av, No 543, 1-sty brk and stone outhouse, 7x8.6; cost, \$800; L Massucci, 246 7th av; ar't, O Reissmann, 30 1st st.—8.

#### 59TH TO 125TH STREET, WEST OF 8TH AVENUE.

116th st, s s, 175 w Broadway, 10-sty brk and stone apartment house, 50x84.11; cost, \$200,000; Paterno Bros, Inc, 616 W 116th st; ar'ts, Schwartz & Gross, 347 5th av.—6.

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

82d st, No 345 East, 1-sty concrete and brk storage building, 10x24; cost, \$250; Valentine Britting, 345 E 82d st; ar't, Chas M Straub, 122 Bowery.—9.

124th st, No 414 East, 1-sty brk and stone outhouse, 10x13.4; cost, \$1,500; E J Radler, 495 9th av; ar't, O Reissmann, 30 1st st.—10.

#### NORTH OF 125TH STREET.

Blackwell's Island, 200 ft e main building, Metropolitan Hospital, 2-sty and attic brk and stone morgue and laboratory, 70x37; cost, \$40,000; The City of New York, Dept of Charities, foot East 26th st; ar't, R F Almirall, 51 Chambers st.—11.

Blackwell's Island, 138 ft east main building, Metropolitan Hospital, 3-sty and attic stone and steel residence, 95x37; cost, \$80,000; The City of New York, Dept of Charities, foot East 26th st; ar't, R F Almirall, 51 Chambers st.—14.

Blackwell's Island, 76 ft west of boiler house, Metropolitan Hospital, 4-sty brk and stone hospital, 145.8x31.6; cost, \$180,000; The City of New York, Dept of Charities, foot East 26th st; ar't, R F Almirall, 51 Chambers st.—12.

Blackwell's Island, 30 ft south City Home for Aged and Infirm, Metropolitan Hospital, 1-sty brk and stone hospital, 121x123.6, slate and tin roof; cost, \$75,000; The City of New York, Dept of Charities, foot East 26th st; ar't, R F Almirall, 51 Chambers st.—13.

Randall's Island, 240 ft n Infants Hospital, 4-sty brk and stone residence for nurses, 175x56, slag roof; cost, \$200,000; The City of New York, Dept of Charities, foot East 26th st; ar't, R F Almirall, 51 Chambers st.—15.

### BOROUGH OF THE BRONX.

136th st, n s, 99.4 w Southern Boulevard, 1 and 2-sty steel shop, 69x103.3; cost, \$6,000; Hudson Structural Steel Co, H P Reiss, 136th st and Southern Boulevard, President; ar't, Otto Hohensee, 136th st and Southern Boulevard.—18.

139th st, s s, 293 w Cypress av, 2-sty brk school, 60x99; cost, \$40,000; St Luke's R C Church, Rev John J Boyle, 897 E 138th st, rector; ar't, John E Kirby, 481 5th av.—11.

205th st, s s, 431 w Mosholu Parkway, 2-sty frame dwelling, 22x32; cost, \$3,000; Margaret Corio, 178 E 206th st; ar't, U S Baudesson, 685 Jackson av.—12.

Carter av, w s, 197 n 174th st, five 3-sty frame dwellings, 16.6x45; total cost, \$25,000; Thos P Hornsey, 150 Nassau st; ar't, David Davis, 3d and Tremont avs.—8.

College av, e s, 92.6 s 166th st, 3-sty brk tenement, 20x55; cost, \$7,500; St Marks Const Co, Bernard Lederer, 162 E 111th st; ar'ts, Moore & Landsiedel, 148th st and 3d av.—14.

Creston av, e s, 115 s 197th st, 2½-sty frame dwelling, peak shingle roof, 21x55; cost, \$6,000; Amalia Pirk, 198th st and Grand Boulevard; ar't, J J Vreeland, 2019 Jerome av.—16.

Harrison av, w s, 263.4 s Clason Point road, 1-sty frame shed, 12x13; cost \$300; Angelo Tosto, 275 E 151st st; ar't, Henry Nordheim, Boston road and Tremont av.—7.

Hoe av, e s, 250 n 172d st, 2-sty frame dwelling, 22x53; cost, \$5,000; L W Devine & Co, 1087 Tremont av; ar't, H G Steinmetz, Bronx st and Tremont av.—6.

Mawflower av, e s, 25 s Evelyn pl, 1-sty frame shed, 13x12; cost, \$300; Salvatore Chiovitt, Eastchester road; ar't, Henry Nordheim, Boston road and Tremont av.—9.

Popham av, w s, 121 n 176th st, 2½-sty frame dwelling, peak slate roof, 20x48; cost, \$6,500; T Francis Flood, 2696 Creston av; ar'ts, Moore & Landsiedel, 148th st and 3d av.—15.

Ryer av, e s, 25 n 180th st, two 2-sty frame dwellings, 21x60; total cost, \$13,000; Geo W Edmundson, 248 E 121st st; ar't, Louis Falk, 2785 3d av.—13.



Tinton av, w s, 85 s Dawson st, 4-sty brk school, 60x117; cost, \$90,000; St Anselms R C Church, Rev Bernard Kevenhoester, Tinton av and Dawson st, rector; ar't, John E Kirby, 481 5th av.—10.

Tremont av, n s, 173 w Grand Concourse, 2-sty brk dwelling, 21x60; cost, \$5,000; Mary M Bailey, 255 Tremont av; ar't, Chas S Clark, 445 Tremont av.—17.

## ALTERATIONS.

### BOROUGH OF MANHATTAN.

Allen st, No 120, windows, tank, to 5-sty brk and stone tenement; cost, \$1,000; Jacob Cohen, 114 E 91st st; ar't, Max Muller, 115 Nassau st.—14.

Bleecker st, n e cor Grove st, stairs, toilets, to 6-sty brk and stone tenement; cost, \$5,000; Louis Sroka, 230 East 68th st; ar'ts, Sommerfeld & Steckler, 19 Union sq.—31.

Division st, No 241, stairs, show windows, to 2-sty brk and stone store and dwelling; cost, \$550; H Goldsholle, 230 Division st; ar't, H J Feiser, 150 Nassau st.—29.

Goerck st, Nos 51-53, toilets, windows, partitions, skylights, to two 3 and 5-sty brk and stone tenements; cost, \$7,000; Goldberg & Schancupp, 157 E 72d st; ar't, M Zipkes, 147 4th av.—28.

Leroy st, No 9, partitions, toilets, to 3-sty brk and stone tenement; cost, \$350; estate of James Sherwood, Peekskill, N Y; ar't, John J Lawlor, 360 W 23d st.—39.

Madison st, No 346, toilets, partitions, windows, skylights, to 5-sty brk and stone tenement; cost, \$5,000; Schancupp & Goldberg, 157 East 72d st; ar't, M Zipkes, 147 4th av.—37.

17th st, No 107 East, 2-sty brk and stone rear extension, 25x17.11, partitions, to 4-sty brk and stone store and dwelling; cost, \$6,000; The John Kroder & Henry Reubel Co, 256 4th av; ar't, R Berger, 309 Broadway.—46.

17th st, Nos 208-210 West, 1-sty brk and stone front and rear extension, 38x25, partitions, columns and girders, to 3 and 4-sty brk and stone loft building; cost, \$8,000; F P Manpai, 616 W 44th st; ar't, F W Fischer, 24 E 23d st.—11.

18th st, No 415 E, toilets, to 4-sty brk and stone tenement; cost, \$2,000; Meyer Hurowitz, 148 E 7th st; ar't, Harry Zlot, 230 Grand st.—40.

18th st, No 50 West, 1-sty brk and stone rear extension, 20x29.6, to 3-sty brk and stone store and loft building; cost, \$800; G L Morgenthau, on premises; ar't, Fredk Jacobsen, 1204 Broadway.—27.

24th st, Nos 525-551 West, steel flue stack, to 4-sty brk and stone laundry and loft building; cost, \$500; Grace B Underwood, 336 Washington av, Brooklyn; ar't, Louis L Calvert, 80 Washington sq; b'r, Tide Water Building Co, 25 W 26th st.—12.

28th st, No 249 East, toilets, partitions, skylights, to 5-sty brk and stone tenement; cost, \$500; Sophie Gundrum, Dumont, N J; ar't, Chas H Richter, 68 Broad st.—19.

44th st, Nos 343-345 West, toilets, partitions, windows, to four 3 and 4-sty front and rear brk and stone tenements; total cost, \$2,000; W R Mason, 958 8th av; ar't, John H Knubel, 318 W 42d st.—30.

51st st, No 103 West, partitions, alter stalls, to 2-sty brk and stone garage; cost, \$400; S B French, 103 W 51st st; ar't, P J Murray, 112 W 42d st.—20.

53d st, No 415 East, partitions, toilets, windows, to 4-sty brk and stone hotel; cost, \$2,500; F & M Schaefer Brewing Co, 110 E 51st st; ar'ts, Kastner & Dell, 1133 Broadway.—21.

57th st, No 211 East, partitions, windows, to 5-sty brk and stone tenement; cost, \$300; estate of George Hagemeyer, 217 W 137th st; ar't, Henry Regelmann, 133 7th st.—47.

72d st, Nos 310-312 E, windows, partitions, columns, to two 3-sty brk and stone synagogue and dwelling; cost, \$3,000; Bohemian America Israelite Congregation, premises; ar't, Otto L Spannhake, 233 E 78th st.—43.

83d st, No 211 East, windows, show windows, to 4-sty brk and stone tenement; cost, \$1,000; S H Schwarz, 1109 Madison av; ar't, O Reissmann, 30 1st st.—23.

88th st, Nos 321-323 East, toilets, to two 5-sty brk and stone tenements; cost, \$2,000; Albert A Wendland, 192 Bowery; ar't, John H Knubel, 318 W 42d st.—44.

88th st, No 503 E, 4-sty brk and stone rear extension, 25x65, partitions, swimming tank, brk piers, steam heating, to 4-sty brk and stone club house; cost, \$15,000; Yorkville Council K. of C, Thomas F Duyer, G. K., 138 E 27th st; ar't, C Dunne, 214 E 14th st.—34.

116th st, No 129 W, partitions, windows, to 5-sty brk and stone store and tenement; cost, \$500; Maurice Goldberg, 22 Lenox av; ar'ts, Gross & Kleinberger, Bible House.—42.

121st st, No 206 W, alter stairs, partitions, to 5-sty brk and stone apartment house; cost, \$4,000; Rosanna T Boyer, Winsted, Conn; ar't, M M Loniger, 30 E 12th st.—32.

132d st, No 113 W, 2-sty brk and stone front extension, 25x12, add 1-sty to 1-sty brk and stone residence; cost, \$2,000; A L Simpson, 113 West 132d st; ar'ts, Geo and Ed Blum, 11 E 43d st.—38.

Audubon av, n e cor 179th st, 1-sty brk and stone front extension, 8x8, toilets, to 1-sty stone church; cost, \$400; Church of Our Saviour, on premises; ar't, Lorenz F J Weiher, 103 E 125th st.—17.

Broadway, No 2276, stairs, toilets, to 5-sty brk and stone store and tenement; cost, \$450; Maurice Steinheimer, 2d av and 82d st; ar't, E Dumble, 2328 Broadway.—18.

Broadway, s e cor 29th st, tank, to 12-sty brk and stone hotel; cost, \$350; Island Realty Co, 111 Broadway; ar't and b'r, The Rusling Co, 26 Cortlandt st.—25.

Broadway, No 1, 1-sty brk and stone rear extension, 67.9x17.6, cut walls, to 11-sty brk and stone office building; cost, \$7,500; Washington Building Co, premises; ar't, Harry E Donnell, 225 5th av.—35.

Lenox av, s e cor 135th st, erect sign, to 1-sty brk store; cost, \$220; Thos L Reynolds, 135th st and Lenox av; ar't, A Noblett, 147 E 126th st.—15.

Madison av, No 75, partitions, columns, glass store fronts, to 4-sty brk and stone store and dwelling; cost, \$2,000; Bernhard Frankenfelder, 100 4th av; ar't, Henri Fouchaux, 105 Hudson st.—26.

Park av, No 25, 1-sty and basement brk and stone rear extension, 14.6x4.8, partitions, stairways, toilets, to 5-sty brk and stone residence; cost, \$16,000; M H Story, 48 W 46th st; ar'ts, Snelling & Potter, 37 E 30th st.—41.

1st av, No 176, partitions, stores, to 4-sty brk and stone tenement; cost, \$800; C De Benedictis, 156 Sullivan st; ar'ts, Briganti & Steenehen, 205 E 17th st.—16.

2d av, No 910, windows, partitions, fireproof ceiling, to 4-sty brk and stone tenement; cost, \$1,000; M Mandel, on premises; ar't, O Reissmann, 30 1st st.—24.

2d av, No 2213, toilets, partitions, windows, to 4-sty brk and stone tenement; cost, \$1,500; J E Dietz, 209 East 112th st; ar't, O Reissmann, 30 1st st.—33.

3d av, No 1895, fireproof ceilings, alter walls to 4-sty brk and stone tenement; cost, \$500; Samuel Feldstein, 14 E 108th st; ar't, M Zipkes, 147 4th av.—36.

3d av, No 106, partitions, toilets, baths, to 3-sty brk and stone store and hotel; cost, \$400; Wm and Geo Schade, 606 W 147th st; ar'ts, M L & H G Emery, Bible House.—22.

3d av, No 237, stairs, walls, to 4-sty brk and stone store and tenement; cost, \$500; John E Minchen, on premises; ar't, Fred Ebeling, 420 E 9th st.—45.

3d av, No 182, 4-sty brk and stone rear extension, 17.10x8, partitions, windows, fire escapes, to 4-sty brk and stone store and loft building; cost, \$5,000; John G Wendel, 175 Broadway; ar't, H Horenburger, 122 Bowery.—48.

5th av, No 1364, 1-sty brk and stone rear extension, 25.3x15.2, to 3-sty brk and stone offices and moving picture show building; cost, \$500; Louis Maso, 260 W 99th st; ar't, Samuel Sass, 23 Park row.—13.

6th av, n w cor 42d st, alter stairs, show windows, to 4-sty brk and stone store and office building; cost, \$200; Walter J Salomon, 500 5th av; ar'ts, Hedman & Schoen.—10.

### BOROUGH OF THE BRONX.

Garden pl, e s, 260 s Sommer st, move 1-sty frame shop and shed; cost, \$150; Geo A Brannon, Barnes av, ar't and ow'r.—11.

130th st, No 747 E, new partitions, to 3-sty brk store and dwelling; cost, \$500; Mary A Costello, Mosholu Parkway; ar't, Bruno W Berger & Son, 131 Bible House.—8.

161st st, s w cor Melrose av, 1-sty brk extension, 23.2x43.8, to 3-sty frame store and dwelling; cost, \$8,000; Stephen Krasser, 869 Melrose av; ar't, M J Garvin, 3307 3d av.—7.

239th st, s s, 340 e Kopley av, 2½-sty frame extension, 11x29, to 2½-sty frame dwelling; cost, \$600; Charlotte Van Dusen, on premises; ar'ts, Ebbinghaus & Irving, 632 Gun Hill road.—12.

Arthur av, n e cor 189th st, 2-sty frame extension, 22.4x6.6x8.6, new store window and new partitions, to 2-sty frame store and dwelling; cost, \$1,000; Antonio Capo, 2329 1st av; ar't, Otto C Krauss, Westchester and Castle Hill avs.—4.

Belmont av, e s, 95 s 188th st, build 2 stories of brk upon 1-sty brk dwelling, stable and loft; cost, \$2,000; Saccomanno & Carino, 2373 Arthur av; ar't, Emil Ginsburger, 2272 Prospect av.—3.

Castle Hill av, w s, 33 s Ellis av, 1-sty frame extension, 14.10x6, to 2-sty frame dwelling; cost, \$1,000; Hon. Frank Gass, Westchester av; ar't, B Ebeling, West Farms road.—5.

Eastern Boulevard, s w cor Bradford av, new show windows, to 2½-story frame hotel; cost, \$500; Mrs M Lohbauer, on premises; ar't, B Ebeling, West Farms road.—6.

Eden av, n e cor Belmont st, 1-sty frame extension, 20x24, to 3-sty frame dwelling; cost, \$500; Wm B Ewing, 176 Broadway; ar't, Geo W Flagg, 1831 Park av.—10.

Morris Park av, No 217, 2-sty frame extension, 20x11, to 2-sty frame dwelling; cost, \$500; Desiderio Triulzi, on premises; ar't, Nicholas Serracino, 1133 Broadway.—9.

## Construction News

(Continued)

### Kings County.

CONEY ISLAND AV.—On Coney Island av, w s, 460 s Beverley road, two 3-sty brk stores and dwellings will be erected; total cost, \$10,000; Henry C. Will, 614 Coney Island av, owner; L. Berger & Co., 300 St. Nicholas av, architects.

KINGSLAND AV.—Kingsland av, w s, 166.3 n Driggs av, will be improved with three 4-sty brk tenements, 29.2x89, seventeen families each; total cost, \$45,000; Rudolf Nourk, 578 Leonard st, owner; Phil Tillion, 776 Manhattan av, architect.

ADELPHI ST.—Work will be started at once for a 3-sty brk dwelling by Oscar H. Montgomery on Adelphi st, e s, 91.4 s Flushing av, 75x99.4, gravel roof, 2 families; cost, \$25,000; Oscar Lowinson, 20 East 42d st, has plans ready.

AV. N.—J. W. Broadhead, 114 Norman av, will build on Av N, n e cor East 45th st, a 3-sty brk store and dwelling, 20x50, two families; cost, \$7,000; Richard von Lehn Sons, 1565 New York av, is architect.

75TH ST.—In 75th st, 140 e 11th av, two 2-sty brk dwellings will be erected, 20x52, two families each; total cost, \$8,000; Gustave Johnson, 426 46th st, is owner, and prepared the plans.

IRVING AV.—On Irving av, n w cor De Kalb av, a 4-sty brk store and dwelling will be erected, 25x70, seven families; cost, \$10,000; M. Bonnlander, 1509 De Kalb av, owner; L. Berger & Co., 300 St. Nicholas av, architect.

FULTON ST.—Fulton st, s s, 20 e New Jersey av, will be improved with six 3-sty brk stores and dwellings, 20x48, two families each; total cost, \$33,000; Joseph Stromwasser and S. Thon, 368 New Jersey av, owner; Chas. Infanger, 2634 Atlantic av, architect.

EAST 103D ST.—S. Millman & Son, 1782 Pitkin av, have prepared plans for two 2-sty brk dwellings to be erected on East 103d st, w s, 100 s Av D; total cost, \$13,000; Vanderveer Impt. Syndicate, 1 Madison av, owner.

OCEAN AV.—On Ocean av, e s, bet Neck road and Jerome av, will be erected four 2-sty brk stables, 29.2x45, slag roof; total cost, \$16,000; Coney Island Jockey Club, 571 5th av, New York, owner; Dodge & Morrison, 82 Wall st, New York, have prepared plans.

5TH AV.—F. H. Quinby, 99 Nassau st., has prepared plans for the improvement of 5th av, n w cor 26th st, with a 6-sty brk manufacturing building, 50x150, slag roof; cost, \$60,000; Griffin White Shoe Co., 28 West 22d st, New York, owner.

CENTRAL AV.—Operations will be started at once at Central av, s s, 20 w Stockholm st, for three 4-sty brk stores and tenements, 25x84, eight families each; total cost, \$75,000; Harry F. Wilson, State Bank Bldg., owner; Shampan & Shampan, 772 Broadway, architects.

CONEY ISLAND AV.—On Coney Island av, w s, 207.1 s Foster av, eight 3-sty brk stores and dwellings, 20x55, will be erected; total cost, \$32,000; Otto W. Walter, 250 Vernon av, owner; L. Berger & Co., 300 St. Nicholas av, architects.

EASTERN PARKWAY.—On Eastern Parkway, s s, 350 e Brooklyn av, will be erected three 3-sty brk dwellings, 20x49.6, gravel roof, 1 family each; total cost, \$30,000; Phil Beershenk, 123 Russell st, owner; Gus Erda, 795 Manhattan av, architect.



# THE REAL ESTATE FIELD.

## Real Estate and Building Statistics.

The following are the comparative tables of Manhattan, The Bronx and Brooklyn of the Conveyances, Mortgages and Projected Buildings for the corresponding weeks 1907 and 1908.

### MANHATTAN AND THE BRONX.

#### CONVEYANCES.

1908.		1907.	
Jan. 3 to 9, inc.		Jan. 4 to 10, inc.	
Total No. for Manhattan.....	209	Total No. for Manhattan.....	334
No. with consideration.....	17	No. with consideration.....	28
Amount involved.....	\$841,700	Amount involved.....	\$1,395,286
Number nominal.....	192	Number nominal.....	306

1908.		1907.	
Total No. Manhattan, Jan. 1 to date.....	243	Total No. Manhattan, Jan. 1 to date.....	499
No. with consideration, Manhattan, Jan. 1 to date.....	17	No. with consideration, Manhattan, Jan. 1 to date.....	45
Total Amt. Manhattan, Jan. 1 to date.....	\$841,700	Total Amt. Manhattan, Jan. 1 to date.....	\$2,565,186

1908.		1907.	
Jan. 3 to 9, inc.		Jan. 4 to 10, inc.	
Total No. for the Bronx.....	111	Total No. for The Bronx.....	199
No. with consideration.....	11	No. with consideration.....	10
Amount involved.....	\$133,370	Amount involved.....	\$96,400
Number nominal.....	100	Number nominal.....	189

1908.		1907.	
Total No., The Bronx, Jan. 1 to date.....	129	Total No., The Bronx, Jan. 1 to date.....	261
Total Amt., The Bronx, Jan. 1 to date.....	\$266,345	Total Amt., The Bronx, Jan. 1 to date.....	\$136,350
<b>Total No. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>372</b>	<b>Total No. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>760</b>
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>\$1,108,045</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>\$2,701,536</b>

#### Assessed Value, Manhattan.

1908.		1907.	
Jan. 3 to 9, inc.		Jan. 4 to 10, inc.	
Total No., with Consideration.....	17	Total No., with Consideration.....	28
Amount Involved.....	\$841,700	Amount Involved.....	\$1,395,286
Assessed Value.....	\$671,000	Assessed Value.....	\$776,500
Total No., Nominal.....	192	Total No., Nominal.....	306
Assessed Value.....	\$7,149,000	Assessed Value.....	\$10,654,900
Total No. with Consid., from Jan. 1st to date.....	17	Total No. with Consid., from Jan. 1st to date.....	45
Amount involved.....	\$841,700	Amount involved.....	\$2,565,186
Assessed value.....	\$671,000	Assessed value.....	\$1,476,500
Total No. Nominal.....	226	Total No. Nominal.....	454
Assessed Value.....	\$8,780,000	Assessed Value.....	\$17,423,200

#### MORTGAGES.

	1908.		1907.	
	Manhattan.	Bronx.	Manhattan.	Bronx.
Total number.....	208	168	577	192
Amount involved.....	\$5,017,130	\$626,587	\$13,966,771	\$1,337,549
No. at 6%.....	93	96	162	62
Amount involved.....	\$1,159,630	\$247,657	\$1,638,934	\$274,663
No. at 5%.....	.....	.....	.....	.....
Amount involved.....	.....	.....	.....	.....
No. at 5%.....	21	18	8	7
Amount involved.....	\$2,154,000	\$98,725	\$172,000	\$37,175
No. at 5%.....	.....	.....	.....	.....
Amount involved.....	.....	.....	.....	.....
No. at 5%.....	.....	.....	.....	.....
Amount involved.....	.....	.....	.....	.....
No. at 5%.....	48	24	223	82
Amount involved.....	\$1,160,500	\$157,805	\$5,449,700	\$773,000
No. at 4%.....	.....	.....	.....	.....
Amount involved.....	.....	.....	.....	.....
No. at 4%.....	.....	.....	97	2
Amount involved.....	.....	.....	\$4,889,700	\$18,000
No. at 4%.....	.....	.....	3	.....
Amount involved.....	.....	.....	\$135,000	.....
No. at 4%.....	5	.....	6	.....
Amount involved.....	\$78,500	.....	\$431,250	.....
No. at 3%.....	.....	.....	.....	.....
Amount involved.....	.....	.....	.....	.....
No. without interest.....	41	28	78	39
Amount involved.....	\$464,500	\$122,400	\$1,250,187	\$234,711
No. above to Bank, Trust and Insurance Companies.....	23	5	100	12
Amount involved.....	\$1,714,000	\$26,000	\$3,689,600	\$65,500
Total No., Manhattan, Jan. 1 to date.....	243	Total No., Manhattan, Jan. 1 to date.....	773	
Total Amt., Manhattan, Jan. 1 to date.....	\$6,696,768	Total Amt., Manhattan, Jan. 1 to date.....	\$19,324,926	
Total No., The Bronx, Jan. 1 to date.....	183	Total No., The Bronx, Jan. 1 to date.....	299	
Total Amt., The Bronx, Jan. 1 to date.....	\$667,982	Total Amt., The Bronx, Jan. 1 to date.....	\$1,609,356	
<b>Total No., Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>426</b>	<b>Total No., Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>1,072</b>	
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>\$7,364,750</b>	<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>	<b>\$20,934,282</b>	

#### PROJECTED BUILDINGS.

	1908.		1907.	
	Manhattan.	The Bronx.	Manhattan.	The Bronx.
Total No. New Buildings:				
Manhattan.....	13	18	13	31
The Bronx.....	18	.....	31	.....
Grand total.....	31	18	44	31
Total Amt. New Buildings:				
Manhattan.....	\$1,198,350	207,600	\$1,149,300	298,550
The Bronx.....	207,600	.....	298,550	.....
Grand Total.....	\$1,405,950	207,600	\$1,447,850	298,550
Total Amt. Alterations:				
Manhattan.....	\$106,720	.....	\$176,200	.....
The Bronx.....	14,750	.....	35,850	.....
Grand total.....	\$121,470	.....	\$212,050	.....
Total No. of New Buildings:				
Manhattan, Jan. 1 to date.....	16	24	14	43
The Bronx, Jan. 1 to date.....	24	.....	43	.....
<b>Manhbn-Bronx, Jan. 1 to date.....</b>	<b>40</b>	<b>24</b>	<b>57</b>	<b>43</b>
Total Amt. New Buildings:				
Manhattan, Jan. 1 to date.....	\$1,225,150	247,600	\$1,152,800	514,150
The Bronx, Jan. 1 to date.....	247,600	.....	514,150	.....
<b>Manhbn-Bronx, Jan. 1 to date.....</b>	<b>\$1,472,750</b>	<b>247,600</b>	<b>\$1,667,050</b>	<b>514,150</b>
Total Amt. Alterations:				
<b>Manhbn-Bronx, Jan. 1 to date.....</b>	<b>\$166,620</b>	<b>14,750</b>	<b>\$2,265,375</b>	<b>35,850</b>

### BROOKLYN.

#### CONVEYANCES.

	1908.		1907.	
	Jan. 2 to 8, inc.	Jan. 3 to 9, inc.	Jan. 2 to 8, inc.	Jan. 3 to 9, inc.
Total number.....	518	518	807	807
No. with consideration.....	17	17	61	61
Amount involved.....	\$126,550	\$126,550	\$486,839	\$486,839
Number nominal.....	501	501	746	746
<b>Total number of Conveyances, Jan. 1 to date.....</b>	<b>518</b>	<b>518</b>	<b>933</b>	<b>933</b>
<b>Total amount of Conveyances, Jan. 1 to date.....</b>	<b>\$126,550</b>	<b>\$126,550</b>	<b>\$584,539</b>	<b>\$584,539</b>

#### MORTGAGES.

	1908.		1907.	
	Jan. 2 to 8, inc.	Jan. 3 to 9, inc.	Jan. 2 to 8, inc.	Jan. 3 to 9, inc.
Total number.....	500	500	1,026	1,026
Amount involved.....	\$1,709,412	\$1,709,412	\$4,617,268	\$4,617,268
No. at 6%.....	320	320	361	361
Amount involved.....	\$873,925	\$873,925	\$1,076,376	\$1,076,376
No. at 5%.....	.....	.....	.....	.....
Amount involved.....	.....	.....	.....	.....
No. at 5%.....	117	117	224	224
Amount involved.....	\$539,650	\$539,650	\$1,183,555	\$1,183,555
No. at 5%.....	.....	.....	.....	.....
Amount involved.....	.....	.....	.....	.....
No. at 5%.....	.....	.....	.....	.....
Amount involved.....	.....	.....	.....	.....
No. at 5%.....	45	45	409	409
Amount involved.....	\$214,550	\$214,550	\$2,216,172	\$2,216,172
No. at 4%.....	3	3	3	3
Amount involved.....	\$12,000	\$12,000	\$13,000	\$13,000
No. at 4%.....	1	1	2	2
Amount involved.....	\$950	\$950	\$4,000	\$4,000
No. at 1%.....	.....	.....	.....	.....
Amount involved.....	.....	.....	.....	.....
No. without interest.....	14	14	26	26
Amount involved.....	\$68,337	\$68,337	\$118,605	\$118,605
<b>Total number of Mortgages, Jan. 1 to date.....</b>	<b>500</b>	<b>500</b>	<b>1,170</b>	<b>1,170</b>
<b>Total amount of Mortgages, Jan. 1 to date.....</b>	<b>\$1,709,412</b>	<b>\$1,709,412</b>	<b>\$5,296,997</b>	<b>\$5,296,997</b>

#### PROJECTED BUILDINGS.

	1908.		1907.	
	Jan. 2 to 8, inc.	Jan. 3 to 9, inc.	Jan. 2 to 8, inc.	Jan. 3 to 9, inc.
No. of New Buildings.....	85	85	130	130
Estimated cost.....	\$405,905	\$405,905	\$919,675	\$919,675
Total Amount of Alterations.....	\$39,493	\$39,493	.....	.....
<b>Total No. of New Buildings, Jan. 1 to date.....</b>	<b>85</b>	<b>85</b>	<b>130</b>	<b>130</b>
<b>Total Amt. of New Buildings, Jan. 1 to date.....</b>	<b>\$405,905</b>	<b>\$405,905</b>	<b>\$919,675</b>	<b>\$919,675</b>
<b>Total amount of Alterations, Jan. 1 to date.....</b>	<b>\$39,493</b>	<b>\$39,493</b>	<b>35,470</b>	<b>35,470</b>

## The Week.

THE week just past from a private sales viewpoint was a par with several of the preceding ones. The volume of business was small, and only a few sales where a considerable amount of money was involved were closed. A notable one, however, was the purchase of the apartment on the southeast corner of Riverside Drive and 93d st. This building is known as "Terrace Court," and was built by the West Side Construction Company (Jacob Axelrod, Pres.). It is situated on one of the choice sites on the Drive, and is in the high-class apartment section overlooking the river. William T. Evans, of Montclair, N. J., was the purchaser, and he gave in part payment the vacant block front in 175th st, between St. Nicholas and Audubon avs.

These lots are situated in the old Juvenile Asylum tract and have changed hands several times since the Washington Heights boom several years ago. Many houses have been built in this section of the Heights, and they have rented fairly well. It must be remembered that there is a subway station at 169th st and another one at 181st st, consequently they are easy of access.

The mortgage market took a new lease of life. Several large amounts of money were loaned out on realty. People of means are at last realizing that real estate mortgages are very convenient forms of investment. Many others will realize this too late, when the interest rates have gone back where they belong. The argument will probably be, "I knew that the investment was safe, but did not have the nerve."

Among the mortgages recorded during the week was one given by Timothy D. Sullivan to John E. Roosevelt, trustee, for a loan of \$100,000 for 16 years, at 5½%, on part of the Gotham Theatre, on the south side of 126th st, 126 feet west of 3d av. Louis C. Raeger gave a mortgage for \$75,000 on the Hotel Seville, at Madison av and 29th st, to the Title Guarantee and Trust Co. This property carries a prior mortgage of \$450,000. A building loan was recorded by the City Mortgage Company, which loaned the Moorehead Realty Company \$67,000 on the property, 80x100, on the south side of 149th st, 269.4 feet west of St. Ann's av.

Mrs. Russell Sage also figured largely in the mortgage market of the week. Harry F. Morse borrowed \$60,000 from her at 6% for three years on 3 West 46th st; also the sum of \$225,000 at 5½% on the property at 485 and 487 6th av, to the Van Schaick Realty Company for three years. Philip Braender borrowed from Mrs. Sage \$250,000 on the property on the north side of 20th st, 138 feet east of 5th av, 50x irreg., for three years at 5½%. The Metropolitan Life Insurance Company placed \$1,250,000 on the property 18 and 20 John st, 265 feet east of



Broadway, 66x irreg. The Maiden Lane Realty Company is the borrower.

Not many leases were reported and none of special interest.

The opening of the new 207th st bridge is very important to owners of property in that section of Manhattan, as well as those having realty in that portion of the Bronx near the 184th st terminal on that side of the river. The opening of the subway extension will also have a decidedly beneficial effect on Brooklyn real estate.

The total number of mortgages recorded for Manhattan this week was 208, against 120 last week, and in the Bronx, 166, against 80 last week. The total amount involved is \$5,643,717, as against \$3,329,263 last week.

The total number of sales reported is 20, of which 3 were below 59th st, 8 above and 9 in the Bronx. The sales reported for the corresponding week last year were 143, of which 51 were below 59th st, 67 above, and 25 in the Bronx.

## THE AUCTION MARKET

The offerings in the auction market this week were varied, but in the main the parcels went to the plaintiffs in the various actions or to parties in interest. There were no voluntary offerings.

The Title Guarantee and Trust Co. on one bid of \$200,000 bought the unfinished 9-sty apartment house on the northeast corner of Park av and 83d sts. This company was the plaintiff in an action against the Hauben Realty Co. The judgment was about \$315,000. This property was immediately resold, as noted in another column.

Francis Henry purchased 424 East 81st st, 25x102, a 1-sty building, which was sold in partition for \$9,050; and P. A. Geohegan got 543 West 29th st, a 4-sty brick tenement, which was also a partition sale. The three 6-sty flats, 1337 to 1347 Brook av, were knocked down to the plaintiff for \$39,000 over prior liens. The amount due on this property was \$36,442.87; taxes and other charges, \$950; subject to three prior mortgages aggregating \$15,000. Catherine Rossotti purchased for \$17,650 the 3-sty tenement 576 Broome st. Altogether about forty-five parcels were placed on the auction block.

At the stand of Joseph P. Day next week fourteen tenement houses will be offered at voluntary sale. One of the terms of sale is that 80% can remain on mortgage at the option of the purchaser, and can be paid in instalments if so desired. Savings bank books will be accepted. Taxes are all paid to October 1, 1908. The owners of the various parcels reserve the right to bid at this sale. Among the holdings to be offered on Jan. 15 is 520 West 39th st, a 5-sty tenement, with two stores, 25x98.9; the 5-sty brick tenement 422 West 45th st, four families on a floor, in fourteen rooms, 25x100.5; the double 5-sty tenement, with two stores, 25x100.5, at 419 West 56th st; the 5-sty brick tenement 157 West 62d st, 25x100.5, subject to a first mortgage of \$17,000 at 5%, due Jan. 15, 1910, and a second mortgage of \$1,500 at 5%, due Jan. 15, 1910, with the privilege of paying off on five days' notice; the flat 584 Columbus av, 27x95, subject to a mortgage of \$35,000 at 5%, due March 1, 1910.

On the following day an executors' sale to close the estate of James D. Sherwood, deceased, the following pieces will be sold: The corner of Bedford and Leroy sts, known as 38 Leroy st, a 3-sty brick building, with store, 20x45; the 3½-sty private dwelling adjoining, 15x20, and the 3-sty dwelling 34 Leroy st, directly on the east. The property 445 West 23d st, belonging to the same estate, a leasehold, 23x117.6, with a 4-sty and basement dwelling, and 59 West 105th st, a 5-sty and basement brick and brownstone apartment house, double, with twelve rooms on a floor, subject to a mortgage of \$16,000 at 5%, will also be disposed of among other holdings.

### Large Lis Pendens Field.

Lis pendens were filed against about thirty pieces of property in the suit brought by Mrs. Hugh A. Murray against her mother, Mrs. Josephine Schmid. This property was inherited from Mr. Schmid, who died in 1889. He was the owner of the Lion Brewery. There is a fortune estimated at about \$20,000,000 involved in this action.

## Rent Disturbances on the East Side.

Difference between landlord and tenant are not uncommon occurrences. At the present time on the lower east side a dispute has grown to larger proportions than usual, and it will take not a little diplomacy to straighten it out satisfactorily to both sides. This so-called rent war has been aired in the daily press for some days past, and fortunately the actual conditions are not so acute as represented.

There is right on both sides. It is only fair to the owners of some of the tenement houses to say that they have acceded to the demands of their tenants. Not for any other reason than because they realized that to a certain extent right was on the tenant's side. We hear a great deal about "the cruel and heartless landlord, who grinds the faces of the poor," but this same owner of property has, at times, his troubles with vicious tenants who maliciously destroy his property, and it is only in isolated cases that he can recover damages.

There are several causes for the present disturbance. Probably the chief reason is the greed of some of the lessee landlords. In this section there are many buildings that are leased entire to men who hold themselves liable for all repairs, taxes and all other charges, and guarantee the owner of the property a certain fixed net per cent. per annum. The natural outcome of this arrangement is that the lessee is going to get all the money out of the house possible, make as few repairs as possible, and demand the highest rent obtainable. Dissatisfaction is nearly always the result of this arrangement, for the owner sooner or later gets his property back in horrible condition. Occasionally there is an uprising on the part of the tenants while this regime is in effect. As a rule the disturbers are quickly given notice to vacate the premises, and the "incident is closed."

Tenants claim that in some of the houses that are in the present storm center they cannot get water without going for it themselves, and also that they are unsanitary. They have made complaints to the Tenement House Department as well as the Department of Health, and many violations have been placed against the properties reported. Most of the owners of realty in that district are sensible business men. They realize their position far better than any one else. They know which side of the bread is spread with jam in the form that spells income. The large majority of landlords are willing and anxious to do anything within reason for good tenants. They rarely object, especially if the proposed work will be an improvement to the house. But when a tenant is tardy with his rent and then asks unreasonable things, it is not to be wondered at that the owner is unwilling to accede to his request. The price of property on the lower east side has had such a violent advance during the past few years that the owner must receive more rent than formerly to get a reasonable income out of his holdings.

Differences like the present one usually right themselves. Violence in any form is not the means to that end. Each case must be decided on its merits. If the property is in bad condition—in the eyes of the law—it must be made right. It should not be necessary to have street parades or mass meetings to correct the error. One thing, however, is certain, a tenant either must pay rent or move. It is the privilege of the owner of the property to have his building untenanted if he be so minded. Neither is there any law that says in what particular tenement a family shall live. All terms must be satisfactory to both parties, but should anything develop that is distasteful to either the landlord or his tenant which cannot be satisfactorily adjusted, an agreement to sever business relations is the only reasonable solution to the situation.

### THE SITUATION EXPLAINED PRACTICALLY.

H. B. C. Stein, manager of the Grand st branch of the McVickar-Gaillard Realty Co., said: "The attitude of tenants in the section around this office is normal. The papers have grossly exaggerated the state of affairs in their reports. We have not made any reduction in the rents asked because we consider that we placed them at a fair figure. To be sure we have had a few tenants demand a concession in price, but in every instance we have offered them another flat which met the price they wanted to pay.

"The tenant invariably reconsidered and remained. The flat dwellers on the East Side demand improvements. They insist on having hot-water supply, ranges, gas and in some cases steam heat. As a rule they take in boarders to help them pay the rent."

"There are comparatively few cases," continued Mr. Stein, "where dispossession proceedings have reached the eviction stage. In many instances they have paid the amount due to the Marshal plus his fee. The socialistic element is at the base of the trouble, and it has little sympathy either from the general public, the property owners or the better class of tenants. The lessee is at fault in many cases, but this is not anything new. This same state of affairs has existed for more than five years. The owner of property has the same interest in his income that a holder of Government bonds has in his coupons. He wants his interest, but does not care to jeopardize the principle."

"You may be sure," concluded Mr. Stein, "the average owner values a tenant who pays promptly. He will always

The Index to Volume LXXX. of the Record and Guide, covering the period between July 1 to December 30, will be ready for delivery on Wednesday, January 15, 1908. Price, \$1. This Index in its enlarged form is recognized as very necessary to every one engaged or interested in real estate and building operations. It covers all transactions—deeds, mortgages, leases, auction sales, building plans filed, etc. Orders for the Index should be sent at once to the office of publication, 11-15 East 24th Street.



meet the occupants of the building half way, and is far from being unreasonable."

#### THE LESSEE SYSTEM BLAMED.

Mr. George Hallock, of 401 Grand st, when asked for an opinion on the subject said: "The condition in some sections of the East Side is pretty bad, but it will straighten itself out. I am only speaking from hearsay, because I have seen very little of it. The reason that our firm has been able to keep out of the difficulty is that some time ago we adopted a plan of keeping the rents below the 'market.' The result is that we have all our rooms taken. About six months ago I went to some houses and reduced the rents fifty cents an apartment. A short time later I made another similar reduction. The result is that trouble has kept moving past our door. The lessee system is wholly at fault. This should be entirely done away unless great care is exercised and judgment shown by all parties concerned."

Mr. Charles Buerman, of 507 Grand st, takes the other side of the question: "The rents on the East Side are all out of proportion to the goods delivered. The owners were unreasonable and now they are paying the penalty. There has been a general reduction of about one dollar, and in some cases a trifle more. Two rooms that formerly rented for fourteen to fifteen dollars now bring thirteen dollars. It will not be long before this storm will have blown over."

### The "Air Line" Subway Route.

#### OFFICIAL DESCRIPTION OF THE COURSE.

The Public Service Commission at a public hearing on the last day of 1907 approved the route for a new subway for Manhattan, which is to cost about \$60,000,000. The counsel was authorized to look into the legality and feasibility of the route. The engineer was also authorized to prepare the necessary plans and papers preliminary to submitting the project to the Board of Estimate and Apportionment. The route as laid out by the commission follows as direct a line as possible and in the main it is under public thoroughfares. At one point, however, just north of Tenth st it goes through private property until Irving place is reached.

The road on leaving Broadway goes under Grace Church. Grave fears are expressed that this structure may be damaged as the track level is only 26 feet below the street grade. It is a serious engineering problem, as the weight of the steeple must be taken into consideration. Undoubtedly the noise of passing trains will interfere with the church services and in all probability a decided protest will be entered by those interested in that property.

Hundreds of thousands of dollars have been spent on this holding within the past few years and it is considered one of the most complete church plants in the country. Much realty has been purchased on the Fourth av side and handsome buildings have been erected. It would certainly be exceedingly unfortunate should anything be done to injure this property. For many years New Yorkers have admired this church and the surrounding grounds, rectory and chantry. A short time since the parcel on the south, at present used by the Vienna bakery, was acquired and extensive alterations are now planned to further enhance the beauty of this spot. Should this purpose on the part of the congregation be in any way interfered with, the people of New York will raise a cry of protest that cannot go unheeded. Undoubtedly the subway plans as proposed will be modified and a different route at this point taken. The Commission is considered wise in laying out a system that will be as near an air line as possible. It is understood that the plans will be ready for advertising about March. The route as adopted by the Commission is as follows:

Whereas, In the opinion of the Commission of rapid transit system in the Boroughs of Manhattan and the Bronx should be laid out and offered for bids, and

Whereas, The rapid transit system which, in the opinion of the Commission, seems best to meet the requirements of the people of the City of New York, is one described as beginning at a point under Battery Park, running thence northerly through and under Greenwich st, Trinity place and Church st, to Vesey st, thence easterly through Vesey st to Broadway, thence northerly along and under Broadway to Canal st, where connection will be made with a crosstown line hereinafter described; thence northerly to a point near East 10th st, where the line curves generally in a northeasterly direction and under private property and across East 11th st to 4th av, East 12th st, East 13th st and East 14th st to Irving place; thence northerly along and under Irving place to Gramercy Park; thence northerly under Gramercy Park to Lexington av; thence northerly under Lexington av to the Harlem River and under the Harlem River to a point near the intersection of Park av and East 138th st, where the lines will diverge, the easterly line continuing east along East 138th st to Southern Boulevard; thence in a generally northerly direction along Southern Boulevard to Westchester av; thence in a generally northeasterly direction along Westchester av to Eastern Boulevard or Pelham Bay Park; the westerly line to begin at a point near the intersection of Park av and East 138th st and running northerly along Mott av to 151st st, thence northwesterly along 151st st to Gerard av; thence northerly along Gerard av to the intersection of Gerard av and Jerome av near Clark place, from which the line to extend northerly along and under Jerome av to Woodlawn Cemetery. Also a crosstown line on Canal st connecting at Broadway with the other parts of this system, and beginning at the intersection of Canal st and West st, and thence running easterly under Canal st, and with proper connections at Broadway, to the Manhattan Bridge approach, where connection can be made with the 4th av route in Brooklyn authorized; and

Whereas, Portions of this system have been laid out as separate routes by the former Board of Rapid Transit Railroad Commissioners and approved by the Board of Estimate and Apportionment and the Mayor, and consented to by a majority in value of the owners of abutting property or by the Appellate Division of the Supreme Court, in lieu thereof, and

Whereas, The construction of such a system will require the modification of certain of the said routes.

Now, therefore, be it resolved, That the question of the legality and feasibility of such a system be referred to the Counsel and Chief Engineer to the Commission for a report and to prepare the necessary plans and papers for submission to the Commission.

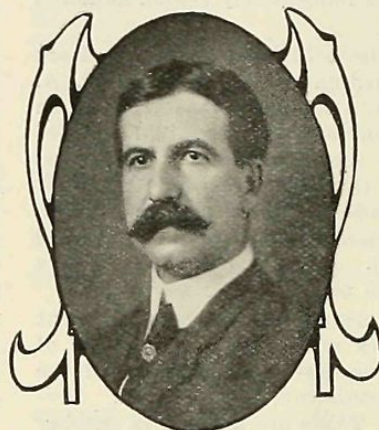
### Mortgage Money in Brooklyn.

BY THE VICE-PRESIDENT OF THE TITLE GUARANTEED & TRUST COMPANY.

THE mortgage situation in Brooklyn for 1907 and, in fact, for the past three years, has been an exceedingly complex one and beset with difficulties for the lenders of money or those who, such as the company I represent in Brooklyn, market large amounts of mortgages. The great difficulties for the mortgage merchants during the past year have arisen from various causes—the gradual increase in the rate of interest, the various vagaries of the Mortgage Tax laws, the lack of an average mortgage market during the last five months of the year, and the great amount of capital required to finance the extraordinary construction of 1906 and 1907, and the greater amount of money necessary to handle a mortgage business in a market where property has been very active and prices have largely increased.

For the past five years—in fact, for the past seven years—interest rates have been slowly increasing. While at times

there has been a temporary let-up in this increase of rate, in the main there has been a constant tendency toward the hardening of rates during all the period. This tendency is perfectly apparent from a comparison of the prices of city bonds and so-called savings bank bonds, during the past six years. Such bonds sell on the basis of their interest earning capacity, and as the rate of interest has increased, the price of these securities has decreased, with the result that the investors or owners have lost a very material part of their principal. For



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instance, \$100,000 invested in New York City 3½ bonds on the first day of January, 1901, at 100, would now be worth \$85,000—a direct loss of \$15,000 on an investment of \$100,000. This loss has not arisen in any measure from a depreciation in the credit of the city, but from the increased rate of interest existing almost throughout the entire world.

The trustees of life insurance companies, savings banks and other funds, who were able even to a small extent to diagnose conditions as they were to be and increase their percentage of investments in bonds and mortgages from 1901 to date, are in much better position today than those who have invested in the so-called "conservative securities." The right to revise the interest on a bond or mortgage at the end of three years and the opportunity to improve the security at such a time if necessary, has enabled the mortgage investor to keep his principal intact and the income therefrom nearly up to current rates.

If you buy a bond or mortgage for three years at 4% and the rate in interest immediately increases to 4½% the loss on that mortgage can only be 1½%. Whereas if you buy a \$1,000 50-year bond on a 4% basis and the rate of interest similarly increases to 4½% the loss on that bond would be \$91, as there would be ½% per annum loss during each year until maturity immediately reflected in the market price of the bond.

If the statistics of the various life insurance companies are studied, it will be found that the percentage surplus of the life insurance companies from December, 1901, to December, 1906, has increased in only two cases. The two companies showing increased surplus have had a much larger proportion of their assets invested in bonds and mortgages than those companies which have used their funds in other channels, and if this comparison were brought down to the end of 1907 the mortgage investing companies would be still more conspicuous because of their greater percentage surplus. One life insurance company whose surplus has increased since 1901 has increased its mortgage investments from 37% in 1901 to 45% in 1906. Another life insurance company whose surplus has decreased within the same period has decreased its mortgage investments, and at no time has carried over 20% of its total assets in mortgages. In other words, were it proper for me to spread here for the instruction of your readers the reports of the various financial institutions of New York who are accustomed to invest in bond and mortgage, it would be clearly seen that the institutions which have favored mortgage investments are today in a much more comfortable position so far as the surplus to their policy



holders is concerned, than those institutions which have considered it much easier to invest in high grade bonds and other securities that have depreciated to such an extraordinary extent in the past seven years.

The savings bank reports show the same story, for among the large New York City savings banks the two banks with the largest percentage surplus are the two banks which have favored mortgages.

It might seem as if I were writing a brief favoring mortgage investments. I do not deny in any manner or wish to disavow such a charge. The experience of the Title Guarantee and Trust Company during twenty-two years amid the mortgage field of Brooklyn has demonstrated that the mortgages on small homes there are as good security as anything purchaseable in Greater New York, either on the curb or on the great exchange. But as to the mortgage market for 1907 in Brooklyn, with the tendency towards increasing rates of interest even amid excessive pressure for money, the lending capacity of the Title Guarantee and Trust Company was about \$750,000 a week until the middle of June. From June on, mortgages were not selling so well, and the investor was asking for still higher rates. When higher rates were conceded by the borrowers, it was found that there was not a sufficient amount of capital available for mortgages and the demand, of course, grew more insistent. During June and July, there was no extraordinary difficulty in arranging for mortgages at high rates, but from the first of August the condition rapidly changed, and from that time it has been beset with difficulties for the borrower. Notwithstanding those conditions and the panic following, we have since August 1 disposed of upwards of \$4,800,000 of Brooklyn mortgages, and we find that the market is merely restricted and by no means closed. The rates of interest are now practically 6% on all new mortgages made in Brooklyn, and the supply of money is not sufficient.

When the trustees of the life insurance companies and savings banks finally appreciate that the investments which do not offer any speculation, the security for which they themselves can see and select on their own judgment as to value, which has the opportunity for revision of rate of interest every three years, and has during the past seven years proven to be the very best investment for other institutions, I believe that they will prefer to increase their mortgage investments rather than to again face a decrease of surplus, a condition which is now making the managers of many institutions exceedingly uncomfortable. If such a change of policy should come about in order to bring the investments in mortgages by the three greater life insurance companies in New York up to 45% of total assets, there would be available for mortgages in Greater New York not less than \$350,000,000. Even if the trustees of these institutions shall remain impervious to this conclusion, which I doubt, the individual investor and the trustees of estates, who have similarly suffered, will turn their attention to mortgages, so that I cannot but believe that the supply of money for 1908 will be ample for reasonable requirements. Of course, I do not anticipate that the life insurance companies will immediately change their policy and that these large amounts of money will be at once available, but I do believe that the tendency towards mortgage investments on their part is bound to increase. In no event will money be available for any such marvelous increase in construction as has taken place in Brooklyn in the past two years, for of necessity enterprise and business must be limited by the supply of capital. The breaking of this great primary law has been one of the underlying causes of the panic.

As to the condition of the present mortgage indebtedness of this borough, that there will be some foreclosures I anticipate; that there will be any flood of foreclosures I do not expect because of the peculiar conditions which are bound to help Brooklyn. In the first place, Brooklyn is a good place in which to economize; the scale of living and the rents are very much below those of Manhattan. Secondly, the opening of the tunnel to Joralemon st, which has a carrying capacity of 25,000 an hour, occurred January 9. Third, the direct elevated connection between a large part of the borough and Delancey st, Manhattan, by direct elevated railroad over the Williamsburgh bridge, will increase the carrying capacity of that bridge by at least 25% within three months. These two improvements will help, as improved transit always does, to decrease the stagnation which might otherwise exist. A German grocer told me once that there were two classes of people who lived in Brooklyn—those who had no money, and those who wanted to economize. The latter class, which is the great class living here, are going to meet and are meeting their payments of interest and principal promptly, and I would much prefer to have my trust funds (if I ever have any) invested with the plain people on their small homes, rather than in the large apartment houses or even business buildings in other parts of the city.

The experience of 1907 and prior years has exhibited a great unwillingness on the part of large lenders to accept the small mortgages on homes, not because they consider such mortgages insecure, but because the clerks have to do a great deal more work to handle twenty mortgages of \$4,000 each than one mortgage of \$80,000.

I hope that as a result of the existing conditions the man-

agers of the great trust funds, such as life insurance companies and savings banks, will come to see that part of their duty is to help and aid the thrifty people to obtain a home, and will give them the same rate of interest as the man who wishes to borrow \$100,000. There never has been any disposition on the part of the great institutions to take any considerable part of these small mortgages, and I believe that such a policy is wrong and unjustifiable and inconsistent with their duty. If there is any one thing that the city of New York needs, it is a greater number of home owners, but if each home-owner must borrow where he can at any old rate, paying more interest than the fellow who wishes to borrow \$100,000 or \$200,000, then the managers of trust funds are not doing their duty.

We have during the past year made considerable progress in marketing our surplus of these small mortgages by combining them in bunches of \$100,000 each and selling a bunch to the large investor. We have not, however, been able to supply the demand of the borrowers of \$4,000 and less, much to my regret, for I believe that there is no better way in which an institution can use its funds better for borrower as well as lender than in the aid of the small home-owner. He is a good citizen. I hope the year 1908 will show a greater inclination on the part of large lenders to accept these small mortgages on Brooklyn homes.

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**Frederick M. Burgess Opens Real Estate Office.**

Frederick M. Burgess has opened a real estate office at 129 West 125th st. He will conduct a general real estate and insurance business. Mr. Burgess in speaking of this locality said: "This section in the last few years has had a big boom. Values have advanced and rightly so. The reason for this is quite apparent. This street has become the uptown business center. The amount of business done during the past twelve months is far greater than during any of the preceding years and I look for a still larger volume during the present year. Values in realty will not, in my opinion, grow less neither will there be any reduction in store rentals. The future of this section is certainly bright."

**Bryan L. Kennelly on the Auction Situation.**

An interesting and valuable article on the auction market of the past year, appeared in the Evening Post of December 31st last, written by Mr. Bryan L. Kennelly. He reviews the sales of importance that were held during that period. Special mention is made of the Doherty, Ogden, Benson and Bailey estate sales as well as the one of the Century Realty Co. holdings. The Albert J. Adams sale, which was held about the middle of October is reviewed, and finally the present condition of the auction mart is explained. Mr. Kennelly is pessimistic on the future as his closing words bear out. "We should have a very active real estate market at public and private sales during the coming spring."

**Realty Development of Hudson County.**

In a review of the previous year in Hudson County real estate the Jersey City Journal says that in every section of the county the advent of the Hudson River tunnels has been discounted, to the end that there has been a general appreciation of values and a demand for property which has been accentuated rather than diminished by the financial flurries on this side of the river. Growth in manufacturing has been mainly in lower Jersey City, in the Marion section, in Bayonne and also along the Kill von Kull in Bayonne. Residential growth has been in the sections to be directly benefited by the Hudson tunnels. Twenty millions were spent for buildings last year.

—The following officers and members of the executive committee for the 12th and 19th Wards House and Real Estate Owners' Association were elected on Friday: Geo. G. Banzer, pres.; Geo. H. Beck, 1st vice-pres.; Jos. Ceyka, 2d vice-pres.; G. H. Heddeshheimer, treas.; Chas. H. Schnelle, financial secy.; A. G. Muhlker, recording secy.; Adolph Block, J. Fred Boss, Edward Engel, Samuel Kopp, Louis Moesch, Chas. Sayer, C. H. Steinkamp, J. C. Steuer and B. H. Strauss.

**Quotations: Real Estate and Building Corporations.**

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

	Int. rate.	Int. period.	Bld.	Asked.
Alliance Realty Co.....	8	Q-J	100	115
Bond Mortgage Guarantee Co.....	12	Q-F	260	280
Century Realty Co.....	10	A & O	180	195
City Investing Co.....	6	M & N	55	65
Hudson Realty.....	8	Q-J	100	115
Lawyers Title Ins. & Trust Co.....	12	Q-F	175	185
Lawyers Mortgage Co.....	10	Q-J	160	170
Mortgage Bond Co.....	4	Q-J	70	80
N. Y. Mortgage & Security Co.....	10	Q-J	115	130
Realty Associates.....	8	A & O	100	104
Title Guarantee & Trust Co.....	16	Q-J	350	375
Title Ins. Co. of N. Y.....	7	A & O	120	130
Thompson-Starrett Co., common.....	8	J & J	..	..
Thompson-Starrett Co., preferred.....	8	M & N	..	..
U. S. Mortgage & Trust Co.....	24	J & J	390	415
U. S. Title Guaranty & Indemnity Co..	6	Q-J	80	95
Westchester & Bronx Title & Mortgage Guarantee Co.....	5	J & J	..	150



## PRIVATE SALES MARKET

### SOUTH OF 59TH STREET.

51ST ST.—William P. Rooney sold for Charles and William Bieh, of 752 10th av, to a Mr. Burke, 413 West 51st st, a 5-sty flat, 25x87x100.5, adjoining St. Elizabeth's Hospital.

### NORTH OF 59TH STREET.

69TH ST.—Pease & Elliman sold for Benjamin Stern, of Stern Bros., 129 West 69th st, a 4-sty and basement high stoop dwelling, 19x103.5. Mr. Stern purchased this property on Oct. 8, 1896. It is assessed at \$25,000. It will be recalled that the Spencer Arms is on the southeast cor of Broadway and 69th st, and St. Stephen's Church adjoins it on the east and is directly opposite this property. There has been considerable change in the Sherman Square section since the property was purchased in 1896. Apartments and business is fast creeping into what was then a choice residential section.

#### Trade Two Tenements in the Eighties.

88TH ST.—Philip Shwitzer sold to Jacob Rubin and Robert Kommel 107 East 88th st, a 5-sty flat, 25.6x100.8 ft. In exchange Rubin & Kommel give 536 to 540 East 82d st, a 6-sty flat, with store, 40x102.2 ft.

148TH ST.—L. Weil & Sons sold to A. J. Hasner the 5-sty flat 204 West 148th st, 37.6x99.11. The sellers acquired title last November. The property is subject to a mortgage of \$37,000. It is assessed at \$35,000, of which \$10,500 is on the lot. There are 17 rooms on a floor. The yearly rental is about \$4,700. This is the third time this house has changed hands in seven months.

PARK AV.—A. L. Mordecai & Co. sold for the Title Guarantee and Trust Co. to the West Side Construction Co., Jacob Axelrod, president, the unfinished "Hanover" apartment house, at the northeast cor of 83d st and Park av. This is to be a 9-sty building, 76.11x110.48x irreg. The buyers will complete the house. The apartments are laid out in suites of 9 rooms and 3 baths each. The selling company acquired the property at a foreclosure sale in which it was the plaintiff. The property was put up to satisfy a judgment of about \$315,000, in an action brought against the Hauben Realty Co. and others. It was knocked down at the sale on one bid of \$200,000.

#### "Terrace Court" on Riverside Drive Sold.

RIVERSIDE DRIVE.—William T. Evans, of Montclair, N. J., bought from Jacob Axelrod, through Slawson & Hobbs, "Terrace Court," 200 Riverside Drive, on the southeast cor of 93d st. This building is a high-class apartment house 9 stories in height and of fireproof construction and occupies a plot 145 ft. on the drive and 117 on 93d st. There is an unexcelled view of the river from this structure. There is a terrace in front of the building, hence its name. This plot was purchased by the West End Construction Co. (Jacob Axelrod, President) from Robert A. Chesebrough on November 19, 1904, vacant. During the year following plans were filed for the present structure, to cost \$350,000. George Frederick Pelham was the architect. The West End Construction Company has been identified with other properties along the drive, notably the northeast cor of 92d st. This is also a 9-sty fireproof building. Mr. Pelham was the architect and the cost was also \$350,000. Adjoining "Terrace Court" on the east is the "Riverview" and the "Clarence," two 50-ft. apartment houses built to a depth of 125 ft. on a lot 143 ft. deep. In part payment Mr. Evans gave the block front vacant on 175th st, between St Nicholas and Audubon avs. This is part of the old Juvenile Asylum tract and is 134 ft. on St. Nicholas av by 350 ft. on the street by 106 ft. on Audubon av by 351 ft. on the north end. There has been considerable building on this holding since it was cut up several years ago.

ST. NICHOLAS AV.—Marks, Werdenschlag & Pett, in conjunction with M. Mendelsohn, resold for a client to Rose Opoznauer 195 St. Nicholas av, a 5-sty double flat with stores, 29x87x irreg. The same brokers sold this property for Schmerz Bros. a few weeks ago. The opposite side of the avenue is occupied by three large buildings. "The Cabonack" apartments, 118x145x irreg, is on the southeast cor of 120th st; "Hotel Crampion," 58x158x irreg, is in the middle of the block, and "The Vallamont" apartment, 59x127x irreg, on the northeast cor of 119th st.

### WASHINGTON HEIGHTS.

HAMILTON PLACE.—J. P. Pearson sold through P. C. Frost, to a Mr. Daly, the 4-sty dwelling, 107 Hamilton pl, adjoining the southeast cor of 142d st, 15x54x irreg. Across the street is the 7-sty apartment house, "Kaaterskill North," built some years ago by P. H. Lynch.

### BRONX.

AQUEDUCT AV.—E. Osborne Smith & Co. sold for John F. Kaiser to William Kaufman, 50x232, with a private house and stable, on the east side of Aqueduct av, north of 190th st.

CLAY AV.—J. R. Pearson sold 1062 Clay av, a 4-sty double flat, 27x100, to Mrs. Polly Spercher. P. C. Frost negotiated the deal.

EDENWALD.—The Edenwald Land Companies sold to Max S. Streizener 2 lots on McNaghan av, 250 ft. south of Jefferson av.

FRANKLIN AV.—Robert H. Weldron has sold to Sarah E. Le Compte 1390 Franklin av, a 5-sty flat.

HAVEMEYER AV.—Charles A. Weber sold the southwest cor of Havemeyer and Houghton avs, Unionport, 33x105, to Mr. William Rehling.

UNION AV.—Grossman & Feldman sold to Ida Kraus the northwest cor of Union av and 168th st, a 5-sty flat, 26.6x96.3.

WASHINGTON AV.—Samuel Grodginisky sold to Abram G. Abramson 1566 and 1568 Washington av, a new 6-sty apartment house, 50x100, taking in part payment 75x80 on the west side of Crimmins av, 250 ft. south of 143d st.

WASHINGTON AV.—George Daiken sold the northwest cor of Washington av and 185th st, 100x91x irreg, vacant, to a Mr. Morris.

#### Third Avenue Tenement in Trade for Lots.

3D AV.—Charles A. Weber sold for Mrs. C. Barber 3890 3d av, a 4-sty triple flat with two stores, 14 rooms, and baths on each floor, hot water supply, 27x118, to W. A. Worm, who gave in part payment 125x100 on the west side of Wallace av, 1,100 ft. north of Morris Park av, Van Nest.

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**LEASES.**

Louis Schrag leased for Mrs. Catherine Breen the building 352 West 16th st. to Bernard Tonds.

Daniel B. Freedman leased to Britt, Loeffler & Weill the 5-sty building, 225 Canal st. for a term of ten years.

Benjamin R. Lummis leased for an estate the 3-sty and basement brownstone dwelling, 17x102.2, 122 East 76th st, for a term of years.

George J. Gould and others, as executors and trustees, recorded a lease of 31 and 32 Park row to Max Goldstine for 10 years at an annual rental of \$23,000.

The firm of J. B. Ketcham leased for Isabella M. Pettet the elevator apartment house known as the Frontenac, at 76 and 78 West 113th st, for a term of years.

John N. Golding leased for Mary Henshaw No. 44 West 37th st to W. C. Gilday, and for Frank Adams No. 55 East 55th st to Charles A. Lindley for two years.

A. P. Gardiner leased to John P. Suerken at a net rental of \$30,000 the store and basement at the northwest cor of Lafayette and Leonard sts. The lease covers a term of 10 years.

George A. Sipp leased the 5-sty building at the southeast cor of 124th st and Lexington av. 37.6x100.11, known as the Hotel Boulevard, to John R. Palmer, for 21 years, at a gross rental of about \$244,000.

Richard M. Montgomery leased for the estate of C. A. Beckstein to Sir Thomas Lipton, for his tea business, the 6-sty building covering the block front in the east side of Hudson st, from Leonard to Franklin st. The structure contains 60,000 square feet of space. The Lipton office has long been at 39 Pearl st.

The International Silver Company has taken a 10-year lease to the stores in the new Goldsmiths' and Silversmiths' Building, at 15 to 19 Maiden Lane, running through to 18 to 22 John st, from the Maiden Lane Realty Co., at an aggregate rental of \$140,000. The structure is now nearing completion.

Simon & Atlas have leased for Max Kobre and David Dober to Hyman Kantor the 6-sty apartment houses, with stores, comprising the block front on the east side of Lenox av, from 138th to 139th st; also 67 to 71 West 138th st, four 6-sty apartment houses, with stores, for five years; also 1280 and 1282 Amsterdam av, a 6-sty apartment house, with stores.

The Title Guarantee and Trust Company just closed a 5-year lease, with 5 years' renewal option, on the quarters it occupies at Rich-

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mond, S I., opposite the office of the County Clerk. A large reinforced concrete vault will also be built on the premises for safely housing the records. A covered passageway connects the vault with the offices. The company will also open an office at St. George, Staten Island, in the near future.

New York Real Estate Company leased for Nathalie E. Baylies to Joseph Heller the Prescott building, at the northwest cor of Broadway and Spring st, for a term of 21 years, at an aggregate rental of \$700,000. The property is the old Prescott Hotel building, a 6-sty structure, occupying a plot 50x125, which was converted into an office building about 10 years ago. This is the first time in more than a hundred years that it has passed out of the control of the owners. Mr. Heller will spend about \$25,000 in renovating and altering the building.

**SUBURBAN.**

PATERSON, N. J.—Marks, Werdenschlag & Pett sold for Frederick Brown 6 lots on East 27th st, near 9th av, Paterson, N. J.

SOUTH NEW YORK.—Wood, Harmon & Co. sold on their various additions in South New York: To John M. Upton, 40x100 feet on the west side of Decatur av, 400 feet from Watchogue road; to Charles W. Anderson, 100x100 feet on the northern side of Belvidere st, 100 feet from Morning Star road; to Theodore Margraf, 40 x100 feet on the western side of Woodbine av, 220 feet from Wyona av; to Mary Hoffman, 34 feet front, 150 feet from Cypress av; to Lawrence S. Martin, 40x100 feet on the westerly side of Northern Boulevard, between La Bau av and Renwick av; to Herman Seidel, on the westerly side of La Bau av, 80 feet front, 111 feet from Northern Boulevard; to Alinia Koski, 40x100 feet on the easterly side of La Bau av, 120 feet from Northern Boulevard; to H. K. Bushnell, 40x100 feet on the westerly side of Aymar av, 254 feet from Cypress av; to William Hauser, 20x100 feet on the easterly side of Wheeler av, 80 feet from Purdy pl; to Elizabeth Hunter, 40x100 feet on the south side of Westwood av, 60 feet from Warwick av; to Helma Olson, 40x100 feet on the east side of La Bau av, 160 feet from Northern Boulevard; to Charles B. Loddick, 40x100 feet on the westerly side of Woodbine av, 420 feet from Wyona av; to Harold Hansen, 40x100 feet on the westerly side of Logan av, 180 feet from Northern Boulevard; to Anna V. Walsh, 60x100 feet on the northerly side of Wyona av, 280 feet from Morning Star road; to John G. Johnson, 40x100 feet on the easterly side of Stew-



art av, 340 feet from Auburn av; to O. F. Krause, 40x100 feet on the south side of Auburn av, 60 feet from Hawthorne av; to William Corr, 40x100 feet on the south side of Auburn av, 60 feet from Woodbine av, and to Charles Hanson, on the easterly side of La Bau av, 27 feet front, 220 feet from Northern Boulevard.

#### Sales Along the Palisades.

John H. Waters sold to Adolph E. Brehm plot containing 2½ acres, being part of the James Cronkright estate, Fairview, N. J.

Richfield Land Company sold to Edith T. Wood plot, 50x100, on the north side of Columbus pl, Cliffside Park, N. J.

Thomas Branigan sold to Elizabeth M. Ritter 50x175 on the northwest side of 4th st, Fort Lee, N. J.

Samuel S. Edsall sold to Carroll P. Duval 75x100 on the west side of Hillside av, Palisades Park, N. J.

Henry L. Giles sold to Annie Livingston 50x100 on the south side of Grant av, Grantwood, N. J.

Wm. C. Fink sold to Wm. T. Linns 80x88, being the south corner of Hudson pl and Palisade Plaza, Hudson Heights, N. J.

Columbia Investment & Real Estate Co. report the following sales: To Minnie Roland 50x100, on the northwest corner of Grove and Highland avs, Grantwood, N. J.; to Clifford Spencer 50x100, on the north side of Harwood av, Morsemere, N. J.; to Isabel Morris a modern 9-room house on the south side of Harriet av, Morsemere, N. J.; to C. B. Darst 50x100, on the west side of Fairview av, Grantwood, N. J.; to Julia Albanesi 50x100, on the north side of Oakdene av, Grantwood, N. J.

## REAL ESTATE NOTES

The sale of 327 and 329 East 29th st, two 4-sty tenements, 44x98.9, has been reported.

The Title Insurance Co. assigned to Mrs. Margaret Sage a mortgage for \$300,000.

Stewart Realty Company has removed its offices from the Knickerbocker Theatre building to 39 East 42d st.

A bound volume containing the Tax Commissioners quarterly reports ending Sept. 30, 1907, has just been published.

Harold Strebeigh, formerly vice-president of the Renwick C. Hurry Company, is now associated with the firm of Bloodgood & Gilbert.

Lawrence B. Elliman, of the firm of Pease & Elliman, spoke before the Real Estate School of the Y. M. C. A. on "Selling Real Estate."

A salesman with extensive experience in sales and leases on Fifth av and adjacent streets is open for engagement. See Wants and Offers.

Foreclosure proceedings involving the property 236 and 238 5th av have been begun by E. R. Rapollo against the J. C. Lyons Building and Operating Co.

Judson Realty Co. of 27 Pine st sold 54 and 56 West 3d st, a 6-sty store and loft building, 42.6x75. The sellers purchased the property at auction in 1904 for \$87,500.

James W. Miller announces that he has removed his office from 2023 Broadway to 25 Pine st so he may be in the heart of the financial, real estate and insurance districts.

There is one cause mortgagors have to be thankful for and that is that renewals of mortgages are meeting with little opposition during this period of financial depression.

The Title Guarantee & Trust Co. in a statement issued last week announces that the demand for Brooklyn mortgages has increased. There is a poor market for loans in amounts over \$25,000.

The members of the Board of Real Estate Brokers of Jersey City will have their annual dinner this year some time in February, at the Jersey City Club, corner of Clinton and Crescent avs.

Walter Schulze, treasurer of the West Rockaway Land Company, announces that after advertising one week he has sold \$34,000 of the six per cent. bonds and mortgages which he is offering for sale.

During the early part of the week bids for a half million dollars worth of public improvements were opened at Bronx Borough Hall. The projected work includes the building of sewers, street paving and the laying of sidewalks.

The Maiden Lane Realty Company borrowed from the Metropolitan Life Insurance Company \$1,250,000 for 3 years at 6 per cent. on the property 18 and 20 John st and 15 to 19 Maiden lane, the new Goldsmiths' and Silversmiths' Building.

Gilman, Randall & Paterson, of 39 East 42d st, say that the money market is easing up and think that things will be normal in the spring. They report that they have \$300,000 to loan either in one sum or divided at reasonable rates.

Shaw & Co. deny the reported sale of 108 West 126th st, a 4-sty dwelling, 20x100. This property was transferred on July 16, 1907, to Markus Pollak, subject to a mortgage of \$18,000 at 5 per cent. The building and lot are assessed at \$21,000.

Justice Greenbaum of the Supreme Court appointed Henry T. Randall receiver of rents of the property at the northwest corner of West End av and 70th st, 100.5x100, pending an action brought against Arthur Casper and others by Louise Borges, to foreclose a second mortgage of \$25,000.

The Chelsea Methodist Episcopal Church took title to a plot of ground on Washington Heights from the Fort Washington syndicate. This parcel is situated on the northeast corner of Fort Washington av and 178th st and is 134.5x irreg. The church, whose structure is now near the Pennsylvania terminal

and the site of the new post-office building, will erect a new edifice on Washington Heights. No consideration was mentioned in the deed.

Thompson-Starrett Co. filed a mechanics' lien with the County Clerk on the property 45 to 49 John st and 3 to 5 Dutch st against the ministers, elders and deacons of the Reformed Protestant Dutch Church of the City of New York as owners, the North Ward Realty Co., lessee and contractor, and the Exchange Buffet, sub-lessee. The amount claimed for labor already performed and for material already furnished is \$92,675.36. The labor and material furnished consists of stone work, brick laying, floor laying and plumbing. The Dutch Church is the owner of the land and is only a nominal defendant.

In connection with its Staten Island business, the Title Guarantee & Trust Company has just closed a 5-year lease, with 5-year renewal option, on the quarters it now occupies at Richmond, S. I., opposite the office of the county clerk. The company also has another office in a nearby building, where a large force of employees has been engaged for some time on the search of all Staten Island farm and acreage records. The latter office will be given up on May 1 and the two merged, as by that time the general search will be completed. A large reinforced concrete vault will be built on the premises for safely housing the records. A covered passageway connects the vault with the offices. The plant will, in fact, represent over \$25,000, while the title work now approaching completion represents nearly \$20,000 additional. This company will also open an office at St. George, Staten Island, in the near future.

### Legislative Digest.

An amendment to the Employers' Liability bill, introduced in the Assembly by Mr. Wagner, makes the measure more stringent and the employers' defense more difficult.

A bill drafted by President Purdy, of the New York Tax Department, and Walter Lindner, solicitor of the Title Guarantee and Trust Co., and which has received the approval of Mayor McClellan's advisory commission on finance, aims to improve the method of collecting arrears of taxes and assessments. The bill, which has not yet been introduced, includes the following provisions:

As soon as taxes, assessments and water rents are laid a lien attaches to the property in favor of the city which is prior to all other liens. When taxes or assessments are three years in arrears, or water rents four years, the lien of all arrears which shall have accrued up to the day of the first advertisement of sale will be sold at auction to the person who shall bid the lowest rate of interest not exceeding 12 per cent. Upon payment of the purchase money a conveyance of the tax lien, payable in three years, will be executed by the city to the purchaser. The city will guarantee the validity of the lien, so that the only risk taken by the purchaser will be the sufficient value of the property affected by the lien and the possible trouble of collection.

Transfers of tax liens will be registered in the office of the Collector of Assessments and Arrears and will be recordable in the office of the Register. The procedure for collection will be the same as for the collection of a mortgage. A transfer of tax lien will provide that the whole of the principal sum which the transfer of tax lien is given to secure shall become due at the option of the owner thereof, after default, in the payment of interest for thirty days or after default in the payment of any subsequently accruing tax, assessment or water rent for six months. This provision will nearly insure the continuous future payment of taxes and assessments, subsequent to the sale of a tax lien, as the owner of the property must pay or suffer the foreclosure of the tax lien.

Any person having an interest in property affected by a tax lien may discharge the same before maturity on giving thirty days' notice to the holder of the transfer thereof upon payment of the principal with interest to a date three months subsequent to the date of payment named in the notice. Tax lies will be exempt from taxation and will be made legal investments for savings banks in case they do not exceed half the assessed value of the property affected.

### Dates for the Long Island Exchange.

The annual meeting of the stockholders of the Real Estate Exchange of Long Island will be held on Tuesday, Jan. 14, at the offices of the Exchange, 353 5th av. It is probable that Louis H. Pounds, president of the Manor Realty Company of Flatbush, will be elected president of the Exchange at the meeting, and D. Maujer McLaughlin, of the McCormick Real Estate Company, is slated for treasurer.

The annual dinner will be held at the Hotel Manhattan this Saturday evening, with President H. Stewart McKnight presiding. The list of speakers includes Louis H. Pounds, Gage E. Tarbell, Frank Bailey, Ralph Peters, president of the Long Island Railroad; Representative W. W. Cocks, and Supreme Court Justice W. W. Jaycox.

### Election by the East Tremont Taxpayers.

At the regular meeting and annual election of the East Tremont Taxpayers' Association held at Klinger's Hall, Tremont and Mapes avs, Bronx, the following officers were elected: H. Mahnken, president; Philip Becker, 1st vice-president; Emil Blasius, 2d vice-president; John Vogel, treasurer; J. A. Steinmetz, secretary; James Wylie, sergeant-at-arms; Hon. A. C. Hottenroth, counsel; trustee, Charles A. Schrag; delegates—J. E. Dougherty, C. Forbach, J. W. Brauneck, Charles McRae, Chris. McRae, Frank Becker, J. A. Warsh.

East Tremont taxpayers are cordially invited to join the organization. Meetings every fourth Friday in the month.



# PROPERTY OWNERS' SECTION.

## Allied Real Estate Interests of the State of New York.



URING the year 1907 the work of the Allied Real Estate Interests has frequently been brought to the attention of the public and it seems hardly necessary to refer to it in detail. However, as some of the readers of the Real Estate Record and Guide may not be familiar with it, a general review of this work may be of interest to such.

The Allied Real Estate Interests is a State organization. It was first formed two years ago during the agitation against the annual mortgage tax law. As a result of the work which it then undertook, the recording tax law—the text of which was prepared by this association—was substituted for the annual mortgage tax. Our work this year in connection with mortgage taxation has been to correct certain features in the law which were left out by the Legislature in the original bill: amongst others, one permitting old mortgages to become within the operation of the statute. These amendments were drawn by the association and incorporated by the Senate Committee on Taxation in its bill amending the mortgage tax law, which bill became a law last spring.

The Law Committee of the association meets every Monday during the legislative session and examines all bills introduced in the Legislature and takes appropriate action in regard to such as affect real estate interests. This action reviewed by the board of directors, which decides upon the course to be pursued by the association in reference to legislative matters.

While the chief work of the Allied Real Estate Interests has been in connection with legislative matters, it is recognized that other important questions should receive the attention of the association, and during the past year it has taken up matters such as street encroachments, condemnation proceedings and city finances. In order not to become involved in a multiplicity of details and waste its energies by extending the same over too great an area, it was decided to undertake only such matters as affected the city at large. Its action in connection with the Riverside Drive awards resulted in reducing those awards forty per cent., thus benefitting the taxpayers in the section of the city affected.

The matter of street encroachments is one that concerns all persons owning houses with bay windows or other projections beyond the street lines. As the law now stands, such projections are illegal structures even when erected under permit from the city authorities. A bill was prepared by the Allied Real Estate Interests providing for a statute of limitations in regard to such encroachments. The effect of such a law would have been to clear up the titles of several thousand pieces of property in New York City. This bill was submitted to the Mayor and Corporation Counsel, but did not receive the support of these officials and did not pass the committee stage in the Legislature. The issue created, however, is one which must be met at the next session of the Legislature and one on which public sentiment in New York City should be crystallized.

"City finances" as used above is intended to apply to the city budget. After investigation into the methods of preparing this budget it was decided by the association that a change ought to be made in the manner in which hearings in reference thereto were held. Up to the present time the taxpayers have been heard only in reference to applications made by the various chiefs of the city departments for allowances. In view of the fact that these applications are invariably for a larger amount than the officials expect to receive, it is manifestly absurd to limit taxpayers' hearings to such applications. A strong effort was made to secure from the Board of Estimate and Apportionment a hearing on a tentative budget; that is, on the budget as approved by that board. The association was also represented before the finance committee of the Board of Aldermen in reference to a decrease in the budget for 1908, and that committee recommended to the Board of Aldermen the decrease asked for. The Board of Aldermen, however, refused to adopt the recommendation, and the city budget stands at the enormous figure of 143 millions of dollars, thirteen millions over the amount of the budget for 1907. A new system of bookkeeping in the various city departments is likely to be adopted by the city as a result of the agitation begun in reference to the city budget, and in future such budgets will be presented in a form that taxpayers and others interested therein will be able intelligibly to discuss.

Rapid transit is a subject which affects every person in New York City, either directly or indirectly. I am personally convinced that the Elsberg bill operates in the interest of the Interborough-Metropolitan Company by practically prohibiting other

bidders from competing for additional subway routes. This law should be amended or repealed.

These are some of the subjects taken up and to be taken up by the Allied Real Estate Interests. It has a membership of about a thousand and in addition over twelve hundred correspondents in different parts of the State. Its value to real estate interests consists in the organization which it has perfected for concentrating and directing public interest on legislative or other matters affecting such interests.

ALLAN ROBINSON, President.

## West Side Taxpayers' Association.



HE following is the reason why West Side property owners should become members of our association. Benefits and results derived from the work of the West Side Taxpayers' Association in the eventful year of 1907: It must be borne in mind that the enormous expense necessary for the maintenance of the complicated city government must be defrayed from the taxes levied upon real estate. That real estate cannot escape nor dodge taxation, that the city's budgets are constantly on the increase from year to year, imposing additional burdens and drains upon the pockets of the property owners. It must be further borne in mind that a property owner need look in vain for the assistance of his tenantry in any action undertaken by him for the betterment of his own position, is it not proper for him, the single taxpayer, to ponder and reflect how impossible it is for him to cope single handed with any situation where either arbitrary actions of the city officials or self-seeking legislators attempt to find new means for further mulcting the property owners, that the only way to meet the situations is to join an organization, that being the only means to preserve and safeguard his property rights.

Did it ever occur to you, SINGLE PROPERTY OWNER, what the united real estate interests of the city could accomplish? Here you are confronted with a condition, not a theory.

The following is some of the work accomplished by the West Side Taxpayers' Association, their board of officers, the executive committee and their delegates to the United Real Estate Owners' Association: We have attended innumerable meetings for the purpose of deliberating over the best ways and means to ward off and fight unjust legislation, and have spent our time and money for the interest of the taxpayers.

### THE TENEMENT HOUSE COMMITTEE.

Our association has attended to over 200 violations sent by the department to our members during the past year, every one of which was more or less of a puzzle to the members affected, and it required the patience and time of those few members to go to the department and look after the nature of the viola-straighten out matters.

It is no easy matter to look after violations of a department that sends out 80,000 violations annually, the majority of which are trivial in their nature and yet may become cumbersome to the owner affected.

Have you any idea of the amount of needless expenses saved to the members by the faithful and laborious work of the tenement house committee?

### THE COMMITTEE ON LAW AND LEGISLATION.

Have you any idea of the amount of correspondence, interviews with chairmen of committees and hearings attended to, to help towards defeating bad bills in the legislature last year?

Number 1.—The licensed engineer bill, which, if it had become a law, would have required a licensed engineer for every steam-heated flat house. The union salary which you would have been compelled to pay, would have completely absorbed the income from the premises, and it did require a tremendous amount of labor to defeat these measures. Has not your income been saved thereby?

Number 2.—The tenement house law amendments as proposed by the present Tenement House Department administration were jammed full of provisions granting further powers to the department to further harass the property owners. Do you know how much labor, time and expense it required to kill this proposed measure?

Number 3.—The several bills granting further favors to the New York Central and Hudson River Railroad, as incorporated in the several Owens' bills, such as the Spuyten Duyvil and 149th st grade, and are you aware of the West Side Taxpayers' Association's long and bitter fight to have the New York Central tracks removed from 11th av.

Number 4.—The bill creating a new park west of 11th av, between 38th and 42d sts was another bit of legislation intended to further loot the taxpayers' pockets in these times of our over strenuousness in city enterprises.



Number 5.—Extension of 6th and 7th avs, south of Greenwich av, was brought before the attention of our association, but after due consideration and deliberation it was thought advisable to defer said extension to a time when the city would be in better financial position to undertake the improvement, so that the burden of the expense would not fall upon the West Side taxpayers. The subsequent tight squeeze of city's finances evidenced the wisdom of such action.

#### WATER METER MATTER.

Number 6.—Do you remember how the Water Department swooped down upon almost every property owner and peremptorily ordered and forced installation of water meters, which if not complied with in a short time, meters were then put in by the city plumber, whose charges were three and very often four times the amount of an ordinary plumber's bill?

Do you know or have you any idea of the part the West Side Taxpayers' Association took in this gigantic fight, in which the aid of the Supreme Court had to be invoked? A fight to the finish, even the Corporation Counsel refused to appeal. This, too, was a victory of only a part of the real-estate interests united. Where would the single property holder have been in this unequal fight? (Buckle down, go in and obey.)

There are numerous other minor complaints, violations and orders which have been attended to for our members.

The annual dues of the West Side Taxpayers' Association is \$5. Regular business meetings are held every third Friday of each month at Nos. 265 and 267 West 34th st. Following are the officers for the year 1908: President, Frank Demuth; first vice-president, Charles Hvass; second vice-president, Herman Schumacher; recording and corresponding secretary, Charles A. Schrag; treasurer, Fred Keller; financial secretary, Julius Neke.

LOUIS SCHRAG.

### Assessments.

213TH ST.—Regulating and grading from 10th av to Harlem River. Objections to assessment and claims for damages may be filed on or before Jan. 21.

HAVEN AV.—Regulating and grading from south side of West 170th st to a point 464.31 ft. northerly therefrom. Objections to assessment and claims for damages may be filed on or before Jan. 21.

POST AV.—Regulating and grading between Dyckman st and 10th av. Objections to assessment and claims for damages may be filed on or before Jan. 21.

206TH ST.—Regulating and grading from 10th av to bulkhead line of the Harlem River. Objections to assessment and claims for damages may be filed on or before Jan. 21.

GRAND AV.—For regulating and grading from Fordham road to St. James st. Objections to assessment and claims for damages may be filed on or before Jan. 21.

EAST 208TH ST.—Regulating and grading from Reservoir Oval west to Jerome av. Objections to assessment and claims for damages may be filed on or before Jan. 21.

SEABURY PL.—For regulating and grading from Charlotte st to Boston road. Objections to assessment and claims for damages may be filed on or before Jan. 21.

WEST 165TH ST.—Regulating and grading from Sedgwick av to Ogden av. Objections to assessment and claims for damages may be filed on or before Jan. 21.

WEST 163D ST.—Regulating and grading between Broadway and Fort Washington av. Objections to assessment and claims for damages may be filed on or before Jan. 21.

A NEW STREET.—On the west of the Hall of Records, from Reade st to Chambers st. Regulating and grading. Objections to assessment and claims for damages may be filed on or before Jan. 21.

WHITE PLAINS ROAD.—Regulating and grading from Morris Park av to northern boundary line of the city. Objections to assessment and claims for damages may be filed on or before Jan. 21.

EAST 163D ST.—Regulating and grading from Sherman av to Grand Boulevard and Concourse. Objections to assessment and claims for damages may be filed on or before Jan. 21.

EAST 172D ST.—Regulating and grading between Boston road and Southern boulevard. Objections to assessment and claims for damages may be filed on or before Jan. 21.

3D AV.—Widening east side from Willis av to East 149th st. Objections to assessment and claims for damages may be filed on or before Jan. 21.

WESTCHESTER AV.—Regulating and grading from Bronx River to Main st, Westchester. Objections to assessment and claims for damages may be filed on or before Jan. 21.

SHERMAN AV.—Regulating and grading from East 164th st to East 168th st. Objections to assessment and claims for damages may be filed on or before Jan. 21.

STEBEN AV.—For regulating and grading from Mosholu parkway to Gun Hill road. Objections to assessment and claims for damages may be filed on or before Jan. 21.

LONGFELLOW AV.—Regulating and grading from Westchester av to Boston road. Objections to assessment and claims for damages may be filed on or before Jan. 21.

WEST 216TH ST.—Regulating, grading, etc., from Broadway to Harlem River. Assessment completed. Board of Assessors give notice that objections may be filed on or before Feb. 11.

MORRIS AV.—Regulating, grading, etc., from St. James Park to Jerome av, at Park View Terrace, together with a list of awards for damages caused by change of grade. Assessment completed. Board of Assessors give notice that objections may be filed on or before Feb. 11.

EAST 205TH ST.—Regulating, grading, etc., from Mosholu parkway to Jerome av, together with a list of awards for damages caused by a change of grade. Assessment completed. Objections may be filed on or before Feb. 11.

TRINITY AV.—Regulating, grading, etc., from Westchester av to Dater av. Assessment completed. Objections may be filed on or before Feb. 11.

VYSE AV.—Regulating, grading etc., from 172d st to 182d st. Area of assessment: Both sides of Vyse av, from 172d st to 182d st, and to extent of half the block at the intersecting streets and avenues. Assessments entered Jan. 9. Payable within 60 days.

SOUTHERN BOULEVARD.—Regulating, grading, etc., from Crotona Parkway, at entrance to Crotona Park, near East 175th st, to Bronx Park, at East 182d st. Laying crosswalks, etc., from Boston road, at or about East 174th st, to the prolongation of the northerly line of St. Johns College property eastwardly and crossing Southern boulevard. Area of assessment: Both sides of Southern boulevard, from Boston road at about 174th st to the northerly line of St. Johns College property, and crossing Southern boulevard, and to the extent of half the block at the intersecting streets and avenues. Assessment entered Jan. 9. Payable within 60 days.

WEST 169TH ST.—Regulating, grading, etc., from Broadway to Fort Washington av. Area of assessment: Both sides of West 169th st, from Broadway to Fort Washington av, and to the extent of half the block at the intersecting and terminating streets and avenues. Assessment entered Jan. 7. Payable within 60 days.

HEATH AV.—Regulating, grading, etc., from Bailey av to Fort Independence st. Area of assessment: Both sides of Heath av, from Bailey av to Fort Independence st, and to the extent of half the block at the intersecting and terminating streets and avenues. Assessment entered Jan. 9. Payable within 60 days.

### Condemnation Proceedings.

WEST 129TH ST.—Opening and extending from Convent av to Amsterdam av. Commissioners Harold E. Nagle, Albert P. Massey and William H. F. Wood will present a bill of costs and expenses in this proceeding to the Supreme Court Jan. 29.

HIGH BRIDGE PARK.—Acquiring title for extending High Bridge Park as shown on map filed in the office of the Register of the County of New York Dec. 21, 1903. Commissioners Wm. E. Stillings, James J. McCormick and Sidney J. Cowen have completed their first partial and separate estimate. All persons interested may file their objections on or before Jan. 27.

GRAND AV.—Aqueduct av East and West 180th st. Opening and extending from Tremont av to Fordham road; Aqueduct av East, from West 180th st to West 184th st, and West 180th st, from Davidson av to Aqueduct av East, matter of fixing area of assessment referred to a committee consisting of the President of the Board of Aldermen, the Comptroller and the President of the Borough of the Bronx.

### The University Heights Bridge.

The opening of the University Heights Bridge extending from East 184th st, Bronx, across the Harlem River to 207th st, Manhattan, which occurred on Wednesday of this week, marks an important event in the history of improvements in that section. That its presence will eventually exert a strong influence on the value of real property in the Dyckman district as well as the northerly section of Washington Heights there is little doubt. Moreover, by reason of its opening up a direct and more convenient gateway from upper Manhattan into the western Bronx property values in that quarter must similarly be benefited. In response to the strong demand for closer connection with the Broadway subway at 207th st, it is not unreasonable to assume that at an early date some satisfactory form of connecting railway will cross the span. For the present, at least, those who pass over must be content to do so either in vehicles or on foot. The cost of the structure, including the land for approaches, will nearly equal \$1,000,000.

### In the Balance.

Owners of property in the vicinity of the approach to the Manhattan end of the Blackwells Island Bridge are incensed over the proposition to abandon the plan for building the \$3,000,000 plaza authorized by the Board of Estimate in February, 1907. The square which it is now proposed to do without would occupy the space between 57th and 61st sts and 2d and 3d avs. The property within these bounds was to have been acquired by the municipality, and were the scheme to be carried out 2d av would be widened by about 60 feet. While there is a division of opinion respecting the plan of abandonment, many of the taxpayers contend that unless the new plaza is created the new span will fall far short of meeting expected requirements. Among others actively interested in furthering the construction of this project is the Blackwells Island Bridge Protective Association, which has already voiced its protest against the proposed action of the Board of Estimate.



## LAW DEPARTMENT

### What She Should Do.

To the Editor of the Record and Guide:

Will you be good enough to advise me through your paper, if a widow whose husband died without having made a will, and who is survived by one child, could sell a portion of the property left by her husband; and while the proceedings are going on to clear the title of the parcel she is selling, could she not have the title of her entire holdings cleared at the same time, thereby avoiding the cost of court twice?

Answer.—The situation described is too complicated, if the child be under age, for other advice than to consult some competent attorney and be governed by his advice.

### Like an Endless Chain.

To the Editor of the Record and Guide:

Broker "A" receives from a client exclusive charge of the renting of a building and invites the co-operation of other brokers, among them Broker "B," who succeeds in finding a tenant for part of the building. After the leases are signed and Broker "B" has received his commission, this tenant comes direct to Broker "A," with whom he became acquainted through the negotiations brought about through the lease made by Broker "B," and asks for additional space in the building, which is rented to him without Broker's "B" knowledge. Will you kindly advise me whether, in your opinion, Broker "B" is entitled, either morally or legally, to any commission on the second lease?

Answer.—No; in our opinion it would create an endless chain by which every purchaser or lessor of real estate would be under a system of pradronage impossible outside of Little Italy.

### Legal Interest.

To the Editor of the Record and Guide:

Will you kindly print in your next issue your answers to the following questions about which there seems to be considerable difference of opinion among lawyers and bankers: Assuming that a mortgage for \$5,000 was made Jan. 10, 1900, bearing interest at 5 per cent. per annum, payable semi-annually, principal to become due Jan. 10, 1905. No principal or interest paid; notice and demand served upon mortgagor Jan. 10, 1908.

Question 1.—Calculating all interest and principal, what is the total amount due Jan. 10, 1910? Question 2.—If in arriving at your conclusion you use different rates of interest on the principal or on unpaid interest for the different periods above noted, kindly specify in detail your method of calculating? Question 3.—Do you consider the charging of simple interest on unpaid interest after same becomes due in accordance with terms of bond and mortgage a usurious act?

Answer.—Compound interest is not favored, although not strictly usurious; and hence an agreement to pay it, or for annual rests founded upon a sufficient consideration (as an extension), is not void. But an agreement to pay it which is retrospective and only founded upon moral obligation will be void. In any case, the agreement and its terms must be distinct and clear, though it need not be in writing. (Stewart vs. Petrie, 55 N. Y. 621; Young vs. Hill, 67 N. Y. 162; Phelps vs. Beardsley, 16 Week Dig. 21; see also 16 Alb. S. J. 252.)

### The Man Who Wins.

To the Editor of the Record and Guide:

A is landlord, B is prospective tenant, C is broker. C quotes property to B and gives him particulars as to price, etc., in writing, and is first broker to give B such information. B looks at property and likes it, and goes with C to A's office, and makes an offer. In presence of C, B tells A that any broker other than C has no right to act for B in the negotiations, and to disregard all others. The price offered by B is too low for A to accept, but A tells B and C the figure which will lease the property. B asks for a week to think over the matter. In the meantime B notifies C that since he cannot get property at the figure B authorized C to bid, all negotiations through him are off. B then calls in Broker D, and through him makes the offer, which A had told B in the presence of C would be a closing price, and the deal is closed through D.

A admits now to C that morally C is entitled to the commission, but is not sure of the legal obligation, therefore holds off paying to either C or D. Who should have it?

Answer.—If acting in good faith, as the broker consummating the lease, D is certainly entitled to a commission, he having produced the lessee and consummated the deal, which C, as stated, could no longer handle. If there cannot be two commissions on one sale, C is by implication excluded from getting a second one, though had not B broken loose from him, or even if he had not gone to another broker, he, C, in our opinion, would certainly have been able successfully to claim a commission from A, or B's consummation of the lease. Apparently B has adopted the device often employed by a vendor, of conveying to a third party to avoid liability for a commission, in this case the reverse, the lessee revenging himself

for some cause, on the offending C, or else favoring another broker. If the matter were an important one, and we were counsel for A, we would advise him to stand suit, and bring all parties into court to test the verities of the transaction.

### Left to Arbitration.

To the Editor of the Record and Guide:

"A" (a merchant) owns a plot of land with an old building thereon. "B" (a broker) approaches "A," who wishes to lease the lot and erect a new building thereon. The rent of the lot is stated by "A" and is satisfactory to "C," who finally decides that he cannot spare the funds to erect the new building.—Later on "B" approaches "A" and says that "C" will take the lot at the rent stated, if "A" will erect a building thereon; "C" to pay an additional rental of 10% per annum on the cost of erecting the building.—"B" acts in all the negotiations and draws a lease for the lot and building and has the lease executed by both parties, "B" witnessing the signature of both parties.—Several days later, "B" sends "A" a bill for commission for renting the lot, which "A" paid. No mention is made of any further commission to be charged, and "A" says he had no fore-knowledge that such commission would be charged, and he does not capitalize the commission. Subsequently, or after the erection of the building, "B" sends "A" a bill for commission on the rental of the building, the amount of which could not be computed until the cost of construction was determined. "A" refuses to pay, on the ground that nothing was said about commission on the rental of the building. "B" holds that both lot and building were one transaction, as per the lease drawn and executed; that the bill presented was for the part then delivered, and that the subsequent bill for commission could not be rendered before, as the building was not erected and the cost of same was not known by either "A" or "B"; so that it was impossible for "B" to present bill to "A" until the cost of construction was known, so as to fix the rental which "C" was to pay.—"A" and "C" agree that "B" acted in all the negotiations. The matter was left to arbitration, each side selecting a real estate man as arbitrator. The arbitrators cannot agree, and you are requested to decide the matter.—Is "B" entitled to commission on rent of the building?

Answer.—We are of the opinion that B concluded himself as to any further claim of commissions, by his first bill for same, rendered and paid, after the lease had been made and executed, and no new facts arising, not known to the parties at that time on which to base the further claim. The form of that bill, or what was said between the parties at the time of its rendering or payment, which are not before us, might influence this view however.—Ed.

### Annual Gathering of Allied Associations.

Despite unfavorable weather conditions more than 800 members and guests of the United Real Estate Owners Associations attended the annual gathering of that body held on Tuesday night at the Harlem Casino, 124th st and 7th av. Among the invited guests were several representatives of the Tenement House Department, Alderman R. S. Doull, of the 11th district, William Dalton, ex-Dock Commissioner, A. N. Gitterman, of the Real Estate Board of Brokers, and others prominent in municipal and realty circles. The boxes were mainly taken by members of the board of directors. The vaudeville entertainment was under the personal supervision of James L. Barry, and much credit is due the members of the entertainment committee (Chas. H. Schnelle, Dr. Abraham Korn, William H. Mehlich and Pierre M. Clear), for their selection in this direction. One of the most pleasant occurrences of the evening was the presentation of a silver loving cup by the members of the association to ex-President Jas. L. Conway. The presentation speech was delivered by President Thomas Krekeler.

The United Real Estate Owners' Association of the City of New York is now the central organization, or federation of the House and Real Estate Owners' Asso. of the 12th and 19th Wards, Taxpayers' Assoc. of the 10th, 11th and 17th Wards, West Side Taxpayers' Assoc., Real Estate Owners' Protective Assoc. of the 12th and 22d Wards, Harlem Property Owners' Asso., Taxpayers' Asso. of the 4th, 6th and 14th Wards, and the Eighteenth Ward Taxpayers' Asso. Altogether the "United Associations" represent a total membership of 6,000, and one of their chief aims is to obtain legislative relief and other benefits for the 60,000 or more property owners of New York City.

### The Elsberg Law and Bronx Brokers.

The Association of Bronx Real Estate Brokers has invited the Civic Associations in the Bronx and Manhattan and all persons interested in subways on the East Side of Manhattan and in the Bronx to a conference to be held at the association's hall, Morris Building, southwest corner 149th st and Third av, Tuesday, Jan. 14th, at 8 p. m. The main object is to procure subways as speedily as possible and to insist that there be no change made in the Elsberg Law. It is expected that Senator Elsberg, Frank Moss, Hamilton Holt and other prominent citizens will address the conference. Mr. Edward Polak is chairman of the Rapid Transit Committee of the association,



**The Great Question of Sewage Disposal.**

To the Editor of the Record and Guide:

Your editorial of Dec. 28, 1907, on the pollution of New York Harbor and the Hudson River contains the following remark: "It has long been contended that the discharge of sewage into the Hudson from the growing cities on its banks was only sentimentally objectionable, as the disease germs contained therein were rendered innocuous by the natural action of the moving waters; but the recent investigations of the Metropolitan Sewage Commission proved conclusively that the pollution never finds its way to the sea."

Fifty years ago the Thames of London was the uncleanest, foulest river in the known world. Perhaps the harbor of Marseilles was worse, by the necessity of its position, notwithstanding the incessant dredging and all kinds of expedients to divert the city sewage. But the citizens, with immense cost, brought a mountain torrent, half the waters of the Durance, from a distance of some seventy or eighty miles, at a height of some 400 feet above the harbor, which in time was cleaned. They were Frenchmen who under-tunneled both banks of the Seine, and carried clear of Paris the contents of all its sewers. Our English cousins learned much from the clever Parisians. They did not wait, like old London, for a Plague to be stopped by a Great Fire.

New York Harbor has become a cesspool. When New York's population numbered but fifty thousand souls, water-closets were a luxury. But is not one common cesspool an evil worse than the thousands of private cesspools of old New York? They were at least closed—this one is open.

If we can drain a house we can drain a city. If we can drain a city we can drain a harbor. It requires absolutely no engineering skill to pronounce on the possibility of conveying the sewage of the Hudson in a copious parallel stream into the sea. To do less than construct one huge cloaca, air-tight, and ending in the sea, is but to blink the ultimate necessity of the case.

Unfortunately this is not the season of the year for conducting the inquiry into the ultimate healthfulness of Hudson River impurities in a satisfactory way. When the thermometer is standing at 90° in the shade and thousands of New York's residents, "within a few blocks of the river," "where the sewage conditions are the worst," are dying from intestinal diseases, will be the proper time to do something.

At the present writing we should be on our guard as to where the Hudson River ice we consume is cut. This letter may "cut no ice" in the estimation of those who, to quote from your editorial, are "like the man who will not plant a tree because he cannot live to enjoy its shade."

WALTER BEVERLEY CRANE.

**Objections to the Mechanics' Lien Law.**

To the Editor of the Record and Guide:

It has been my opinion for a long time past that it would be better for all concerned in the building material line if the Mechanics Lien Law were entirely abolished. It is at best a very doubtful security, and it has been proven often to have been a very dangerous remedy, for the filing of one or two liens on one day, followed by others right after, have often been the cause of a total loss to all interested, in operations which would have paid out in full but for the confusion and embarrassment precipitated by the indiscriminate filing of liens.

Too much confidence has always been had in the security afforded by the filing of a lien, and oftentimes credit has been extended because of the lien law which otherwise would have been more closely scrutinized.

So far as mechanics wages are concerned, the trades unions are ample protection to them, and it has been a long time since any loss of wages has accrued to any extent to mechanics and laborers.

It seems to me that it might be well to bring this matter to the attention of your readers for their opinions, with the view, if deemed advisable, of bringing the matter to the attention of the present Legislature.

THOMAS J. CROMBIE.

**Statistics from the Comptroller's Report.**

Collections of	1906.	1905.
Taxes .....	\$83,693,797	\$86,322,380
Assessments .....	5,460,963	6,963,386
Water rents .....	10,297,568	9,570,811
Miscellaneous revenue .....	25,308,561	24,506,155
A reference to the payments made by the city during 1906 shows the following significant figures:		
Payments for	1906.	1905.
State taxes .....	\$903,632	\$717,024
Expenses of the city government.....	83,145,807	75,547,301
Outlay for public undertakings.....	76,637,840	73,855,261
Interest on the city debt.....	19,038,302	16,722,595
Redemption of the city debt.....	128,042,569	155,788,020
Gross funded debt .....		735,015,765
Revenue bonds .....		53,646,036
Net contract liabilities.....		70,766,529
To lands acquired .....		16,202,566
Increase net bonded debt in two years.....		118,650,637
Increase revenue bonds and unpaid bills.....		11,549,036
Year's budget .....		143,572,266

It will be seen from these figures that there was a decided decrease in the amount collected for taxes in 1906, as compared with the previous year.

**Brooklyn Subway Extension Opened.**

The opening of the tunnel under the East River and the extension of the present subway system means much to Brooklyn from a real estate standpoint. The portion of the road that was opened last Thursday consists of a two-track extension from South Ferry to Borough Hall, Brooklyn. It will only be a comparatively short time before the connection with the Flatbush terminal of the Long Island Railroad will be completed.

When the bids were opened some years ago only two were found that could be considered. One for \$39,300,000 by Andrew Onderdonk and the other for \$35,000,000 by John B. McDonald, who acted for a syndicate. This work started March 24, 1900, and the first train was run through on October 27, 1904, about four years and seven months being the time of construction.

The first subway built in New York City was the old 4th av tunnel now used by the Metropolitan Street Railway Co. This was commenced in 1868. Mayor Abram S. Hewitt in the early part of 1888 conceived a scheme from which the present subway became a fact. In 1893 the Chamber of Commerce took the matter up and ex-Mayor Hewitt and Judge Henry R. Beekman were appointed a committee to go carefully into the matter.

A bill was drafted, voted on and eventually the building of the system was undertaken. As in all great operations that benefit a community, many hardships and privations must be endured. Several deaths (more than fifty), besides many business concerns losing thousands of dollars, must be charged on one side of the account, while on the other side must be placed the vast amount of convenience to the population in general, besides the enhancement in value of realty holdings along the route and the adjacent streets and avenues.

A great deal of time is saved in traveling between Brooklyn and Manhattan by the use of this new extension. From Borough Hall, Brooklyn, to Wall st only five minutes is consumed, reducing the time by twenty minutes, and to Fulton st the running time is a little over six minutes, as against seventeen minutes by the old method.

**Realty Associates Report Prosperity.**

Brooklyn's pioneer realty company, the Realty Associates, entered heartily into the celebration of the subway opening Thursday. Its building was handsomely decorated and a spirit of optimism prevailed.

Mr. Robert Wheelan, the secretary of the corporation, said: "Business here for the past few weeks has been good. Lists of properties for sale are issued by us to brokers frequently and notice of sale promptly sent to them when any piece is sold. From the list issued a few months ago, thirty-two pieces have already been sold; most of them for cash, although the company has been at all times prepared to make terms to suit the wants of buyers. Many of these sales were made to people who had never before invested in real estate.

"Some sales of large plots of land in the West Borough Park and Ridgewood sections for immediate improvement have lately been made and negotiations for many more are now on. The question of building loans did not enter into these sales, as the builders had cash to pay for the lots and feel confident of getting loans when same are needed.

"To show how good business has averaged during the last year it is interesting to note that the sum of \$27,000 was paid to brokers by our company in 1907 and the brokers should bestir themselves in this most promising year for Brooklyn real estate to double that sum. The diversified character of the properties of the company and the rosy outlook of Brooklyn's future for all sections of the borough make us hopeful for even more success during the next few months, and as we always deal through real estate brokers in making sales, the general trade will profit as well."

**A Quickening in New Jersey Realty.**

The repeated assurances that the tunnels under the Hudson River will be in shape for passenger traffic within the next eight weeks is already increasing real estate activity in the New Jersey suburbs. Within the twenty-mile circle the demand for all classes of realty is strong, and although trading in the main is chiefly confined to small parcels principally on the outskirts of such places as Newark, Bloomfield and the Oranges, brokers report that the inquiry for more remote property is greatly in excess of that for years. Among the recent purchases of acreage within commuting distance may be mentioned that of a 20-acre tract including a residence at Millburn. The parcel was acquired by F. A. Dillingham of Manhattan, being opposite "Pleasant Days," the country residence of Joseph P. Day, and adjoins the 60-acre tract purchased recently by Stewart Hartshorn for development.

Similar purchases are reported in the South Orange and Forest Hills sections, and enough information is now at hand to venture the prediction that nearby Jersey is about to witness the commencement of a quickening of no mean proportions.

It is the intention of the Hudson and Manhattan Railroad Company to begin the operation of cars from Nineteenth st and Sixth av to Hoboken by Jan. 15, and from Herald Square to the Jersey terminal shortly afterwards.



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NOTICE TO PROPERTY OWNERS.
HEARINGS FOR THE COMING WEEK.

At 90-92 West Broadway.

Monday, Jan. 13.

East 233d st opening from Bronx River to Hutchinson River, at 2 p m.
West 150th st, opening from Broadway to Riverside Drive, at 2 p m.
Sedgwick av, &c, widening, at 4 p m.
East 208th st, opening from Reservoir Oval West to Jerome av, at 2 p m.
Sewerage District, No 43, at 1 p m.
Gun Hill rd, widening from Webster av to Elhott av, at 12 noon.
Edgewater rd, opening from Garrison av to Seneca av, at 2 p m.
Corlears Hook Park, addition, at 4 p m.
Bronx Park, addition, at 10 a m.

Tuesday, Jan. 14.

Baker av, opening from Baychester av to city line, at 2 p m.
Northern av, opening north of West 181st st, at 4 p m.
Bronx Boulevard, opening from Old Boston Post rd to East 242d st, at 3 p m.
West 163d st, opening from Fort Washington av to Riverside Drive, at 2 p m.

Wednesday, Jan. 15.

Baychester av, opening from 4th st to Pelham Bay Park, at 11 a m.
City Island Bridge, at 1 p m.
Hull av, Perry av, &c, opening, at 3.45 p m.

Thursday, Jan. 16.

West 178th st, opening from Cedar av to railroad, at 11 a m.
Thayer st, opening from Broadway to Nagle av, &c, at 11 a m.
Two public parks east of Boulevard Lafayette, at 4 p m.

Friday, Jan. 17.

Weiber Court, opening between Washington av and 3d av, at 3 p m.
Fifth new street north of 181st st, opening, at 3 p m.

At 258 Broadway.

Tuesday, Jan. 14.

Brooklyn Bridge, at 10.30 a m.
Westchester av, rapid transit, at 11 a m.
Willard Parker Hospital, at 2 p m.
Bridge 4, Section 2, at 2 p m.
Fort George, rapid transit, at 3 p m.

Wednesday, Jan. 15.

Clinton st, police station, at 11 a m.
Bridge 3, Section 3, at 2 p m.
East 12th st, school site, at 4 p m.

Thursday, Jan. 16.

Pier 36, East River, at 10.30 a m.
Pier 53, at 11 a m.
Brooklyn Bridge, at 2 p m.
20th and 21st sts, school site, at 2.30 p m.
Pleasant av, school site, at 4 p m.

Friday, Jan. 17.

Westchester av, rapid transit, at 11 a m.

AUCTION SALES OF THE WEEK.

The following is the complete list of the property sold, withdrawn or adjourned during week ending Jan. 10, 1908, 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 Advertisd Legal Sales.

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

JOSEPH P. DAY.

\*Amsterdam av, Nos 1241 to 1259, e s, whole 121st st, No 423 front bet 122d and 122d sts, 191.8x100, five 6-sty brk tenements and stores. (Amt due, \$95,721.52; taxes, &c, \$3,786.70.) Harris Mandelbaum et al. \$49,550
137th st, Nos 59 and 61, n s, 200 e Lenox av, 50x99.11, 2-sty frame dwelling and 1-sty brk building in rear. (Amt due, \$15,006.17; taxes, &c, \$654.64; sub to a first and second mort aggregating \$6,000.) Margaret Colwell 7,250
\*St Nicholas av, e s, 50 n 184th st, 50x100, vacant. (Amt due, \$23,417.10; taxes, &c, \$364.17.) Geo W Wickersham, trustee, &c 12,000
Timpson pl, s e s, 43.1 n e of angle and 262.4 n e 144th st, 326.2x120.9x393.10x100, vacant. (Amt due, \$8,700.95; taxes, &c, \$2,931.41.) Wm F Kenny 13,250
\*73d st, No 312, s s, 200 w West End av, runs w 30 x s 71.11 x s e 30.7 x e 25 x n 102.2 to beg, 5-sty stone front dwelling. (Amt due, \$64,265.79; taxes, &c, \$3,085.15.) The Mutual Life Ins Co of N Y 65,000

\*Barnes av n e cor 220th st, 50x105. (Amt due, 220th st \$2,271.25; taxes, &c, \$216.35.) John J Bell 8,546
\*Old Broadway, Nos 2368 and 2370 n e cor 131st 131st st | st, runs n 49.9 x e 95.4 x s 24 x e - x s 25.11 x w 91 to beg, 2-sty frame tenement and vacant. (Amt. due, \$28,013.11; taxes, &c, \$548.39. Selig Littman et al 21,000
\*105th st, No 327, n s, 320 e 2d av, 30x100.11, 6-sty brk tenement and store. (Amt due, \$5,702.55; taxes, &c, \$700.) Fanny Heilbrunn et al 32,011
\*109th st, No 234, s s, 200 w 2d av, 25x100.10, 5-sty brk tenement and store. (Amt due, \$3,307.06; taxes, &c, \$336.72; sub to a prior mort of \$22,100.) Abraham Cohen 25,969
\*9th st, No 34, s s, 481.2 w 5th av, 25.1x93.11, 3-sty brk and stone dwelling. (Amt due, \$7,053.50; taxes, &c, \$326.69; sub to a first mort of \$22,000.) Chas W Mix 26,000
\*137th st, Nos 586 and 588, s s, 950 w Home av, and 205 e St Anns av, 50x100.10; 6-sty brk tenement and store. (Amt due, \$23,357.47; taxes, &c, \$460.33; sub to three prior mort aggregating \$8,950.) Adrian H Jackson 32,165
81st st, No 424, s s, 306.6 w Av A, 25x102.2, 1-sty brk building. (Partition.) Frances Henry 9,050
\*Broadway, No 3500 n e cor 143d st, runs e 100 144th st | x n 199.10 to 144th st, x 143d st | w 100 x s 199.10 to beg, two 6-sty brk tenements and stores. Hamilton pl, No 130 n w cor 143d st, runs w 144th st | 90 x n 99.11 x e 50 x n 143d st | 99.11 to 144th st, x e 125 x s w 217.1 to beg, two 6-sty brk tenements and stores. (Amt due, \$21,711.06; taxes, &c, \$5,046.87.) Realty Transfer Co 821,510
176th st, No 682, s s, 130.10 w Park av, 50x 108, 2-sty frame dwelling. (Partition.) Timothy Murray, for a party in interest 4,000
Jumel pl, w s, 166.3 n 167th, 75x100, vacant. (Partition.) T. Murray, for a party in interest 16,000
Broome st, No 576, n s, 198.1 e Hudson st, 22.7x84.3, 3-sty brk tenement. (Partition.) Catharine Rossotti 17,650
Pleasant av, No 431, w s, 80.11 n 122d st, 15x 100, 3-sty stone front dwelling. (Partition.) Timothy Murray for a party in interest 4,975
29th st, No 543, n s, 225 e 11th av, 16.8x98.9, 4-sty brk tenement. (Partition.) P A Geoghegan 7,500
\*Brook av, Nos 1337 to 1347, w s, 50 s Anna pl, 125x90, three 6-sty brk tenements and stores. (Amt due, \$36,442.87; taxes, &c, \$950; sub to three prior mort aggregating \$15,000, covering this and other property.) Manhattan Mortgage Co 54,000
117th st, No 271, n s, 175 e 8th av, 25x100.11, 5-sty brk tenement. (Amt due, \$5,000; taxes, &c, \$592.77.) (Partition.) C A Stein 19,250
28th st, No 322, s s, 275 e 2d av, 25x98.9, 4-sty brk tenement and 2-sty brk tenement in rear. (Partition.) Goldberg & Greenberg 11,050
Mt Hope pl, No 19, n s, 450 w Fleetwood av, 150x125, vacant. Sheriff's sale of all right, title, &c. Norbert Liebel 20
\*Park av, No 1984, w s, 49.11 n 133d st, 24.11 x86, 5-sty brk tenement and store. (Amt due, \$10,314.09; taxes, &c, \$280.) Julius Levy 5,000
\*Park av, No 1986, w s, 75.2 n 133d st, 24.7x 86, 5-sty brk tenement and store. (Amt due, \$9,538.47; taxes, &c, \$280.) Julius Levy 10,001
\*Seabury pl, s e s, 125 s w 172d st, 75x100, vacant. (Amt due, \$2,579.36; taxes, &c, \$454.49.) Josephine Hochbaum 8,469
\*Park av, Nos 981 and 983 n e cor 83d st, runs 83d st, Nos 101 to 109 | n 76.11 x e 39.10 x n 04 x e 48.6 x n 24.10 x e 21.11 x s 102.2 x w 110.4 to beg, 9-sty brk tenement. (Amt due, \$311,783.32; taxes, &c, \$4,153.64.) Title Guarantee & Trust Co 200,000
Southern Boulevard, Nos 567, 571 and 575, on map Nos 1477 to 1485, n s, 250 w Av St John, runs n 121 x w 130 x s 6 x w 20 x s 115 x e 150 to beg, three 6-sty brk tenements and stores. (Amt due, \$8,141.93; taxes, &c, \$1,202.82; sub to a prior mort of \$101,585.75.) Chas H Friedrich 111,235
PETER F. MEYER.
\*97th st, No 27, n s, 300 w Central Park West, 15x100.3, 6-sty brk tenement. (Amt due, \$3,698.91; taxes, &c, \$32,900.) Alice H Sturges 40,000
BRYAN L. KENNELLY.
\*19th st, Nos 332 and 334, s s, 280 w 1st av, 40 x92, 6-sty brk tenement. Amt due, \$26,806.59; taxes, &c, \$—; sub to a mort of \$45,000.) Rose Schindel 67,000
Canal st, No 322 | s s, 103 e Church st, runs/ Lisenard st, No 39 | e 24.9 x s 106.2 to Lisenard st, x w 25 x n 50.3 x e 4.4 x n 12 | w 3.11 x n 49.3 to beg. Lisenard st, No 41, n s, about 125 e Church

st, 25x50, leasehold, 6-sty brk loft and store bldg. (Amt due, \$90,026.24; taxes, &c, \$1,410.74.) Anna Woerishoffer 75,000
10th av n w cor 211th st, 99.11x100. 211th st | 211th st, n s, 150 w 10th av, 350x99.11. Broadway n e cor 211th st, 133.11x50x99.11x 211 st | 139.3, vacant. Amt due, \$17,139.23; taxes, &c, \$6,499.42; sub to several prior mort aggregating \$67,200.) Adj to Feb 5.
CHAS. A. BERRIAN.
\*Vyse av n w cor 179th st, 120.9x100x122.5x 179th st | 100, vacant. (Amt due, \$10,562.56; taxes, &c, \$3,020.41; sub to a prior mort of \$10,000.) The Baptist Minister's Home Society of N Y 13,603
\*179th st, n s, 100 w Vyse av, 115.6x128x115.5 x 122.6, vacant. (Amt due, \$8,514.78; taxes, &c, \$7,339.78; sub to a prior mort of \$10,000.) The Baptist Ministers' Home Society of N Y 13,103
Daly av n w cor 179th st, 132.1x111.6x128x101, 179th st | vacant. (Amt due, \$11,586.45; taxes, &c, \$4,319.37; sub to a prior mort of \$10,000.) The Baptist Ministers' Home Society of N Y 13,603
JAMES L. WELLS.
Prospect av, w s, 70 s 187th st, 100x95, vacant. (Amt due, \$6,056.61; taxes, &c, \$1,008.02.) John J Bell 7,500
SAMUEL MARX.
\*8th av, Nos 2902 and 2904, e s, 40 s 154th st, 39.11x100, 6-sty brk tenement and store. (Amt due, \$16,475.50; taxes, &c, \$1,796.13; sub to a prior mort of \$40,000.) Mary Cohen 51,235
\*80th st, Nos 529 to 533 n s, 148 w East End av or Av B, 75x102.2, vacant. (Amt due, \$3,494.42; taxes, &c, \$534.) Jacob Bloch et al exrs 23,100
Total 2,196,595
Corresponding week, 1907 718,397
Jan. 1st, 1908, to date 2,585,449
Corresponding period, 1907 1,207,172
VOLUNTARY AUCTION SALES.
Jan. 15.
JOSEPH P. DAY.
39th st, No 520 West, 5-sty flat, 25x98.9.
45th st, No 422 West, 5-sty flat, 25x100.
49th st, No 602 West, 4-sty bldg, 25x73.
49th st, No 604 West, 3-sty bldg, 25x100.
56th st, No 419 West 5-sty flat, 25x100.
62d st, No 157 West 5-sty flat, 25x100.
11th av, No 675, 4-sty bldg, 25x100.
Columbus av, No 584 5-sty flat, 27x95.
102d st, No 175 West, 5-sty flat, 25x96.6.
110th st, No 108 East, 4-sty bldg, 25x75.11.
Convent av, No 370, 5-sty flat, 37.6x99.11.
131st st, Nos 630, 632 and 634 West, three 4-sty bldgs, 25x99.11.
Jan. 16.
Leroy st, Nos 34 to 38, s e cor Bedford st, No 44, 3 and 4-sty brk bldgs.
105th st, No 59 West, 5-sty double brk flat.
23d st, No 445 West, 4-sty and basement brk bldg; leasehold.
127th st, Nos 105 and 107 West, 5-sty brk flat with stores; 2-sty brk stable in rear.
6th av, Nos 805 near 45th st, 4-sty and basement brk bldg with store.
3d st, Nos 54 and 56 West, 6-sty and basement store and loft bldg.
98th st, No 25 West, 5-sty brk triple flat.
ADVERTISED LEGAL SALES.
Sales to be held at the Real Estate Exchange, 14 and 16 Vesey St., except as elsewhere stated.
Jan. 11.
No Legal Sales advertised for this day.
Jan. 13.
Southern Boulevard, w s, 100 s av St John, 150 x121. Federal Tiling & Mantel Co agt William Wainwright; Alfred T Davidson, att'y; Nicholas J Hayes, sheriff. (Sheriff's sale of all right, title, &c, which William Wainwright had on Sept 16, 1907, or since.) By Joseph P Day.
148th st, No 532, s s, 367.6 w Amsterdam av, 15.6x99.11; 3-sty brk dwelling. Daniel J O'Connor exr, agt Wm H Brandt et al; O'Brien, Boardman & Platt, att'ys, 2 Rector st; Isaac B Brennan, ref. (Amt due, \$10,884.91; taxes, &c, \$600.) Mort recorded Nov 5, 1894. By Bryan L Kennelly.
Jan. 14.
Webster av, e s, 50 s Anna pl, 75x90, vacant. Moses Hochster et al agt Samuel Swerling et al; Weil, Wolf & Kramer, att'ys, 68 William st; Irving Washburn, ref. (Amt due, \$4,438.30; taxes, &c, \$890.99; sub to a prior mort (Continued on page 102.)



# OFFICIAL LEGAL NOTICES

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 31, 1907, to January 14, 1908, of the confirmation by the Board of Revision of Assessments and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF QUEENS:

Pursuant to the provisions of Chapter 644 of the Laws of 1893, for improvements in Long Island City, to wit:

No. 1. SEWERS IN THE CRESCENT, between Nott Avenue and Jane Street; PROSPECT STREET, between Harris Avenue and Jane Street; JANE STREET, between the Crescent and Hunter Avenue; HUNTER AVENUE, between Thirteenth and Skillman Avenue.

No. 2. STEINWAY AVENUE—PIPE SEWER and appurtenances, between Washington and Potter Avenues; BROADWAY—SEWER, between Vernon Avenue and Newtown Road.

No. 3. HARRIS AVENUE—SEWER and appurtenances, from bulkhead line of the East River to Hunter Avenue, through Hunter Avenue to Henry Street, through the Crescent to Jane Street.

No. 4. BROADWAY—TRUNK SEWER and appurtenances, from East River to Academy Street; on ACADEMY STREET to Graham Avenue; on GRAHAM AVENUE to 50 feet east of Academy Street and from 50 feet east of Academy Street to 40 feet west of Steinway Avenue; on STEINWAY AVENUE from Pierce Avenue to Vandeventer Avenue, and on GRAHAM AVENUE, from 40 feet west of Steinway Avenue to east line of Steinway Avenue; ON GRAHAM AVENUE, from Steinway Avenue to Stemier Street, through Stemier Street to Broadway, and on BROADWAY, easterly to Baldwin Street, and westerly to Grace Street.

No. 5. STEINWAY AVENUE—REGULATING AND PAVING, between Jackson Avenue and Potter Avenue.

No. 6. HOYT AVENUE—TRUNK SEWER and appurtenances, from the bulkhead line of the East River to DeBevoise Avenue, through DeBevoise Avenue to Woolsey Avenue, and through Woolsey Avenue to Steinway Avenue.

No. 7. JACKSON AVENUE—SEWER and appurtenances, from Anable Avenue to 100 feet north of Nott Avenue.

No. 8. HENRY STREET—SEWER and appurtenances, between Jackson Avenue and Prospect Street.

No. 9. HOPKINS AVENUE—SEWER and appurtenances, from Broadway to Elm Street; JAMAICA AVENUE, from Boulevard to Steinway Avenue; VAN ALST AVENUE, from Broadway to Jamaica Avenue; LINCOLN STREET, from Hopkins Avenue to Crescent; CAMELIA STREET, from Broadway to Van Alst Avenue; SHERMAN STREET, from Broadway to Camelia Street; KOUWENHOVEN STREET, from Broadway to Grand Avenue.

No. 10. HENRY STREET—REGULATING, GRADING, PAVING, CURBING, FLAGGING AND LAYING CROSSWALKS, from Jackson Avenue to Prospect Avenue.

No. 11. NINTH STREET—SEWER and appurtenances, between Jackson and Van Alst Avenues; ELEVENTH AND TWELFTH STREETS, between Jackson and Van Alst Avenues; ELY AVENUE, between Jackson and Nott Avenues.

No. 12. BROADWAY—REGULATING, GRADING, PAVING, CURBING, FLAGGING AND LAYING CROSSWALKS, from East River to Newtown Road.

No. 13. HUNTER AVENUE—GRADING, from Nott to Skillman Avenues; PROSPECT STREET—GRADING, CURBING, FLAGGING, PAVING AND LAYING CROSSWALKS, from Hunter Avenue to Jane Street. GRADING, CURBING, FLAGGING, PAVING AND LAYING CROSSWALKS IN CRESCENT, from Hunter Avenue to Jane Street; JANE STREET—GRADING, CURBING, GUTTERING AND FLAGGING, from Hunter Avenue to Crescent; HARRIS AVENUE—GRADING, CURBING, FLAGGING, PAVING AND LAYING CROSSWALKS, from Hunter Avenue to Crescent.

No. 14. REGULATING, GRADING, ASPHALTING PAVEMENT, CURBING, FLAGGING AND LAYING CROSSWALKS IN NINTH STREET, between Jackson Avenue and Van Alst Avenue; TWELFTH STREET, from Jackson to Van Alst Avenue; ELY AVENUE, between Jackson and Nott Avenues.

No. 15. VERNON AVENUE—REGULATING, GRADING, PAVING, CURBING, FLAGGING AND LAYING CROSSWALKS, from Tenth Street to 100 feet north of Nott Avenue, known as the boundary line of the First Ward Improvement District.

No. 17. REGULATING, GRADING, CURBING, FLAGGING AND LAYING CROSSWALKS IN HOPKINS AVENUE, from Broadway to Elm Street; JAMAICA AVENUE, from Boulevard to Steinway Avenue; VAN ALST AVENUE, from Broadway to Jamaica Avenue; LINCOLN STREET, from Hopkins Avenue to Crescent; KOUWENHOVEN STREET, from Broadway to Grand Avenue; CAMELIA STREET and SHERMAN STREET, between Boulevard and Hopkins Avenue and between Broadway and Camelia Street.

No. 18. EXTRA WORK IN CONNECTION WITH THE REGULATING, GRADING, ETC., of VERNON AVENUE, from Tenth Street to 100 feet north of Nott Avenue, in the construction, raising and resetting of manholes and receiving basins and appurtenances.

HERMAN A. METZ,  
Comptroller.

City of New York, December 30, 1907. (40290)

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of December 24, 1907, to January 8, 1908, of the confirmation by the Supreme Court, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for OPENING AND AC-

QUIRING TITLE to the following named place in the BOROUGH OF THE BRONX:

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

HERMAN A. METZ,  
Comptroller.

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

## PROPOSALS.

Department of 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, JANUARY 13, 1908,

For furnishing and delivering poultry.

For full particulars see City Record.

ROBERT W. HEBBERD,  
Commissioner.

The City of New York, December 30, 1907. (40281-1)

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

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

WEDNESDAY, JANUARY 15, 1908,

No. 1. For furnishing all the labor and materials required for painting and roofing nurses' home, Metropolitan Hospital, Blackwell's Island, the City of New York.

No. 2. For furnishing all the labor and materials required for pointing up the exterior walls of the Male Tuberculosis Infirmary, Metropolitan Hospital, Blackwell's Island, the City of New York.

No. 3. For furnishing all the labor and materials required for repairing roofs, leaders and gutters on the City Hospital, Blackwell's Island, the City of New York.

For full particulars see City Record.

ROBERT W. HEBBERD,  
Commissioner.

Dated December 30, 1907. (40281-2)

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

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

FRIDAY, JANUARY 17, 1908,

No. 1. For furnishing all the labor and materials required for extending and altering the elevator in the westerly wing of the Cumberland Street Hospital, Borough of Brooklyn, the City of New York.

No. 2. For furnishing all the labor and materials required for laying new flooring and base throughout Cumberland Street Hospital, Borough of Brooklyn, the City of New York.

For full particulars see City Record.

ROBERT W. HEBBERD,  
Commissioner.

Dated December 30, 1907. (40281-3)

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, JANUARY 16, 1908,

Borough of the Bronx.

For furnishing and delivering nine hundred and fifty (950) tons white ash No. 2 nut coal (No. 1, 1908, Botanical Garden), for Parks, Borough of the Bronx.

For full particulars see City Record.

HENRY SMITH,  
President;

JOSEPH I. BERRY,  
MICHAEL J. KENNEDY,

(34) Commissioners of Parks.

DEPARTMENT OF DOCKS AND FERRIES.

Sealed bids will be received by the Commissioner of Docks at Pier "A," foot of Battery Place, until 12.00 o'clock noon, on Wednesday, January 15, 1908, for a lease of dumping board privilege on the West 30th Street Pier, North River. (For particulars, see City Record.) (7)

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

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

TUESDAY, JANUARY 14, 1908,

Borough of Manhattan.

No. 1. For furnishing all the labor and materials required for repairs to heating systems in quarters of Engine Companies No. 14, 18, 30, 42, 44 and Hook and Ladder Company No. 7.

No. 2. For furnishing and delivering hay, straw, oats, bran, salt and oil meal.

Borough of The Bronx.

No. 3. For furnishing and delivering hay, straw, oats, bran, salt and oil meal.

For full particulars see City Record.

FRANCIS J. LANTRY,  
Fire Commissioner.

Dated December 31, 1907. (27)

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, JANUARY 16, 1908,

For removing columns at Sands and Washington streets in the Borough of Brooklyn, Brooklyn Bridge.

For full particulars see City Record.

JAMES W. STEVENSON,  
Commissioner of Bridges.

Dated December 31, 1907. (20)

## PUBLIC NOTICES.

PUBLIC NOTICE IS HEREBY GIVEN to all persons claiming to have been injured by a change of grade in the regulating and grading of the following named streets to present their claims, in writing, to the Secretary of the Board of Assessors, No. 320 Broadway, on or before January 21, 1908, at 11 o'clock a. m., at which place and time the said Board of Assessors will receive evidence and testimony of the nature and extent of such injury. Claimants are requested to make their claims for damages upon the blank form prepared by the Board of Assessors, copies of which may be obtained upon application at the above office.

BOROUGH OF MANHATTAN.

List 9469. Two Hundred and Thirteenth street, from Tenth Avenue to Harlem River.

List 9495. Haven Avenue, from south side of West One Hundred and Seventieth Street to a point 464.31 feet northerly therefrom.

List 9497. Post Avenue, between Dyckman Street and Tenth Avenue.

List 9498. Two Hundred and Sixth Street, from Tenth Avenue to the bulkhead line of the Harlem River.

List 9513. One Hundred and Sixty-third Street, between Broadway and Fort Washington Avenue.

List 9518. A new street on the west of the Hall of Records, from Reade Street to Chambers Street.

BOROUGH OF THE BRONX.

List 9470. White Plains Road, from Morris Park Avenue to northern boundary line of The City of New York.

List 9490. East One Hundred and Sixty-third Street, from Sherman Avenue to Grand Boulevard and Concourse.

List 9491. East One Hundred and Seventy-second Street, between Boston Road and Southern Boulevard.

List 9500. Third Avenue, widening east side, from Willis Avenue to East One Hundred and Forty-ninth Street.

List 9501. Westchester Avenue, from Bronx River to Main Street, Westchester.

List 9519. Sherman Avenue, from East One Hundred and Sixty-fourth Street to East One Hundred and Sixty-eighth Street.

List 9530. Steuben Avenue, from Mosholu Parkway to Gun Hill Road.

List 9531. Longfellow Avenue, from Westchester Avenue to Boston Road.

List 9522. Grand Avenue, from Fordham Road to St. James Street.

List 9521. East Two Hundred and Eighth Street, from Reservoir Oval West to Jerome Avenue.

List 9520. Seabury Place, from Charlotte Street to Boston Road.

List 9510. West One Hundred and Sixty-fifth Street, from Sedgwick Avenue to Ogden Avenue.

BOROUGH OF BROOKLYN.

List 9515. Thirty-first Street, between Avenue F and Glenwood Road.

List 9516. Sixty-fourth Street, between Third and Fourth Avenues.

BOROUGH OF QUEENS.

List 9471. Tenth Avenue (Steinway Avenue), from Grand Avenue to Vanderventer Avenue, First Ward.

List 9472. Jamaica Avenue, between Steinway Avenue and the intersection of Newtown Road and Thirteenth Avenue, First Ward.

List 9473. Sixth Avenue, from Jackson Avenue to Graham Avenue, First Ward.

List 9477. Debevoise Avenue, from Jackson Avenue to Flushing Avenue.

List 9478. Fourth Avenue, from Washington Avenue to Graham Avenue.

List 9479. Radde Street, from Paynter Avenue to Jane Street.

List 9480. Second Avenue, from Flushing Avenue to a point 380 feet north of Potter Avenue; Park Place, from Woolsey Avenue to Potter Avenue; Woolsey Avenue, from Second Avenue to Park Place.

List 9487. Carver Street, from Newtown Avenue to Flushing Avenue, First Ward.

List 9488. Nott Avenue, between Van Alst and Vernon Avenues, First Ward.

List 9492. Fifteenth Avenue, from Vanderventer Avenue to Flushing Avenue, First Ward.

List 9493. Ninth Avenue, from Grand Avenue to Flushing Avenue.

List 9511. Thirteenth Avenue, from Broadway to Jamaica Avenue, First Ward.

List 9512. Seventh Street, from Jackson Avenue to East Avenue, First Ward.

List 9535. Ninth Avenue, from Grand Avenue to Jamaica Avenue, First Ward.

List 9536. Hulst Street, from Foster Avenue to Skillman Avenue, First Ward.

List 9537. Hulst Street, from Thompson Avenue to Greenpoint Avenue, First Ward.

List 9538. Cooper Street, between Grand Avenue and Newtown Avenue, First Ward.

List 9539. Fifteenth Avenue, from Broadway to Graham Avenue, First Ward.

List 9540. Wolcott Avenue, from Shore Road to Steinway Avenue, First Ward.

ANTONIO ZUCCA,  
PAUL WEIMANN,

JAMES H. KENNEDY,  
Board of Assessors.

WILLIAM H. JASPER,  
Secretary.

No. 320 Broadway,  
City of New York, Borough of Manhattan,  
January 4, 1908. (85)

## PROPOSALS.

DEPARTMENT OF DOCKS AND FERRIES.

Sealed bids for the placing of filling behind the bulkhead wall between East 28th and East 29th Streets, East River, Borough of Manhattan, will be received by the Commissioner of Docks at Pier A, Battery Place, until 12 o'clock (noon) on Monday, January 13th, 1908. (For particulars see City Record.) (66)



**PROPOSALS.**

Department of Health, corner of Fifty-fifth Street and Sixth Avenue, Borough of Manhattan, City of New York.

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

WEDNESDAY, JANUARY 15, 1908,  
For furnishing and delivering, as required, meat, bread, fish, vegetables, fruits, butter, cheese, eggs, grocery supplies, coal and forage to the tuberculosis sanatorium at Otisville, Orange county, New York, during the year 1908.

For full particulars see City Record.  
THOMAS DARLINGTON, M. D.,  
President;  
ALVAH H. DOTY, M. D.,  
THEODORE A. BINGHAM,  
Board of Health.

Dated January 3, 1908.

Department of Health, corner of Fifty-fifth Street and Sixth Avenue, Borough of Manhattan, City of New York.

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

WEDNESDAY, JANUARY 15, 1908,  
For furnishing and delivering grocery supplies, as required, to the Willard Parker and Reception Hospitals, at the foot of East Sixteenth street; the hospital for contagious Eye Diseases, at the northwest corner of One Hundred and Eighteenth street and Pleasant avenue, borough of Manhattan; the Riverside Hospital, at North Brother Island, borough of The Bronx, and the Kingston Avenue Hospital, at Kingston avenue and Feunimore street, borough of Brooklyn, City of New York, during the year 1908.

For full particulars see City Record.  
THOMAS DARLINGTON, M. D.,  
President;  
ALVAH H. DOTY, M. D.,  
THEODORE A. BINGHAM,  
Board of Health.

Dated January 3, 1908.

Department of Water Supply, Gas and Electricity, Room 1536, Nos. 13 to 21 Park Row, Borough of Manhattan, 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, JANUARY 22, 1908,  
Borough of Queens.  
For furnishing, delivering and storing 6,000 gross tons of Anthracite Coal.  
For full particulars see City Record.

JOHN H. O'BRIEN,  
Commissioner of Water Supply,  
Gas and Electricity.  
The City of New York, January 3, 1908. (76-1)

Department of Water Supply, Gas and Electricity, Room 1536, Nos. 13 to 21 Park Row, Borough of Manhattan, 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, JANUARY 22, 1908,  
Borough of Brooklyn.  
No. 1.—For furnishing, delivering and laying the Salt Water Intake and Suction Mains for the High Pressure Fire Service Station at Furman and Joralemon streets, Borough of Brooklyn.

No. 2.—For furnishing, delivering and installing Hand Traveling Cranes at the High Pressure Fire Service Stations, Borough of Brooklyn.

No. 3.—For furnishing and delivering Lumber.

No. 4.—For furnishing and delivering Brass Composition Castings.

No. 5.—For furnishing and delivering North River Brick, Portland Cement, Fire Brick and Fire Clay.

No. 6.—For furnishing and delivering Cotton Waste.

No. 7.—For furnishing and delivering Hay, Straw, Oats, Fine Feed, Corn Meal, Oil Meal and Rock Salt.

No. 8.—For furnishing and delivering Rubber Boots and Rubber Coats.

No. 9.—For furnishing and delivering Bar Iron, Machinery Steel, Tool Steel and Tobin Bronze.  
For full particulars see City Record.  
JOHN H. O'BRIEN,  
Commissioner of Water Supply,  
Gas and Electricity.  
The City of New York, January 3, 1908. (76-2)

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

SEALED BIDS OR ESTIMATES will be received by the Department of Public Charities at the above office until 2:30 o'clock P. M. on

WEDNESDAY, JANUARY 22, 1908,  
For providing all the labor and materials required to repair the roofs and paint the exterior walls of the New York City Home for the Aged and Infirm, Borough of Brooklyn.  
For full particulars see City Record.

ROBERT W. HEBBERD,  
Commissioner.  
Dated January 7, 1908. 129-2

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

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

TUESDAY, JANUARY 21, 1908,  
No. 1. For furnishing and delivering forage in the Boroughs of Manhattan and The Bronx.

No. 2. For furnishing and delivering forage in the Boroughs of Brooklyn and Queens.

No. 3. For furnishing and delivering forage in the Borough of Richmond.  
For full particulars see City Record.  
THEODORE A. BINGHAM,  
Police Commissioner.  
Dated January 8, 1908. 210-1

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

SEALED BIDS OR ESTIMATES will be received by the Department of Public Charities at the above office until 2:30 o'clock P. M. on

MONDAY, JANUARY 20, 1908,  
For furnishing and delivering hardware, metals, crockery, glassware, wooden ware, cordage, leather findings and for other miscellaneous supplies.  
For full particulars see City Record.

ROBERT W. HEBBERD,  
Commissioner.  
The City of New York, January 7, 1908. 129-1

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

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

TUESDAY, JANUARY 21, 1908,  
No. 1. For furnishing and delivering plumbing, roofing, paints, glass, oils, hardware and boat supplies.

No. 2. For furnishing and delivering Station House supplies, equipment, etc.  
For full particulars see City Record.

THEODORE A. BINGHAM,  
Police Commissioner.  
Dated January 8, 1908. 210-2

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

SEALED BIDS OR ESTIMATES will be received by the Department of Public Charities at the above office until 2:30 o'clock P. M. on

FRIDAY, JANUARY 24, 1908,  
For furnishing and delivering fire hose and apparatus.  
For full particulars see City Record.

ROBERT W. HEBBERD,  
Commissioner.  
The City of New York, January 9, 1908. (223)

Office of 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, JANUARY 20, 1908,  
For furnishing all the labor, material, tools, etc., during the year 1908, necessary to clean all the glass in all the windows and doors of various public buildings, courts and offices under the care of the President of the Borough of Manhattan.  
For full particulars see City Record.

HENRY S. THOMPSON,  
Commissioner of Public Works.  
The City of New York, January 9, 1908. (230)

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

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

MONDAY, JANUARY 20, 1908,  
Borough of Queens.  
For furnishing and delivering hay, straw, oats and bran for Volunteer Companies.  
For full particulars see City Record.

FRANCIS J. LANTRY,  
Fire Commissioner.  
Dated January 7, 1908. (237-1)

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

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

WEDNESDAY, JANUARY 22, 1908,  
Borough of Brooklyn.

No. 1. For furnishing and delivering forage (hay, straw, oats and bran) for Companies.

No. 2. For furnishing and delivering forage for Companies at Long Island City, Jamaica and Richmond Hill.

No. 3. For furnishing and delivering forage for Companies at Far Rockaway, Arverne and Rockaway Beach.  
For full particulars see City Record.

FRANCIS J. LANTRY,  
Fire Commissioner.  
Dated January 9, 1908. (237-2)

**OFFICIAL LEGAL NOTICES.**

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of January 10 to 24, 1908, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF RICHMOND:

1ST WARD, FOREST AVENUE—STORM WATER SEWER EXTENSION, and appurtenances, from Brooks Avenue to the Raymond Brook, at its intersection with Forest Avenue, extended.

HERMAN A. METZ,  
Comptroller.  
City of New York, January 9, 1908.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of January 10 to 24, 1908, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF BROOKLYN:

24TH WARD, SECTION 5, DEAN STREET—REGULATING, GRADING, CURBING AND LAYING CEMENT SIDEWALKS, between Saratoga and Rockaway Avenues, 24TH AND 26TH WARDS, SECTION 5, PROSPECT PLACE—REGULATING, GRADING, CURBING AND LAYING CEMENT SIDEWALKS, between Eastern Parkway Extension and Ralph Avenue.

HERMAN A. METZ,  
Comptroller.  
City of New York, January 9, 1908.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of January 10 to 24, 1908, of the confirmation by the Board of Revision of Assessments, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessments for LOCAL IMPROVEMENTS in the BOROUGH OF THE BRONX:

24TH WARD, SECTION 11, VYSE AVENUE—REGULATING, GRADING, CURBING, FLAGGING, LAYING CROSSWALKS, BUILDING APPROACHES AND PLACING FENCES, from 172d to 182d Streets, 24TH WARD, SECTIONS 11 AND 12, SOUTHERN BOULEVARD—REGULATING, GRADING, SETTING CURB STONES, FLAGGING THE SIDEWALKS, a space 4 feet wide (excepting the easterly sidewalk from Crotona Parkway at the entrance to Crotona Park, near East 175th Street, to Bronx Park, at East 182d Street), LAYING CROSSWALKS, BUILDING APPROACHES AND ERECTING FENCES, from Boston Road, at or about East 174th Street, to the northerly line of St. John's College property, eastwardly and crossing Southern Boulevard, 24TH WARD, SECTION 12, HEATH AVENUE—REGULATING, GRADING, PLACING FENCES, CURBING, FLAGGING, LAYING CROSSWALKS AND BUILDING APPROACHES, from Bailey Avenue to Ft. Independence Street.

HERMAN A. METZ,  
Comptroller.  
City of New York, January 9, 1908.

ATTENTION IS CALLED TO THE ADVERTISEMENT IN THE CITY RECORD of January 8 to 22, 1908, of the confirmation by the Board of Assessors, and the entering in the Bureau for the Collection of Assessments and Arrears, of assessment for LOCAL IMPROVEMENTS in the BOROUGH OF MANHATTAN:

12TH WARD, SECTION 8, WEST 169TH STREET—REGULATING, GRADING, CURBING AND FLAGGING, from Broadway to Fort Washington Avenue.

HERMAN A. METZ,  
Comptroller.  
City of New York, January 7, 1908. (261)

**PUBLIC NOTICES.**

The City of New York, Department of Taxes and Assessments, Main Office, Borough of Manhattan, Hall of Records, January 10, 1908.

NOTICE IS HEREBY GIVEN, as required by the Greater New York Charter, that the books called "The Annual record of the Assessed Valuation of Real and Personal Estate of the Boroughs of Manhattan, The Bronx, Brooklyn, Queens and Richmond," comprising The City of New York, will be open for public inspection, examination and correction on the second Monday of January, and will remain open up to and including the 31st day of March, 1908.

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

In the Borough of Manhattan, at the main office of the Department of Taxes and Assessments, Hall of Records, No. 31 Chambers street.

In the Borough of The Bronx, at the office of the Department, Municipal Building, One Hundred and Seventy-seventh street and Third avenue.

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

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

In the Borough of Richmond, at the office of the Department, Borough Hall, New Brighton, Staten Island.

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

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

LAWSON PURDY,  
President;

FRANK RAYMOND,  
NICHOLAS MULLER,  
JAMES H. TULLY,  
CHAS. PUTZEL,  
THOMAS L. HAMILTON,  
HUGH HASTINGS,  
Commissioners of Taxes and Assessments.

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

AT THE REQUEST of the Park Commissioner, public notice is hereby given that the Commissioners of the Sinking Fund, by virtue of the powers vested in them by law, will offer for sale at public auction all the buildings, parts of buildings, etc., now standing upon property owned by the City of New York, acquired for park purposes, in the

BOROUGH OF MANHATTAN.

BEING all those buildings, parts of buildings, etc., on West One Hundred and Forty-fifth street and Edgcombe avenue, more particularly known as Nos. 335, 337, 339, 341 and 343 West One Hundred and Forty-fifth street and No. 245 Edgcombe avenue, and which are more particularly described on a certain map on file in the office of the Collector of City Revenue, Department of Finance, Room 141, No. 280 Broadway, Borough of Manhattan.

PURSUANT to a resolution of the Commissioners of the Sinking Fund, adopted at a meeting held October 23, 1907, the sale of the above described buildings and appurtenances thereto will be held by direction of the Comptroller on

MONDAY, JANUARY 20TH, 1908,  
at 10 a. m. on the premises.

For further particulars see City Record

JOHN H. MCCOONEY,  
Deputy and Acting Comptroller,  
City of New York, Department of Finance,  
Comptroller's Office, January 3d, 1908. (121)



## 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 9444, No. 1. Regulating, grading, curbing, flagging and constructing wall and guard rail in West Two Hundred and Sixteenth street, from Broadway to the Harlem River.

## BOROUGH OF THE BRONX.

List 9267, No. 2. Regulating, grading, curbing, flagging, laying crosswalks, building approaches and placing fences in Morris avenue, from St. James Park to Jerome avenue at Park View Terrace, together with a list of awards for damages caused by a change of grade.

List 9277, No. 3. Regulating, grading, curbing, flagging, laying crosswalks, building approaches and placing fences in East Two Hundred and Fifth street, from Mosholu parkway to Jerome avenue, together with a list of awards for damages caused by a change of grade.

List 9427, No. 4. Regulating, grading, curbing, flagging, laying crosswalks, building approaches and placing fences in Trinity avenue, from Westchester avenue to Dater avenue.

## BOROUGH OF QUEENS.

List 9284, No. 5. Grading, paving, curbing, and recurling Pomeroy street, from Broadway to Jamaica avenue.

List 9486, No. 6. Flagging Pomeroy street, between Broadway and Jamaica 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 February 11, 1908, at 11 A. M., at which time and place the said objections will be heard and testimony received in reference thereto.

ANTONIO ZUCCA,

PAUL WEIMANN,

JAMES H. KENNEDY,

Board of Assessors.

WILLIAM H. JASPER,

Secretary

No. 320 Broadway.

City of New York, Borough of Manhattan,  
January 9, 1908. (246)

## ADVERTISED LEGAL SALES.

(Continued on page 99.)

of \$8,324.67.) Mort recorded Jan. 13, 1906.

By Hugh D Smyth.

Webster av, e s, 125 s Anna pl, 50x90, vacant. David F Meyer agt Samuel Swerling et al; Weil, Wolf & Kramer, att'ys, 68 William st; Wm O Badger, Jr, ref. (Amt due \$4,435.75; taxes, &c, \$890.99; sub to two prior mortgages aggregating \$7,326.47.) Mort recorded Jan. 13, 1906. By Hugh D Smyth.

54th st, No 63, n s, 95 e 6th av, 13x100.5, 5-sty brk dwelling. Geo J Daniell agt The Netherlands Corp of N Y et al; Baldwin & Blackmar' att'ys, 31 Nassau st; Paul L Kiernan, ref. (Amt due, \$31,980.04; taxes, &c, \$1,274.46.) Mort recorded Oct 9, 1904. By Joseph P. Day.

150th st, Nos 304 to 310, s s, 100 w 8th av, 100x99.11, 6-sty brk tenements. Paul M Herzog agt Irving Bachrach et al; Kendall & Herzog, att'ys, 27 William st; Chas J Leslie, ref. (Amt due, \$8,020.39; taxes, &c, \$2,275.) Mort recorded Nov 16 1904. By Joseph P Day.

150th st, Nos 304 and 306, s s, 100 w 8th av, 50x99.11, 6-sty brk tenement. Same agt S & R Construction Co et al; same att'ys; same ref. (Amt due, \$4,957.26; taxes, &c, \$1,135.) Mort recorded Mar 28, 1905. By Joseph P Day.

Jumel pl, w s, 113.8 s Edgecombe av, 100x100, 2-sty brk tenement. George Ehret agt Jacob Guterding et al; Edw H Burghard, att'y, 120 Broadway; Phoenix Ingraham, ref. (Amt due, \$53,877.28; taxes, &c, \$250.) Mort recorded Nov 16, 1887. By D Phoenix Ingraham & Co. 3d av, No 2050, w s, 50.5 n 112th st, 25.2x100; 4-sty brk tenement and store. Louise E Bettens agt Bridget D Fitzpatrick et al; action 3; Edw D Bettens, att'y, 76 William st; Francis X Carmody, ref. (Amt due, \$2,000.00; taxes, &c, \$1,415.81; sub to four mortgages aggregating \$16,000.) By Joseph P Day.

Morris av in w cor 164th st, 50x98; vacant. New 164th st York Mortgage & Security Co agt Thomas A Briggs; A Lincoln Wescott, att'y, 135 Broadway; Richard J D Keating, ref. (Amt due, \$4,972.22; taxes, &c, \$2,353.07.) By J Barry Lounsbury.

133d st, Nos 49 to 53, n s, 285 e Lenox av, 50 x99.11; 6-sty brk tenement and store. David Shaff et al agt Emanuel Zimmer et al; Arnstein & Levy, att'ys, 128 Broadway; Thomas N Cuthbert, ref. (Amt due, \$14,750.07; taxes, &c, \$1,429.42; sub to a mort of \$45,000.) Mort recorded June 30, 1906. By Joseph P Day.

Park av | s w cor 104th st, 100.11 104th st, Nos 76 and 78 | x32; 6-sty brk tenement and store. Mishkind Feinberg Realty Co agt Abraham Geilich et al; Arnstein & Levy, att'ys, 128 Broadway; Wm L Turner, ref. (Amt due, \$12,195.01; taxes, &c, \$695.89.) Mort recorded April 30, 1907. By Joseph P Day.

175th st, Nos 511 and 513, n s, 182.6 w Amsterdam av, 43.9x99.11; 5-sty brk tenement. Chas W Brand agt Arthur W Saunders et al; action No 1; Stern, Christiancy & Riegelman, att'ys, 141 Broadway; James T Brady, ref. (Amt due, \$24,873.68; taxes, &c, \$576.17; sub to a first mort of \$35,000.) Mort recorded Mar 26, 1906. By Hugh D Smyth.

175th st, Nos 515 and 517, n s, 226.3 w Amsterdam av, runs n 99.11 x w 48.8 x s — x s e 5.4 x s 92 x e 43.9 to beg; 5-sty brk tenement. Same agt same; Action No 2; same att'ys; same ref. (Amt due, \$24,873.68; taxes, &c, \$576.89; sub to a first mort of \$35,000.)

Mort recorded Mar 26, 1906. By Hugh D Smyth.

Rivington st, Nos 58 and 60, n s, 46.2 e Eldridge st, 42x80; 3-sty brick synagogue. Universal Building & Construction Co agt Moritz Waisman et al; Morris Kamber, att'y for defendant Karp, 99 Nassau st; Wm F Clare, ref. (Amt due, \$22,290.76; taxes, &c, \$1,000.) Mort recorded Jan 28, 1905. By William Kennelly, Jr.

Jan. 15.

143d st, No 621, on map No 619, n s, 275 w Broadway, 50x99.11; 5-sty brk tenement Arthur H Levis et al agt Merrile Realty & Construction Co et al; Louis J Frey, att'y, 31 Liberty st; Edw J McGean, ref. (Amt due, \$10,832.65; taxes, &c, \$742.49; sub to two mortgages aggregating \$55,000.) Mort recorded June 23, 1906. By Joseph P Day.

Broadway, Nos 2689 to 2695 | s w cor 103d st, 103d st, No 240 | 100.11x120; 9 and 10-sty brk and stone tenement. Joseph Hamerslag 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.) By Joseph P Day.

138th st, No 604, on map No 602, s s, 116.8 w Broadway, 16.8x99.11; 3-sty brk dwelling. Edmund L Beaumont agt Arthur Beaumont et al; J Bradley Scott, att'y, Newburgh, N Y; Geo R Brewster, ref. (Partition.) By Joseph P Day.

Jan. 16.

137th st, No 291 old No 517, n s, 200 e Lincoln av, 25x100; 2-sty brk building and store. The North New York Co-operative Building & Loan Assn agt Chas J Klein et al; J Homer Hildreth, att'y, 3d av and 138th st; Jesse W Tobey, ref. (Amt due, \$7,485.26; taxes, &c, \$515.38.) Mort recorded Oct 21, 1898. By James L Wells.

Maclay av | s w cor Overing av, runs w 100 Overing av | x s — x w 25 x s — to Montgomery pl | gomery pl, x e 125 x n 148.4 to beg.

Maclay av | s w cor Montgomery pl runs w Montgomery pl | 125 x s 198.6 to St Peters av, St Peters av | x e 125 x n 200 to beg.

Maclay av | n e cor St Peters av, 300x129.5x St Peters av | 201x125.3 thirty 2-sty brk dwellings.

Van Nest Wood Working Co agt Bronx Mortgage Co et al; Daniel S Decker, att'y, 257 Broadway; Henry P Molloy, ref. (Amt due, \$15,321.92; taxes, &c, \$1,018.69; sub to a mort of \$135,000.) By Joseph P Day.

Rivington st, No 308, n s, 25.1 e Lewis st, 18.6x100; part 6-sty brk tenement and store. American Mortgage Co agt Sundel Hyman et al; Bowers & Sands, att'ys, 31 Nassau st; Geo E Kent, ref. (Amt due, \$10,868.73; taxes, &c, \$826.25.) Mort recorded Jan 25, 1906. By Joseph P Day.

Jan. 17, 18 and 20.

No Legal Sales advertised for these days.

137th st, Nos 9 and 61, n s, 200 e Lenox av,

## 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 the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

3d.—B. & S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be

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

5th.—The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given.

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

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

8th.—A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1907.

## CONVEYANCES

January 3, 4, 6, 7, 8 and 9.

## BOROUGH OF MANHATTAN.

Academy st, w s, 100 n Sherman av, 100x100, vacant. John A Mapes to Augustus S Mapes. Nov 20, 1906. Jan 9, 1908. 8:-2224—25. A \$14,000—\$14,000. nom

Allen st, No 173, w s, 50 s Stanton st, 25x88, 3-sty brk tenement and 5-sty brk tenement in rear. Rosa Rappaport to Hugo Cohn. Mort \$22,000. Jan 8, 1908. 2:416—19. A \$15,000—\$21,000. other consid and 100

Broad st, No 81 | n e cor South William st, runs along South William st, No 36 | Broad st. — 30.1x—68.1x11.9 to South William st, x74.2 to beginning, 5-sty brk tenement and store. Minnie Meyer and Wm F Grell EXRS, &c, Henry L Meyer to Otto F Schmedes, of Brooklyn. 1/2 part. Jan 7, 1908. 1:29—61. A \$66,000—\$79,000. 75,000

Broome st, No 480, n s, abt 25 e Wooster st, 25x100, 6-sty brk loft and store building. Julia E Beno to Lillian C Casper. Mt \$40,000. Jan 3, 1908. 2:486—38. A \$33,000—\$48,000.

Broome st, No 480, n s, abt 25 e Wooster st, 25x100, 6-sty brk loft and store building. Julia E Beno to Lillian C Casper. Mt \$40,000. Jan 3, 1908. 2:486—38. A \$33,000—\$48,000.

Canal st, Nos 171 and 173, n s, 41.9 w Elizabeth st, 41.9x100, two 5-sty brk loft and store buildings. Frances M Gibson widow to Thomas Weinberg. All liens. Oct 24, Jan 3, 1908. 1:204—29 and 30. A \$32,000—\$52,000. other consid and 100

Delancey st, s s | being residue of lot 983 map (No 386) of Nichol Mott st, w s | las Bayard remaining after opening the ex-

tension of Delancey st, bounded n by s s of said st 71.11, s by lot 982, 71.4, and w by lot 1005, 9.5, gore. Charles Vonhof to Henry Kensing. Jan 6, 1908. 2:480. 100

Dey st, No 71 | s e cor Washington st, 24.10x49.4x13.1x Washington st, No 179 | 50.10, 4-sty brk loft and store building.

Chas M Van Buren to John D Van Buren, Borough of Richmond. 1-6 part. All title. B & S and C a G. Dec 31, Jan 7, 1908. 1:59—25. A \$22,100—\$25,000. other consid and 100

Grand st, No 231, s w s, abt 80 w Bowery, 23.6x56.6x23.7x56.6, 2 and 3-sty frame brk front loft and store building. Thos S Ollive to Philip Zeitlen. Mort \$12,500. Dec 27, Jan 3, 1908. 1:239—19. A \$13,000—\$15,000. other consid and 100

Greenwich st, No 78, w s, abt 168 s Rector st, 24x99.9x24x99.8 n s, with rights to alley, &c, 5-sty brk loft and store building. William Laue to Dominick J, Daniel J and Geo J Faour, all of Brooklyn. Mort \$30,000. Jan 3, 1908. 1:18—42. A \$21,200—\$31,500. other consid and 100

Henry st, n s, 85.4 1/2 w Pike st, strip, 0.4 1/2 x 67.6. Julius Tishman to William Levy. Q C. Jan 7, Jan 9, 1908. 1:282. 500

Hester st, No 25, n s, abt 77 e Norfolk st, 25x100, 5-sty brk tenement and store. Lena Cohen to Sarah wife of Nathan Lubetkin. Mort \$43,000. Dec 30, Jan 3, 1908. 1:312—37. A \$39,000—\$45,000. other consid and 100

Hester st, No 25, n s, abt 77 e Norfolk st, 25x100, 5-sty brk tenement and store. Sarah wife of Nathan Lubetkin to Lena Cohen. Mort \$30,000. Dec 30, Jan 3, 1908. 1:312—37. A \$30,000—\$45,000. other consid and 100

King st, No 21 1/2, n s, S4 w Congress st, 16x75x16.2x75.2, 5-sty brk tenement. Caterina Garibaldi to Filomena Mariani. Mort \$7,000. Jan 2, Jan 3, 1908. 2:520—43. A \$7,000—\$13,000. nom

Lewis st, No 102, e s, 75 n Stanton st, 21x100, 6-sty brk tenement and store and 6-sty brk tenement in rear. Philip Chernovitzer to Rebecca Rosenberg. Mort \$25,000. Nov 6, Jan 4, 1908. 2:330—40. A \$13,000—\$25,000. other consid and 100



# WATER SUPERVISION CO.

3 PARK ROW, NEW YORK

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

Read what satisfied clients say:

JERSEY CITY, N. J., October 8, 1907

DEAR SIR: Replying to your letter dated 5th inst. asking for any expression of opinion regarding your services, I beg to say that it has been entirely satisfactory. I consider you are filling a long felt want, especially as a means of saving owners from errors and trouble caused by water department and the carelessness of tenants. Wishing you success, I beg to remain,  
Yours very truly, THOMAS J. STEWART

Little West 12th st, Nos 22 to 26, s s, 178 w 9th av, runs s 77.4 x w 26 and 29 x n 91.6 to st x e 52 to beginning, three 3-sty brk tenements and stores. Etagloc Holding Co to American Transfer Co, a corpn. Mort \$23,500. Jan 8, 1908. 2:644-43 to 45. A \$37,000-\$42,500. other consid and 100

Madison st, No 397, 25x58.10x-37.2. Power of attorney. Mary L Abney to George V N Baldwin. Dec 16. Jan 7, 1908. —

Maiden lane, a strip off rear of No 17 Maiden lane and extending across entire breadth and being 2.10 on e s and 5.9 on w s. Edward Holbrook to Maiden Lane Realty Co. All title. B & S. Jan 9, 1908. 1:65. nom

Manhattan st, s w s, 416.3 n w Broadway, 50x150, part 1 and 2-sty brk factory. CONTRACT. Penco Realty Co with Sheffield Farms Slawson Decker Co. Mort \$17,400. Oct 22. Jan 6, 1908. 7:1995-51. A \$-\$. 31,500

Mercer st, No 235 (209), w s, abt 125 s 3d st, 25x100, 6-sty brk loft and store building. Isabel J Roberts to Amanda A Tiger, of Madison, N J. Mort \$45,000. Dec 31. Jan 6, 1908. 2:533-21. A \$30,000-\$50,000. other consid and 100

Mulberry st, No 188, e s, 156.7 n Broome st, runs e 99.5 x n 0.9 x w 0.7 x n 25 x w 98.10 to st, x s 25.5 to beginning, except part taken by city, 5-sty brk tenement and store. Harris Mandelbaum et al to Keats Co, a corpn. B & S. All liens. Dec 31. Jan 7, 1908. 2:480-5. A \$15,000-\$28,000. other consid and 100

Pearl st, No 291, n s, abt 50 e Beekman st, 25x100, 4-sty brk loft and store building. Gustav H Schrock to Gustave H Schrock and Wm H Squires doing business as firm Schrock & Squires. B & S. Mort \$24,000. Jan 6. Jan 9, 1908. 1:98-48. A \$14,000-\$22,000. nom

Pearl st, No 486, n e s, abt 305 w Park row, deed reads begins at c l of an alley bet Nos 486 and 484 Pearl st, runs n e along c l of alley 50 x again n e 74 x n w 27.6 x s w 83 and 42 to st x s e 26 to beginning, vacant. Mort \$50,000.

Pearl st, No 486½, n e s, abt 305 w Park row, deed reads at s w cor of above, runs n e 42 and 83 x n w 41.3 x s w 57 x s e 33 x s w 60 to st x s e 5.3 to beginning, vacant.

Pearl st, No 488, n e s, abt 165 e Park st, deed reads 6.8 n w from n w wall of No 486 Pearl st, runs n w along st 20 x n e 45 and 9.2 and 13.4 x s e 19 x — 15 x — 45 to beginning, 5-sty brk tenement and store. Mort \$5,000 on above two parcels.

Pearl st, Nos 490 and 492, n s, 160.3 e Park st, runs n 76.6 x n w 14.10 x s w 80 to st x e 42.10 to beginning, vacant. Mort \$17,000.

City Real Estate Co to U F Hungerford Brass & Copper Co, a corpn. B & S and C A G. Jan 6. Jan 8, 1908. 1:160-13 to 17. A \$61,000-\$63,500. other consid and 100

Pearl st, No 177, w s, 41.2 s Cedar st, 18.7x90.5x18.2x89.8, 5-sty brk loft and store building. Arthur Casper to Julia E Beno. Mort \$18,000. Jan 3, 1908. 1:4-3. A \$13,300-\$20,000. other consid and 100

Same property. Julia E Beno to Lillian C Casper. Mort \$18,000. Jan 3, 1908. 1:4. other consid and 100

Pitt st, No 55, w s, 149.10 n Delancey st, runs w 100.10 x n 25 x e 37.10 x s 6.2 x e 63 to st, x s 18.10 to beginning, 3-sty brk tenement and store. John Pirung et al to Chas L Singer 3-4 parts and Chas S Rosenthal ¼ part. Jan 3. Jan 4, 1908. 2:343-66. A \$12,000-\$16,000. other consid and 100

Spring st, Nos 40 and 42, s s, abt 50 e Mulberry st, 50.3x109x50.3 x121.6 w s, two 5-sty brk tenements and stores and 5-sty factory in rear. Samuel Barkin to Bessie wife Samuel Barkin. All liens. June 17. Jan 4, 1908. 2:480-19. A \$42,000-\$60,000. 100

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

Spring st, Nos 345 and 347, n e s, 57.3 e West st, runs n 80.4 x e 35.9 x s 80 to st x w 36.1 to beginning.

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

Anton L Olsen to John McCarthy. Mort \$155,000. Jan 3. Jan 6, 1908. 2:596-44. A \$43,000-P \$75,000. other consid and 100

Stanton st, No 200 | n w cor Ridge  
Ridge st, Nos 141 and 143, on map Nos 139 to 143 | st, 25x80, 6-sty brk tenement and store. Bernard or Bernad Ruff to Solomon H Schlanger. Mort \$79,000. Jan 7, 1908. 2:345-29. A \$30,000-\$60,000. other consid and 100

Same property. Karen L Anderson to same. Mort \$155,000. Jan 3. Jan 6, 1908. 2:596. other consid and 100

Washington st, No 289, e s, 25.5 n Chambers st, 20.1x50.1x20.2x 45.2, 4-sty brk loft and store building. Samuel Woolverton TRUSTEE Irene Littell to Fanny R G Ely, of Lyme, Conn. ¼ part. Dec 30. Jan 6, 1908. 1:139-4. A \$13,000-\$16,000. other consid and 100

Same property. Josephine A Brown to same. ¼ part. B & S. Dec 28. Jan 6, 1908. 1:139. other consid and 100

Same property. Emmie L B Clark INDIVID and as EXTRX Emeline G Littell to same. ½ part. Jan 4. Jan 6, 1908. 1:139. other consid and 100

Water st, No 641 (565), s s, abt 178 e Gouverneur slip, 24.11x 70x24.10x70, 2-sty brk tenement and store. Alfred B Maclay to Robert Connor, of Brooklyn. Nov 17. Jan 9, 1908. 1:243-110. A \$6,000-\$6,500. nom

Willett st, No 68, e s, 10 0s Rivington st, 25.1x100.4, 5-sty brk tenement and store and 5-sty brk tenement in rear. Abraham Schwartz to Karl Sallmeyer. Mort \$35,000. Dec 26. Jan 6, 1908. 2:338-48. A \$15,000-\$22,000. other consid and 100

4th st E, No 307, n s, 82.3 e Av C, 25x96, 4-sty brk tenement and store. Isaac Mannheimer and Fannie his wife to Morris Mannheimer. Mort \$20,500. Dec 11. Jan 9, 1908. 2:374-66. A \$15,000-\$20,000. other consid and 100

Same property. Morris Mannheimer and Flora his wife to Fannie Mannheimer. Mort \$20,500. Dec 11. Jan 9, 1908. 2:374. other consid and 100

5th st E, No 432, s s, 150 w Av A, 25x96.2, 5-sty brk tenement. Philip A Decker Jr to Philip A Decker Sr. All liens. Jan 8. 1908. 2:432-25. A \$15,000-\$24,000. nom

5th st E, No 432, s s, 150 w Av A, 25x96.2, 5-sty brk tenement. Philip A Decker, Sr, to Philip A Decker, Jr, and Louise his wife joint tenants. B & S. Jan 8, 1908. 2:432-25. A \$15,000-\$24,000. nom

6th st E, No 619, n s, 292.10 e Av B, 25.8x90.10, 5-sty brk tenement. The text of these pages is copyrighted. All rights are reserved.

ment and store. Aaron Stiber et al to Anna Katzner, Betty Meirovits and Fany Friedman. Mort \$22,000. Jan 2. Jan 4, 1908. 2:389-51. A \$14,000-\$24,000. other consid and 100

7th st E, No 120, s s, 174.9 w Av A, 25.1x90.10, 6-sty brk tenement and store. Jessie wife Chas C Schaefer to said Chas C Schaefer. Mort \$15,000. Dec 23. Jan 8, 1908. 2:434-24. A \$16,000-\$24,000. nom

7th st E, No 123, n s, 175 w Av A, 25x97.5, 5-sty brk tenement and store. Barbara Buhl to Max G Wildnauer. Mort \$11,000. Jan 6. Jan 9, 1908. 2:435-41. A \$17,000-\$24,000. other consid and 100

7th st E, No 258, s s, 320.2 w Av D, 22.8x90.10, 3-sty brk tenement. Chone Jaffe to Max and Hyman S Muschel. Mort \$14,500. Jan 4. Jan 7, 1908. 2:376-21. A \$12,000-\$14,000. other consid and 100

8th st E, No 130, s s, 70 w Av A, 30x73.2, 5-sty brk tenement and store. Jessie wife Chas C Schaefer to said Chas C Schaefer. Mort \$15,000. Dec 23. Jan 8, 1908. 2:435-29. A \$16,000-\$24,000. nom

9th st W, No 34, s s, 481.2 w 5th av, 25.1x93.11, 3-sty and basement stone front dwelling. FORECLOS, Jan 7, 1908. Alfred C Coxe Jr referee to Chas W Mix. Mort \$22,000. Jan 8, 1908. 2:572-23. A \$20,000-\$22,000. 26,000

10th st E, No 309, n s, 195.6 e Av A, 25x100.11, 4-sty brk tenement. Sarah Kohn to Jacob Weinberg. Mort \$33,000. Jan 2. Jan 8, 1908. 2:404-51. A \$19,000-\$30,000. other consid and 100

11th st E, Nos 528 to 532, s s, 370.6 e Av A, 60x94.8, 6-sty brk tenement and store. Joseph Leibson et al to Dora Silberblatt. Mort \$86,000. Jan 2. Jan 6, 1908. 2:404-18. A \$40,000-\$86,000. other consid and 100

12th st E, No 522, s s, 320.6 e Av A, 25x103.3, 6-sty brk tenement and store. Max Goldberg et al to Joseph Zweigel. Mort \$43,000. Jan 3, 1908. 2:405-19. A \$14,000-\$39,000. other consid and 100

12th st E, No 233, n s, 135 w 2d av, 25x103.3.

12th st E, n s, 160 w 2d av, 0.6x103.3. 6-sty brk tenement.

Nathan Folgeman to Hermina Abeles. ¼ part. All title. Mort \$37,500. Jan 8. Jan 9, 1908. 2:468-45. A \$17,000-\$41,000. 100

12th st E, Nos 648 to 652, s s, 83 w Av C, 75x103.3, two 5 and one 4-sty brk tenements and stores and 3-sty brk building in rear. Jacob Drosin to Julius Drosin. ½ part of ½ part. Jan 2. Jan 8, 1908. 2:394-33 to 35. A \$39,000-\$64,000. other consid and 100

15th st E, No 129, n s, 114.11 e Irving pl, 12.6x103.3, 3-sty brk dwelling. Julius B Fox to Joseph L Bittenwieser. Mort \$-\$. Mar 1. Jan 6, 1908. 3:871-28. A \$8,500-\$10,500. other consid and 100

16th st W, No 245, n s, 263.11 e 8th av, 19x92, 3-sty brk tenement. Julius B Fox to Joseph L Bittenwieser. All liens. Apr 30. Jan 7, 1908. 3:766-16 A \$8,000-\$10,000. other consid and 100

17th st W, No 246, s s, 256.9 e 8th av, runs s 92.1 x e 23.7 x n 7 x w 4.6 x n 85.1 to st, x w 18.9 to beginning, 3-sty frame tenement and store. Julius B Fox to Joseph L Bittenwieser. Mort \$-\$. Nov 10, 1905. Jan 3, 1908. 3:766-69. A \$7,500-\$8,000. other consid and 100

17th st E, No 107, n s, 150 e 4th av, 25x90, 4-sty stone front dwelling. Harriette W Berryman to The John Kroder and Henry Reubel Co, a corpn. Jan 6. Jan 8, 1908. 3:873-8. A \$21,500-\$29,500. other consid and 100

18th st W, No 164, s s, 75 e 7th av, 22x81, 2-sty brk factory.

15th st W, No 226, s s, 347.7 w 7th av, 24.9x86.6, 3-sty stone front dwelling.

Order of court that right of inheritance of an ownership in fee simple of Oscar Rose as HEIR Walton Rose has been established to the satisfaction of the surrogate subject to dower right of Phebe U Rose widow of said Walton Rose. Dec 30. Jan 7, 1908. 3:793-72. A \$11,000-\$14,000; 764-53. A \$10,000-\$13,000.

19th st E, Nos 332 and 334, s s, 280 w 1st av, 40x92, 6-sty brk tenement. FORECLOS, Jan 7, 1908. Isaac B Brennan referee to Rose Schindel. Mort \$45,000. Jan 8, 1908. 3:924-48. A \$20,000-\$58,000. 67,000

21st st W, No 56, s s, 169.9 e 6th av, 25x92, 4-sty brk dwelling. Benj O Chisolm and Bessie R his wife to Mary A Chisolm. Feb 24, 1904. Jan 9, 1908. 3:822-71. A \$52,000-\$57,000. other consid and 100

21st st W, Nos 326 and 328, s s, 375 w 8th av, 49.6x92, two 5-sty brk tenements. Wm S Dempsey to Michl J Dempsey. Mort \$40,000. Jan 8, 1908. 3:744-55 and 56. A \$22,000-\$54,000. other consid and 100

21st st W, No 35, n s, 521.2 w 5th av, 25x98.9. 9 and 10-sty brk and stone office and store building. Hotel St James, a corpn, to Edw H Litchfield, of Brooklyn. Mort \$85,000. Dec 20. Jan 8, 1908. 3:823-19. A \$52,000-\$116,000. nom

22d st W, No 421, n s, 166.8 w 9th av, 16.8x98.8, 5-sty brk dwelling. U S Trust Co of N Y EXR James Birchett to Alfred Birchett. June 17. Jan 6, 1908. 3:720-37. A \$8,000-\$11,000. 15,000

25th st W, No 338, s s, 350 e 9th av, runs e 25 x s 74.9 x e 50 x s 24 x w 75 x n 98.9 to beginning, 5-sty brk tenement and store and 3-sty brk building in rear. Eliz C Quinn Rodriguez to Rose A Fox. All title. B & S and correction deed. Jan 2. Jan 6, 1908. 3:748-63. A \$13,000-\$22,000. nom

Same property. Rose A Fox et al to Maria Muscato. Jan 4. Jan 6, 1908. 3:748. 100

25th st W, No 336, s s, 375 e 9th av, 25x74.9, 5-sty brk tenement. Patrick J Fox to Maria Muscato. Jan 4. Jan 6, 1908. 3:748-62. A \$9,000-\$15,000. 100

26th st E, No 322, s s, 300 w 1st av, 25x98.9, 5-sty brk tenement. Osias Krauss to Adela wife of Osias Krauss. Mort \$19,750. Jan 8, 1908. 3:931-43. A \$9,000-\$19,000. other consid and 100

27th st E, No 138, s s, 120 e Lexington av, runs s 98.9 x w 20 x n 3.3 x w 5 x n 95.6 to st, x e 25 to beginning, 4-sty brk mission. Notice is hereby given that infringement will lead to prosecution.



- with 1-sty brk extension. John Martin to Christopher Sherry. Mort \$30,000. Jan 4. Jan 8, 1908. 3:882-60. A \$15,000-20,000. 100
- 29th st E, Nos 327 and 329, n s, 322.3 e 2d av, 44x98.9, two 5-sty brk tenements. Jacob Hirsch to Francesco Genovese. Mort \$22,000. Jan 7. Jan 8, 1908. 3:935-19 and 20. A \$16,000-\$21,000. other consid and 100
- 29th st E, No 40, s s, 162.6 w 4th av, 20.10x98.9, 4-sty stone front dwelling. Mary K Van Rensselaer to Mary H Nammack. Mort \$16,000. Jan 6, 1908. 3:858-50. A \$35,000-\$41,500. other consid and 100
- 31st st W, No 421, n s, 300 w 9th av, 25x98.9, 5-sty brk tenement. Samuel Harris to Seamon Sylvester. 2-3 parts. Mort \$23,500. Jan 6. Jan 7, 1908. 3:729-23. A \$9,000-\$24,000. other consid and 100
- 34th st E, No 149, n s, 191.8 e Lexington av, 20.10x100, 4-sty stone front dwelling. The Farmers Loan and Trust Co EXR Virena D Fitch to Geo G Moore. Jan 3. Jan 7, 1908. 3:890-34. A \$20,000-\$24,000. 52,500
- 39th st E, No 239, n s, 187.8 w 2d av, 19.1x98.9, 3-sty brk tenement. Isabella Unger to Rees & Rees, a corpn. Mort \$9,500. Jan 2. Jan 3, 1908. 3:920-23. A \$7,500-\$10,000. other consid and 100
- 39th st E, No 241, n s, 168.4 w 2d av, runs w 19.4 x n 98.9 x e 19.9 x s 95 to c l former Samuel st, x again s 4 to beginning, 3-sty brk tenement. Isabella Unger to Rees & Rees, a corpn. Mt \$12,000. Jan 2. Jan 3, 1908. 3:920-24. A \$7,500-\$10,000. other consid and 100
- 41st st W, No 441, n s, 250 e 10th av, 25x98.9, 1-sty brk store. Thos M Walsh et al EXRS Thos H Walsh to Thomas Sharlow. Jan 2. Jan 3, 1908. 4:1051-11. A \$10,000-\$10,000. 14,000
- 45th st W, Nos 52 and 54, s s, 280 e 6th av, 40x100.5, two 3-sty stone front dwellings. Emily E Burns to Susie E Fitchett, of Highland Falls, N Y. Mort \$66,000. Dec 24. Jan 8, 1908. 5:1260-62 and 63. A \$79,000-\$87,000. other consid and 100
- 46th st E, Nos 345 and 347, n s, 100 w 1st av, 40x100.5, two 4-sty brk tenements and stores. Isidore L Broadwin et al to Marcus Rosenthal. Mort \$21,000. Jan 7. Jan 9, 1908. 5:1339-21 and 22. A \$14,000-\$20,500. other consid and 100
- 52d st W, No 110, s s, 180 w 6th av, 20x76.9x20.4x80.5, 4-sty brk tenement and store. Raymond S Wood to Caroline L Foley. Mt \$20,750. Oct 14, 1907. Jan 8, 1908. 4:1064-40. A \$20,000-\$27,000. 100
- 56th st E, Nos 314 and 316, s s, 190 e 2d av, 40x100.5, 6-sty brk tenement and store. Annie Levy and ano to Hyman Levy. Q C. Jan 6. Jan 8, 1908. 5:1348-44. A \$16,000-\$50,000. nom
- 61st st W, Nos 239 and 241, n s, 200 e West End av, 50x100.5, two 5-sty brk tenements. Israel Goldberg to Lena C Goldberg. Mort \$36,000. Jan 7. Jan 8, 1908. 4:1153-9 and 10. A \$12,000-\$28,000. other consid and 100
- 64th st W, No 16, s s, 250 w Central Park West, 25x100.5, 5-sty brk tenement. Jas E Mitchell to Agnes wife James E Mitchell. Mort \$20,000. Dec 24. Jan 6, 1908. 4:1116-43. A \$22,000-\$31,000. other consid and 100
- 65th st W, No 20, s s, 275 w Central Park West, 25x100.5, 5-sty brk tenement. Chas L Kingsley to Mary H wife of James R Soley. C a G. Mort \$28,000. Nov 14, 1900. Jan 8, 1908. 4:1117-44. A \$20,000-\$31,000. nom
- 66th st E, Nos 328 and 330, s s, 316.8 e 2d av, 33.4x100, with all title to strip in rear to c l of blk, 6-sty brk tenement. David Lentin to Pietro Grassi  $\frac{3}{4}$  parts, and Carmela Grassi  $\frac{1}{4}$  part. Mort \$33,000. Jan 9, 1908. 5:1440-39. A \$12,000-P \$20,000. other consid and 100
- 67th st E, No 222, s s, 310 e 3d av, 40x100.5, 6-sty brk tenement. Max Rubinson to Josef and Isaac Guzy. Mort \$51,250. Dec 30. Jan 3, 1908. 5:1421-36. A \$20,000-\$52,000. nom
- 68th st W, No 110, s s, 100 w Columbus av, 18x100.5, 4-sty and basement brk dwelling. Marion B Kress to Warren Leslie. Mt \$21,000. Jan 9, 1907. 4:1140-37. A \$13,000-\$22,000. other consid and 100
- 72d st W, s s, 425 w West End av, —x—. Agreement
- 71st st W, n s, Abrogating restrictions. Johnson-Kahn Co with Metropolitan Life Ins Co. April 24, 1906. Jan 3, 1908. 4:1183. nom
- 76th st E, Nos 519 and 521, n s, 298 e Av A, 50x102.2, 6-sty brk tenement and store. Celia Friedman to Belwood Realty Co. Mort \$57,000 and all liens. Dec 27. Jan 3, 1908. 5:1488-13. A \$11,000-\$52,000. nom
- 78th st E, No 164, s s, 225 w 3d av, 25x102.2, 5-sty brk tenement. Charlotte M Stegman et al to Peter Wolfe. Mort \$19,000. Jan 6, 1908. 5:1412-46. A \$15,000-\$28,000. other consid and 100
- 79th st E, Nos 305 and 307 East. Power of attorney. Henry and Isaac Blum to Leopold Hutter. Dec 31. Jan 8, 1908. 5:1542. nom
- 79th st E, Nos 303 and 305, n s, 70 e 2d av, runs n 76.7 x e 30 x n 25.6 x e 25 x s 102.2 to st x w 55 to beginning, two 4-sty stone front tenements. Louis Marks to Sarah Wolff. Mort \$33,100. Jan 4. Jan 8, 1908. 5:1542-4 $\frac{1}{2}$  and 5. A \$17,500-\$41,500. nom
- 80th st E, No 445, n s, 131.3 w Av A, 24.9x102.2, 5-sty brk tenement. A Edward Engel EXR John L Engel to Helena Engel and Katie Shine. Mort \$6,000. Dec 4. Rerecorded from Dec 9, 1907. Jan 6, 1908. 5:1560-19. A \$8,000-\$15,000. 21,000
- 81st st E, No 235, n s, 175 w 2d av, 25x102.2, 6-sty brk tenement and store. Herman Oppenheim to Leopold Rothschild. Mt \$31,000. Jan 8, 1908. 5:1527-17. A \$10,500-\$32,000. other consid and 100
- 83d st W, No 328, s s, 340 w West End av, runs s 102.2 x w 35 x n 63.2 x w 25 x n 39 to st, x e 60 to beginning, 6-sty brk and stone tenement. Apartment Realty Co to Marie True. Mort \$114,150. Dec 28. Jan 3, 1908. 4:1245-40. A \$40,000-\$90,000. nom
- 84th st E, Nos 233 to 237, n s, 201.8 w 2d av, 60x102.2, 6-sty brk tenement. Parnass & Dellon Realty Co to Eva Brown. Mort \$74,000. Jan 9, 1908. 5:1539-14 $\frac{1}{2}$  to 16. A \$24,000-\$—. other consid and 100
- 84th st E, No 417, n s, 201.6 e 1st av, 18.6x102.2, 4-sty stone front tenement. A Edward Engel EXR John L Engel to Edward or A Edward Engel. Mort \$6,000. Dec 4. Rerecorded from Dec 9, 1907. Jan 6, 1908. 5:1564-9. A \$5,500-\$11,500. 13,500
- 86th st E, Nos 422 and 424, s s, 219 e 1st av, 50x102.2, two 4-sty stone front tenements and stores. Julius Drosin to Jacob Drosin.  $\frac{1}{2}$  of  $\frac{1}{2}$  part. Jan 2. Jan 8, 1908. 5:1565-40 and 41. A \$18,000-\$32,000. other consid and 100
- 86th st W, No 29, n s, 389.6 w Central Park West, 22x100.8, 4-sty and basement brk dwelling. Rebecca Tannenbaum to Jacob Oppenheim. Mort \$30,000. Jan 6. Jan 7, 1908. 4:1200-17. A \$23,000-\$44,000. other consid and 100
- 86th st E, No 433, n s, 239 w Av A, 18x100.8, 4-sty stone front tenement, also all right, title and interest to following: Interior lot at c l of block bet 86th st and 87th st and 257 w Av A, runs n 10 x e 27 x s 10 x w 27 to beginning, vacant. Elizabeth Hillenbrand to Samuel Friedelson. Jan 2. Jan 3, 1908. 5:1566-15. A \$6,000-\$10,000. other consid and 100
- 89th st W, Nos 137 and 139, n s, 225 e Amsterdam av, 50x100.8, 5-sty brk garage. Wm C Strange, Jr, to Acton Garage, Inc, a corpn. Mort \$50,000. Jan 6. Jan 9, 1908. 4:1220-10. A \$23,000-\$58,000. other consid and 100
- 91st st W, No 22, s s, 194 w Central Park West, 18x100.8, 4-sty and basement brk dwelling. Central Trust Co of N Y EXR and TRUSTEE John J Lynes to Morris Vogel. Jan 2. Jan 3, 1908. 4:1204-40 $\frac{1}{2}$ . A \$12,000-\$22,000. nom
- 92d st W, No 151, n s, 262 e Amsterdam av, 17x100.8, 3-sty and basement stone front dwelling. Jane A Hind to Margaret Hind.  $\frac{1}{2}$  part. All title. Jan 3, 1908. 4:1223-11 $\frac{1}{2}$ . A \$10,000-\$16,500. nom
- 95th st E, No 333, n s, 140 w 1st av, 35x100.8, 6-sty brk tenement and store. James Magnus to Katie Goldberg. Mort \$41,000. Dec 9. Jan 3, 1908. 5:1558-20. A \$10,000-\$42,000. each
- 96th st E, Nos 57 and 59, n s, 150 e Madison av, 50x100.11, 6-sty brk tenement. Arthur E Silverman Building Co to Eva Stich. All liens. Jan 3. Jan 8, 1908. 6:1602-assessed with lot 25. other consid and 100
- Same property. Eva Stich to Matilda Epstein, Carrie R Basch and Charles Stich. Morts \$95,750. Jan 6. Jan 8, 1908. 6:1602. other consid and 100
- 98th st W, No 46, s s, 450 w Central Park West, 25x100.11, vacant. Charles Buchbaum to Gay Construction Co. B & S and C a G. Mort \$22,500. Jan 7. Jan 8, 1908. 7:1833-51. A \$11,000-\$11,000. other consid and 100
- 98th st E, No 223, n s, 335 e 3d av, 25x100.11.
- 98th st E, No 225, n s, 225 w 2d av, 25x100.11. vacant. PARTITION, June 12, 1907. Edmond E Wise ref to Gustave Hafer. Nov 26. Jan 3, 1908. 6:1648-14 and 15. A \$16,000-\$16,000. 16,000
- Same property. Gustave Hafer to Chas V Shehlin. Nov 26. Jan 3, 1908. 6:1648. other consid and 100
- 99th st W, Nos 151 and 153, on map Nos 149 and 151, n s, 235 e Amsterdam av, 40x100.11, 6-sty brk tenement. Release mort. Irving Judis to Samuel Friedelson. Jan 2. Jan 3, 1908. 7:1854-11. A \$16,000-\$54,000. nom
- Same property. Samuel Friedelson to Elizabeth Hillenbrand. Mt \$52,000. Jan 2. Jan 3, 1908. 7:1854. other consid and 100
- 101st st E, No 315, n s, 400 w 1st av, 25x100.10, 6-sty brk tenement and store. Moses Rosenthal et al to Frank S Moore. B & S. Mort \$30,150. Jan 3. Jan 6, 1908. 6:1673-10. A \$6,000-\$27,000. other consid and 100
- 102d st W, No 102, s s, 80 e Columbus av, 20x100.11. Power of attorney. Wm H Seebeck et al to Emelie Seebeck. Dec 12. Jan 4, 1908. 7:1837.
- 102d st E, Nos 332 to 336. Agreement as to ownership, profits, &c. Bessie Walcoff with Isaac Bittker. Feb 9, 1906. Jan 9, 1908. 6:1673.
- 104th st W, Nos 3 and 5, n s, 100 w Central Park West, 50x100.11, 6-sty brk tenement. Samuel Mayers to Samuel Mayers Realty Co, a corpn. Mort \$65,000. Dec 30. Jan 6, 1908. 7:1840-27. A \$23,000-\$88,000. nom
- 104th st E, No 248, s s, 75 w 2d av, 25x50.11, 5-sty brk loft and store building. Nathan B Roberts EXR and TRUSTEE Edward Roberts to Estate of Edward Roberts, a corpn. Mort \$10,000. Dec 31. Jan 3, 1908. 6:1653-28 $\frac{1}{2}$ . A \$4,500-\$10,000. nom
- 104th st E, No 75, n s, 49.3 w Park av, 15.8x75, 3-sty stone front dwelling. Ray wife of and Samuel Levin to Myer Bach. Mort \$8,350. Jan 3. Jan 4, 1908. 6:1610-34 $\frac{1}{2}$ . A \$4,500-\$6,000. other consid and 100
- 107th st E, No 226, s s, 250 w 2d av, 25x100.11, 4-sty brk tenement. Minnie Grossman to Emil Ott of Hartford, Conn.  $\frac{1}{2}$  right, title and interest. Mort \$11,000. June 20. Jan 7, 1908. 6:1656-35. A \$7,000-\$16,000. other consid and 100
- 108th st E, Nos 315 to 337, n s, 100 w 1st av, 300x100.11, six 6-sty brk tenements and stores. FORECLOS, Dec 17, 1907. Walter B Caughlan referee to Isidore Jackson and Abraham Stern. Morts \$151,000 and all liens. Dec 19. Jan 4, 1908. 6:1680-11 to 21. A \$75,000-\$270,000. 225,000 over and above morts
- 108th st E, Nos 315 to 337, n s, 100 w 1st av, 300x100.11, six 6-sty brk tenements and stores. Isidore Jackson et al to Max Kurzrok, of Brooklyn. Morts \$151,000. Dec 20. Jan 4, 1908. 6:1680-11 to 21. A \$75,000-\$270,000. other consid and 100
- 111th st E, No 176, s s, 170 w 3d av, 17.6x100.10, 3-sty brk dwelling. Bernard Branner to Josephine J Schnurmacher. Mort \$8,000. Jan 3. Jan 4, 1908. 6:1638-42 $\frac{1}{2}$ . A \$6,500-\$8,000. other consid and 100
- 113th st W, No 132, s s, 256 e 7th av, 19x100.11, 5-sty brk tenement. Joseph Ginsburg to George Cohen. Mort \$20,000. Jan 6. Jan 7, 1908. 7:1822-53. A \$8,300-\$20,000. other consid and 100
- 114th st W, s s, 414 e Lenox av, strip, 0.9x100.11. Sarah B wife Alfred W Franke to Resi Herskovitz. Q C and correction deed. May 6, 1907. Jan 4, 1908. 6:1597. 50
- 114th st E, No 246, s s, 100 w 2d av, 21x100.11, 4-sty stone front tenement. James W Randell and ano to Joseph Scher. All title. Q C. Dec 30. Jan 9, 1908. 6:1663-31. A \$6,000-\$12,000. nom
- 114th st W, No 115, n s, 277.6 w Lenox av, 26.3x100.11, 5-sty brk tenement. Siegfried Levy to Marie wife of Siegfried Levy. Q C. Jan 9, 1908. 7:1824-20. A \$11,500-\$27,000. other consid and 100
- 115th st W, No 50, s s, 308 e Lenox av, 17x100.11, 5-sty brk tenement. Ludwig Freund to Rachael Freund.  $\frac{1}{2}$  part. Mort \$19,000. Jan 8. Jan 9, 1908. 6:1598-59. A \$8,000-\$17,500. nom
- 115th st E, No 167, n s, 257.6 w 3d av, 12.6x100, 3-sty stone front dwelling. Zusman Alpert to Millie Block, of Brooklyn. All liens. Jan 4. Jan 6, 1908. 6:1643-27. A \$4,000-\$6,000. nom
- 115th st E, No 167 $\frac{1}{2}$ , n s, 245 w 3d av, 12.6x100, 3-sty stone front dwelling. Zusman Alpert to Julius Donn, of Brooklyn. All liens. Jan 4. Jan 6, 1908. 6:1643-27 $\frac{1}{2}$ . A \$4,000-\$6,000. nom
- 116th st E, No 71, n s, 50 e Madison av, 30x100, with all title to strip 30x0.10 adj on north, 5-sty brk tenement. Rosetta Alexander to Cecilia Reich, of Brooklyn. All title. Mort \$36,500. Dec 21. Jan 6, 1908. 6:1622-23. A \$17,000-\$32,000. nom



- 116th st E, No 347, n s, 150 w 1st av, 20x100.11, 3-sty stone front dwelling. Henrietta H Furbush to Robert Kunitzer. Dec 31. Jan 4, 1908. 6:1688-20. A \$5,500-\$11,000. 100
- 116th st W, No 136, s s, 214.6 e 7th av, 32x100.11, 5-sty brk tenement and store. Ferdinand Marx to Julia Raudnitz. Mort \$42,000. Jan 2. Jan 4, 1908. 7:1825-54. A \$23,000-\$44,000. other consid and 100
- 117th st E, Nos 127 to 135, on map Nos 129 to 135, n s, 65 w Lexington av, 75x109.11, two 6-sty brk tenements and stores. Isidore Jackson et al to Max Kurzrok, of Brooklyn. Morts \$68,000. Dec 20. Jan 4, 1908. 6:1645-12 and 14. A \$30,090-\$94,000. other consid and 100
- 117th st E, Nos 133 and 135, n s, 65 w Lexington av, 37.6x100.11, 6-sty brk tenement and store. Mort \$34,000.
- 117th st E, Nos 127 and 129, on map Nos 129 and 131, n s, 102.6 w Lexington av, 37.6x100.11, 6-sty brk tenement and store. Mort \$34,000.
- FORECLOS, Dec 18, 1907. Walter B Caughlan referee to Isidore Jackson and Abraham Stern. Dec 19. Jan 4, 1908. 6:1645-12, 14. A \$30,000-\$94,000. Each parcel \$20,000 (total \$40,000) over and above morts of \$68,000.
- 118th st E, No 159, n s, 235 w 3d av, 25x100.11, 3-sty brk dwelling. Louis Bleier to Chevra Bnai Israel Salant Ansche Zameit, a religious corpn. Mort \$12,000. Jan 6, 1908. 6:1767-27. A \$8,500-\$10,000. other consid and 100
- 119th st E, No 135, n s, 333.9 e Park av, 18.9x100.11, 4-sty brk tenement. Harris Tow to Abram G Abramson. All title to 1/2 part. Mort \$9,500. Jan 3. Jan 6, 1908. 6:1768-15. A \$5,300-\$11,000. nom
- 119th st W, No 115, n s, 207 w Lenox av, 18x100.11, 3-sty and basement stone front dwelling. Samuel H Emanuel to Jacob Zweig. Mort \$14,000. Jan 2. Jan 3, 1908. 7:1904-23. A \$8,600-\$19,000. other consid and 100
- 120th st W, No 303, n s, 100 w 8th av, 25x100.11, 5-sty brk tenement. Sarah Rothman to Deana G Epstein. Mort \$21,000. Jan 6. Jan 7, 1908. 7:1947-28. A \$10,000-\$24,000. other consid and 100
- 120th st E, Nos 235 and 237, n s, 185 w 2d av, 37.6x100.11, 6-sty brk tenement and store. Isidore Jackson et al to Max Kurzrok, of Brooklyn. Mort \$35,000. Dec 20. Jan 4, 1908. 6:1785-17. A \$11,000-P \$40,000. other consid and 100
- 120th st E, Nos 235 and 237, n s, 185 w 2d av, 37.6x100.11, 6-sty brk tenement and store. FORECLOS, Dec 17, 1907. Walter B Caughlan referee to Isidore Jackson and Abraham Stern. Mort \$35,000. Dec 19. Jan 4, 1908. 6:1785-17. A \$11,000-P \$40,000. 15,000 over and above morts
- 122d st W, No 515, on map Nos 515 and 517, n s, 250 w Amsterdam av, 62.6x90.11, 6-sty brk tenement. Krulwitch Realty Co to Lewis Krulwitch. Mort \$160,000. Jan 2. Jan 3, 1908. 7:1977-21. A \$30,000-\$90,000. other consid and 100
- 124th st W, No 254, s s, 174.6 e 8th av, 16.8x100.11, 4-sty brk tenement. Lina P Webster to Joseph T B Jones. Dec 4. Jan 3, 1908. 7:1929-57. A \$7,500-\$11,000. nom
- Same property. Joseph T B Jones to Albertine M Melius, O tile M Boscher, Henry O Heuer and Diedrich Heuer EXRS and TRUSTEES Henry Heuer. Mort \$10,000. Jan 3, 1908. 7:1929. 100
- 124th st W, Nos 234 to 242, s s, 360 e 8th av, 100x100.11, five 4-sty stone front tenements. William Harison to Annie D Wallace. B & S. Jan 3. Jan 8, 1908. 7:1929-49 to 52. A \$44,000-\$65,000. nom
- Same property. Annie D Wallace to William Harison and Mary D Varnum, joint tenants. C a G. Mort \$50,000. Jan 8, 1908. 7:1929. nom
- 125th st W, No 529, n s, 350 e Broadway, 25x99.11, 5-sty brk tenement. Adolph Kornbluh et al to Bernard Semel. Mort \$22,000. Dec 4, 1908(?), probably should be Jan 4, 1908. Jan 6, 1908. 7:1980-16. A \$10,000-\$18,000. other consid and 100
- 126th st E, No 164, s s, 126 w 3d av, runs s 75 x w 5 x s 124.10
- 125th st E, No 165, to n s 125th st, x w 31 x n 199.10 to s s 126th st, x e 36 to beginning, part 3-sty brk theatre "Gotham." W Emlen and John E Roosevelt TRUSTEES Frederick Roosevelt to Timothy D Sullivan and Geo J Kraus. All liens. Dec 31. Jan 7, 1908. 6:1774-31. A \$65,000-\$100,000. 125,000
- 126th st E, No 219, n s, 204.9 e 3d av, 16x99.11, 3-sty stone front tenement.
- 126th st E, No 221, n s, 220.9 e 3d av, 16.9x99.11, 3-sty stone front tenement.
- 109th st E, No 203, n s, 92 e 3d av, 18x100.11, 4-sty brk tenement.
- Cornelius Duggan and Gustave A Hurlimann to Dorothy F Duggan and Elizabeth F Hurlimann, all of Brooklyn. B & S. May 27. Jan 3, 1908. 6:1791-9 and 9 1/2. A \$9,000-\$16,000. 6:1659-4 1/2. A \$5,000-\$11,000. nom
- 127th st E, No 59, n s, 254 w Park av, 18x99.11, 3-sty stone front dwelling. Henry E Stevens, Jr, to Lewis W Wright. B & S and C a G. Jan 6. Jan 7, 1908. 6:1752-26. A \$6,000-\$9,500. other consid and 100
- 127th st E, No 59, n s, 254 w Park av, 18x99.11, 3-sty stone front dwelling. Lewis W Wright to Henry E Stevens, Jr. B & S and C a G. Mort \$7,500. Jan 7, 1908. 6:1752-26. A \$6,000-\$9,500. other consid and 100
- 127th st W, Nos 305 and 307, n s, 109.6 w 8th av, 50.6x99.11, two 5-sty brk tenements. Joseph Ettlinger and ano HEIRS, &c, Lewis Newman to Milton Mayer. Mort \$48,000. Jan 3. Jan 4, 1908. 7:1954-26 and 27. A \$18,000-\$44,000. other consid and 100
- 128th st E, Nos 168 and 170, s s, 138.9 w 3d av, 38.6x99.11, two 3-sty brk dwellings. Isaac Helfer to Sand Realty Co. Mort \$15,000. Dec 26. Jan 6, 1908. 6:1776-43 and 44. A \$12,000-\$16,000. 100
- 130th st W, No 220, s s, 245 w 7th av, 20x99.11, 3-sty and basement stone front dwelling. Edward Lissman et al to Hebrew Tabernacle Association. Mort \$13,500. Jan 8. Jan 9, 1908. 7:1935-44. A \$8,000-\$11,500. other consid and 100
- 130th st W, No 220, s s, 245 w 7th av, 20x99.11, 3-sty and basement stone front dwelling. Harriet S H Tuller to Edward Lissman and Herman Minzesheimer. Mort \$11,000. Jan 8. Jan 9, 1908. 7:1935-44. A \$8,000-\$11,500. other consid and 100
- 131st st E, No 51, n s, 175 w Park av, 25x99.11, 5-sty brk tenement. Isaac Mannheimer to Sarah Weiss. Mort \$23,000. Dec 23. Jan 9, 1908. 6:1756-29. A \$7,500-\$23,000. other consid and 100
- 132d st W, No 149, n s, 250 e 7th av, 25x99.11, 5-sty brk tenement. Caroline Straube to Henry J Kelly. Mort \$17,500. Jan 2. Jan 7, 1908. 7:1917-12. A \$10,000-\$21,000. other consid and 100
- 133d st W, Nos 534 to 538, s s, 362.6 w Amsterdam av, 52.6x99.11, three 4-sty brk tenements. Harry Held to Samuel Krouse. Mt \$22,000. Jan 2. Jan 3, 1908. 7:1986-111 to 113. A \$15,600-\$30,000. nom
- 133d st W, Nos 233 and 235, n s, 375.6 e 8th av, 39x99.11, two 4-sty brk tenements. Jonas King to Mollie Streicher, of Brooklyn. Mort \$30,000. Jan 7. Jan 8, 1908. 7:1939-16 and 17. A \$16,600-\$28,000. other consid and 100
- 134th st E, Nos 60 to 64, on map Nos 60 and 62, s s, 140 w Park av, 75x99.11, two 6-sty brk tenements. David Klein to Isidor C Greenblatt, of Brooklyn. Mort \$86,400 and all liens. Dec 19. Jan 3, 1908. 6:1758-43 and 45. A \$16,000-\$84,000. other consid and 100
- 138th st W, n s, 270 w 5th av, 25x99.11, vacant. Frederick W Meyer to Chas H Meyer. B & S. Dec 2. Jan 3, 1908. 6:1736-26. A \$8,000-\$8,000. nom
- 141st st W, Nos 227 and 229, n s, 400 w 7th av, 62.6x99.11, 6-sty brk tenement. Delta Realty Co to Edward Greenberg and Henry L Rosenthal. Morts \$82,500. Jan 3. Jan 4, 1908. 7:2027-14. A \$22,500-\$78,000. other consid and 100
- 143d st W, n s, 125 w Broadway, 150x99.10, vacant. Arthur H Levis to Leo M Klein and Samuel Jackson. 1-3 part. Mort \$36,000. Dec 24. Jan 8, 1908. 7:2090-21 to 26. A \$48,000-\$48,000. nom
- 145th st W, No 515, n s, 266.8 w Amsterdam av, 33.4x99.11, 5-sty brk tenement. Martha B Mosher to Arthur Cassot. Morts \$35,000. Jan 9, 1908. 7:2077-20. A \$16,000-\$35,000. other consid and 100
- 146th st W, n s, 100 w 7th av, 125x99.11, vacant. FORECLOS, Dec 6, 1907. Adelma H Burd ref to Isaac Helfer. Mort \$36,000. Jan 7. Jan 8, 1908. 7:2032-23 to 27. A \$35,000-\$35,000. 1,000
- 146th st W, Nos 506 to 512, s s, 100 w Amsterdam av, 80x99.11, two 6-sty brk tenements. Olive M wife of and Albert Hughes to Christopher Sherry. Morts \$111,500 and all liens. Jan 6. Jan 8, 1908. 7:2077-37 and 38. A \$32,000-\$100,099. 100
- 146th st W, Nos 506 to 512, s s, 100 w Amsterdam av, 80x99.11, two 6-sty brk tenements. Christopher Sherry to John Martin. Morts \$111,500 and all liens. Jan 6. Jan 8, 1908. 7:2077-37 and 38. A \$32,000-\$100,000. other consid and 100
- 147th st W, No 618, s s, 150.6 w Broadway, 24x99.11, 3-sty brk dwelling. FORECLOS, Jan 3, 1908. Chas C Peters referee to William Mylius. Mort \$13,208.34. Jan 6, 1908. 7:2093-40. A \$8,000-\$16,000. 4,205
- 148th st W, No 204, s s, 137.6 w 7th av, 37.6x99.11, 5-sty brk tenement. Benj L Weil and ano to Adam J Hafner. Mort \$37,000. Jan 2. Jan 7, 1908. 7:2033-40. A \$10,500-\$35,000. nom
- 156th st W, s s, 150 w Amsterdam av, 150x99.11, 2-sty brk dwelling, 1 and 2-sty frame buildings, vacant. Business Mens Realty Co to Berliner & Greenberg, a corpn. Mort \$57,000. Dec 31. Jan 8, 1908. 8:2114-26 to 30. A \$60,000-\$61,500. other consid and 100
- 163d st W, n s, 100 e Broadway, 265x99.11, vacant. Leonard Weill to Ernest Weill. 1-9 part. Mort \$80,000 on whole. Jan 6, 1908. 8:2122-127. A \$85,000-\$85,000. other consid and 100
- 179th st W, n s, 100 e St Nicholas av, 50x100, vacant. Theo A Moolten to Jacob Oshlag. Mort \$15,250. Nov 23. Jan 4, 1908. 8:2153-55. A \$12,000-\$12,000. nom
- 210th st W, n e s, at s e s 9th av, 100x99.11, vacant. Celia W 9th av. Fisch to Lizzie S Newman. 1/2 part. Mort \$17,500. Dec 31. Jan 3, 1908. 8:2191-1. A \$18,000-\$18,000. nom
- 215th st W, s s, contains 3 144-1,000 acres with land under 14th av, w s water, &c, and known as plot 22 part farm
- 214th st W, n s of Samuel Thomson, known as Mt Washington, Hudson River, e s ton.
- Plot begins at a stake in line of fence between lands of Childs & de Rivera, which stake is 1.9 s e from a sawed hemlock stump and 75 w 14th av, runs s 259.10 x w 389.5 to original high water mark on east shore of Hudson River, x n 259.11 x e 382.3 to beginning, being west part of lot 23, on said map, and contains 2 301-1,000 acres.
- With all title to land under water, &c, in front of said lot 23.
- Mitchell A C Levy to Mary J McDonald. Sub to mort \$20,000 and right of way and of wharfage. Jan 6, 1908. 8:2256-431 and 455. A \$26,000-\$30,000. 2257-80, 90 and 95. A \$8,500-\$8,500. 2259. other consid and 100
- 215th st W, s s, extends from 14th av to Hudson River, being
- 214th st W, n s, lot 22 map part of farm late of Saml Thomson, contains 3 144-1,000 acres.
- All title to land under water in front of above.
- Plot begins at stake in line of fence which divides lands now or late of Yetta Childs from lands now or late of Joseph de Rivera, distant 75 w 14th av, runs s 259.10 x w 389.5 to original high water line on e s Hudson River, x n 259.11 x e 382 to beginning being west part of lot 23 map property Saml Thomson, contains 2 301-1,000 acres with land under water, &c, in front of lot 23, vacant.
- Mary J McDonald to Mitchell A C Levy. Mort \$25,000. Jan 6. Jan 7, 1908. 8:2256-431 to 455. A \$26,000-\$30,000. 2257-80, 90 and 95. A \$8,500-\$8,500. 8:2259. other consid and 100
- Av C, No 58, e s, 48 n 4th st, 24x64.3, 5-sty stone front tenement and store. Julius Stoloff et al to Adolf Roth 3/4 part and Ike Roth 1/4 part. Mort \$19,000. Jan 2. Jan 3, 1908. 2:374-3. A \$12,000-\$21,000. other consid and 100
- Amsterdam av, Nos 928 and 930, w s, 59.9 s 106th st, 41.1x100, two 5-sty stone front tenements and stores. Abraham Kaufman to Geraldine B wife of Geo Boochever. All title. Jan 2. Jan 9, 1908. 7:1877-33 and 34. A \$28,000-\$40,000. nom
- Amsterdam av, e s, abt 1,161 n e, e and s e on curve from St Nicholas av, deed reads parcel 23 map No 697, of 128 acres estate Isaac Dyckman, Fort George property, being part conveyed by Dyckman to Waterhouse and recorded Dec 3, 1868, which lies bet e s of Amsterdam av and w s Fort George Park, being 100 on Amsterdam av, and extending back to west line of Fort George Park, the n s, being 333 ft deep and s s about 346 ft deep and 311 on w line of said park, except part for Dyckman st, the speedway and Fort George Park and portion fronting on Harlem River, conveyed by Waterhouse to Seybel, vacant. Van Cortlandt Realty Co to Merrills Park Co, a corpn. Mort \$95,000 and all liens. Jan 2. Jan 6, 1908. 8:2149-229. A \$12,500-\$17,500. other consid and 100
- Audubon av, n w cor 180th st, 100x100, vacant. Howard T Cole to Mabel K Whiteman. All liens. Jan 7, 1908. 8:2153-77 and 80. A \$40,000-\$40,000. other consid and 100
- Audubon av, w s, 25 n 180th st, 75x100, vacant. Lorenz F J Weiher to Howard T Cole, of Brooklyn. Mort \$23,000. Dec 4, 1905. Jan 7, 1908. 8:2153-77. A \$27,000-\$27,000. other consid and 100
- Bowery, No 168, w s, abt 215 n Broome st, 25x100, 4-sty brk loft and store building. Harry Wittenberg to Keats Company, a corpn. B & S. All liens. Dec 31. Jan 6, 1908. 2:478-32. A \$24,000-\$27,000. other consid and 100
- Bowery, No 290, w s, 44 n Houston st, 22x78.4x21.11x79.6, 5-sty brk loft and store building. Louisa Minturn to Mayer and Wolf Sanft and Frank Rosenstein. B & S. Jan 9, 1908. 2:521-St. A \$15,000-\$22,000. other consid and 100



Broadway, No 1555 | w s, 47.8 n 46th st, runs w 88.11 x s 46th st, Nos 203 to 217 | 46.7 to n s 46th st, x w 139 x n 100.5 x e 139 x s 30.6 x e 83.4 to Broadway, x s 23.10 to beginning, 4-sty brk tenement and store and eight 4-sty brk tenements, store in No 203. Thos J and Michael J Shanley to Dillingham Theatre Company, a corpn. Mort \$275,000. Jan 8, 1908. 4:1018-20 to 25 and 27. A \$289,000-\$301,000. 100

Fort Washington av, n w cor 178th st, 85.1x138.3x85x134.5, vacant. Release mort. Lawyers Title Ins & Trust Co to Fort Washington Syndicate. Dec 30. Jan 6, 1908. 8:2177-part of lot 50. nom

Same property. Fort Washington Syndicate to Chelsea Methodist Episcopal Church, N Y. Jan 6, 1908. 8:2177. other consid and 100

Lenox av, No 241 | n w cor 122d st, 25.2x80, 4-sty and basement 122d st, No 101 | stone front dwelling. Nathan B Roberts EXR and TRUSTEE Edward Roberts to Estate of Edward Roberts, a corpn. Mort \$22,000. Dec 31. Jan 3, 1908. 7:1907-29. A \$27,000-\$40,000. nom

Lexington av, Nos 1256 to 1260 | s w cor 85th st, 62.2x67.2, three 85th st, No 132 | 4-sty stone front tenements and stores. Jefferson M Levy to Seymour Realty Co, a corpn. Mort \$52,000. Jan 8. Jan 9, 1908. 5:1513-57 to 58. A \$45,000-\$61,000. other consid and 100

Manhattan av, No 117, w s, 145.11 n 104th st, 18x50, 3-sty and basement brk dwelling. Adeline Molyneux to Annie M Backes, of Brooklyn. Mort \$10,000. Dec 4. Jan 7, 1908. 7:1840-51 1/4. A \$5,500-\$10,000. other consid and 100

Old Broadway, Nos 2376 and 2378, e s, 52.5 s 132d st, 51.6x100x 49.8x112.3, 6-sty brk tenement and store. Henry Arnstein to Bertha Arnstein. Mort \$45,000. Jan 3. Jan 6, 1907. 7:1986-50. A \$17,000-\$60,000. other consid and 100

Park av, Nos 1668 and 1670, w s, 100.11 n 117th st, 50.5x90, 6-sty brk tenement and store. Rosa Hyman to Henry Salant. Mort \$52,650 and all liens. Jan 7. Jan 8, 1908. 6:1623-37. A \$18,000-\$54,000. other consid and 100

Park av, No 1680 | n w cor 118th st, 25.11x90, 5-sty brk tenement 118th st, No 77 | and store. Joseph Zweigel to Max Goldberg and Barney Goldstein. Mort \$31,450. Jan 2. Jan 3, 1908. 6:1745-33. A \$11,500-\$30,000. other consid and 100

Riverside Drive, No 64, e s, 87 n 78th st, 25.4x101.8x25x105.10, 4-sty and basement brk and stone dwelling. Talbot Olyphant to H C Trumbower. Mort \$38,500. Sept 14. Jan 7, 1908. 4:1186-56. A \$27,000-\$43,000. other consid and 100

Riverside Drive | n w cor 161st st, 106.1x333.10 to e s N Y C & 161st st | H R R Co, x101x285.

Riverside Drive | s w cor 161st st, 100.9x260.11 to e s said R R 161st st | Co, x101.6x268.5, vacant. 1-5 part. Mort \$180,000. Leo M Klein et al to Arthur H Levis. 1-5 part. Mort \$180,000. and all liens. May 15, 1907. Jan 9, 1908. 8:2135-116 and 96. A \$30,000-\$30,000. other consid and 100

St Nicholas av, No 354 | s e cor 128th st, 25.3x90.2x25x86.6, 5-sty 128th st, No 310 | brk tenement and store. Louis Brenner to Christopher Brenner. Mort \$19,000. Jan 8, 1908. 7:1954-40. A \$14,500-\$32,000. nom

St Nicholas av, s e cor 180th st, 25x100, vacant. Edward Rafter to Stephen J Egan. Mort \$14,000. Dec 31. Jan 4, 1908. 8:2153-36. A \$15,000-\$15,000. other consid and 100

St Nicholas av, s w cor 180th st, 25x100, vacant. Edward Rafter to Stephen J Egan. Mort \$13,000. Dec 31. Jan 4, 1908. 8:2162-37. A \$15,000-\$15,000. other consid and 100

Sherman av, w s, 175 n e Isham st, 125x59.6x140.11x124.7, vacant. Max Marx to Sol Goodman of New Jersey. Mort \$17,500. July 26, 1906. Jan 8, 1908. 8:2228-37. A \$18,000-\$18,000. other consid and 100

St Nicholas av, No 195, w s, 59.3 s 120th st, 29.6x82.11x25.2x67.5, 5-sty stone front tenement and store. Joseph Schmertz et al to Rosa Opoznauer. Mort \$25,700. Jan 4. Jan 8, 1908. 7:1925-55. A \$10,000-\$23,000. other consid and 100

St Nicholas av | n w cor 173d st, 200 to s s 174th st, x100, vacant. 173d st | Zachariah Zacharias to Samuel Eiseman. Mort 174th st | \$81,000. Dec 24. Jan 8, 1908. 8:2143-13 to 20. A \$83,000-\$83,000. nom

1st av, Nos 2105 and 2107 | n w cor 108th st, 50x100, 6-sty brk 108th st, Nos 339 and 341 | tenement and store. FORECLOS, Dec 17, 1907. Walter B Caughlan referee to Isidore Jackson and Abraham Stern. Mort \$60,000. Dec 19. Jan 4, 1908. 6:1680-23. A \$21,000-\$70,000. 34,000 over and above mort

1st av, Nos 2105 and 2107 | n w cor 108th st, 50x100, 6-sty brk 108th st, Nos 339 and 341 | tenement and store. Isidore Jackson et al to Max Kurzrok, of Brooklyn. Mort \$60,000. Dec 20. Jan 4, 1908. 6:1680-23. A \$21,000-\$70,000. other consid and 100

1st av, No 1373, w s, 23 s 74th st, 28.2x60, 4-sty brk tenement and store. Margt J Forbes et al to Frank Mosner. Dec 30. Jan 3, 1908. 5:1448-29. A \$10,000-\$16,000. other consid and 100

Same property. Joseph M Jackson and James C Forbes EXRS Margt J Forbes to same. Dec 30. Jan 3, 1908. 5:1448. nom

1st av, Nos 2405 and 2407 | n w cor 123d st, 50.11x80, three 4-123d st, Nos 367 and 369 | sty stone tenements, stores on av. Nathan B Roberts EXR and TRUSTEE Edward Roberts to Estate of Edward Roberts, a corpn. Mort \$23,000. Dec 31. Jan 3, 1908. 6:1800-23 and 24. A \$12,800-\$28,000. nom

2d av, No 2178 | n e cor 112th st, 18.10x80, 4-sty brk 112th st, Nos 301 and 303 | tenement and store with 1-sty brk extension in st. Henriette Harris to Arthur H Harris. All liens. Jan 2. Jan 4, 1908. 6:1684-1. A \$10,000-\$17,000. other consid and 100

2d av, Nos 2100 and 2102 | n e cor 108th st, 50x100, 6-sty brk 108th st, No 301 | tenement and store. FORECLOS, Dec 17, 1907. Walter B Caughlan referee to Isidore Jackson and Abraham Stern. Morts \$50,000. Dec 19. Jan 4, 1908. 6:1680-1. A \$23,000-P \$50,000. 39,000 over and above morts

2d av, Nos 2100 and 2102 | n e cor 108th st, 50x100, 6-sty brk 108th st, No 301 | tenement and store. Isidore Jackson et al to Max Kurzrok, of Brooklyn. Mort \$50,000. Dec 20. Jan 4, 1908. 6:1680-1. A \$23,000-P \$50,000. other consid and 100

2d av, No 2037, w s, 22 s 105th st, runs - 26.11 x w 100 x n 23.2 x e 50 x n 3.9 x e 50 to beginning, 5-sty brk tenement and store. Julius Drosin to Jacob Drosin. 1/2 and 1/2 part. Jan 2. Jan 8, 1908. 6:1654-27. A \$9,500-\$23,500. 100

2d av, No 1810, e s, 50.8 s 94th st, 24.11x100x25x100, 5-sty brk tenement and store. Thos F Quinn to Marie Lachman. Mort \$23,000. Jan 9, 1908. 5:1556-51. A \$13,000-\$24,000. nom

3d av, No 363, e s, 49.4 n 26th st, 24.8x108, 5-sty stone front tenement and store.

3d av, No 365, e s, 74 n 26th st, 24.8x108, 5-sty brk tenement and store. Joseph E Fitzpatrick HEIR John Fitzpatrick to Sol Haas. Q C. Mort \$57,500. Nov 19. Jan 4, 1908. 3:907-3 and 4. A \$42,000-\$70,500. nom

Same property. Chester A Luff to same. All title. Q C. Nov 20. Jan 4, 1908. 3:907. nom

Same property. George Parr TRUSTEE John Fitzpatrick to same. Mort \$57,500. Nov 20. Jan 4, 1908. 3:907. 75,000

3d av, Nos 705 and 707, on map Nos 703 and 705, e s, 20.1 n 44th st, 40.2x80, two 3-sty brk tenements and stores. J Edgar Leaycraft to J Edgar Leaycraft & Co, a corpn. Mort \$25,000. Dec 20, 1904. Jan 3, 1908. 5:1318-2. A \$27,000-\$35,000. nom

3d av, No 2323, e s, 21 n 126th st, 19.6x76.

3d av, No 2325, e s, 40.6 n 126th st, 19.6x76.

3d av, No 2327, e s, 60 n 126th st, 19.6x76.

3d av, No 2329, e s, 79.6 n 126th st, 20.5x76. four 4-sty brk tenements and stores.

Cornelius Duggan and Gustave A Hurlimann to Dorothy F Duggan and Eliz F Hurlimann, all of Brooklyn. B & S. May 27. Jan 3, 1908. 6:1791-1 1/2 to 4. A \$54,500-\$80,000. nom

3d av, Nos 1775 to 1781 | s e cor 99th st, 101.1x110, five 4-sty 99th st, Nos 200 and 202 | brk tenements, stores on av. Nathan B Roberts EXR, & c, Edward Roberts to Estate of Edward Roberts, a corpn. Mort \$59,000. Dec 31. Jan 3, 1908. 6:1648-44 1/2 to 48. A \$63,500-\$87,500. nom

4th av, No 427, e s, 45.8 n 29th st, 20.5x80, 4-sty brk tenement and store. Moses Dinkelspiel to Joseph Fleischman. 1-3 part. Morts \$45,000. Mar 15, 1907. Jan 8, 1908. 3:885-3. A \$28,500-\$37,500. nom

Same property. Joseph Fleischman to Edward J Healy. 1-3 part. Q C. Jan 4. Jan 8, 1908. 3:885. 100

5th av | s w cor 138th st, 49.11x82.6, 6-sty brk 138th st, Nos 2 and 4 | tenement and store. Release mort. The Commonwealth Mortgage Co to Harry Tobenkin. Jan 8, 1908. 6:1735-assessed with lot No 40. 35,000.

5th av | s w cor 138th st, 99.11x120, three 6-sty brk 138th st, Nos 2 to 8 | tenements, stores on av. Simon Uhlfelder et al to Harry Tobenkin. Mort \$90,000 and all liens. Jan 7. Jan 8, 1908. 6:1735-40. A \$50,000-P \$150,000. other consid and 100

5th av, No 1447, e s, 75.9 n 117th st, 25x85, 5-sty brk tenement and store. Raphael Lyons to Julia Lyons. Mort \$20,000. Feb 27, 1901. Jan 4, 1908. R S \$5.50. 6:1623-4. A \$16,000-\$24,000. nom

5th av, e s, 100.9 n 117th st, strip, 0.1x85. Raphael Lyons to Julia Lyons. Q C. Feb 27, 1901. Jan 4, 1908. R S \$1.00. 6:1623. nom

7th av, Nos 2516 and 2518 | s w cor 146th st, 40x100, 6-sty brk 146th st, No 200 | tenement and store. Joseph Silverson et al to Thos G Bowne, of Brooklyn. Morts \$107,000. Dec 31. Jan 3, 1908. 7:2031-assessed with lot No 33. other consid and 100

8th av, Nos 612 to 616, e s, 24.9 s 40th st, 48.11x75, three 3-sty brk tenements and stores. Gem Realty Co to Directors Realty Co. 3/4 parts. Mort \$52,500. Jan 6. Jan 7, 1908. 3:789-79 to 81. A \$63,000-\$69,000. other consid and 100

8th av, No 2914, e s, 24.11 n 154th st, 24.6x100, 5-sty brk tenement and store. Anna E Haas et al to Sarah Kitt. Mort \$17,000. Dec 28. Jan 6, 1908. 7:2040-2. A \$8,000-\$22,000. other consid and 100

Interior gore, at c 1 block bet 31st and 32d sts and 215 w 3d av, runs n 27.6 to s s old Louisa st, x w 4 to c 1 old Elbert st, x s 27.6 x e 8.8 to beginning, contains abt 168 sq ft. Andrew B Howe EXR Wm Sampson to George H Shaffer. 3:887. Jan 9, 1908. 200

MISCELLANEOUS

Power of attorney. Cesareo Vigil to David H Delmonte. Jan 3. Jan 9, 1908.

Power of attorney. Rosa P Easterbrook to H Cameron Easterbrook. Jan 2. Jan 6, 1908.

Power of attorney. Max Mendel for F Rosenstern & Co of Hamburg, Germany, of Dundee, Scotland and N Y City to Ivan Cohn, of Santo Domingo. Dec 14. Jan 3, 1908.

BOROUGH OF THE BRONX.

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

Austin pl, w s, 232 s 147th st, 100x100, vacant. FORECLOS, Dec 11, 1907. Joseph N Tuttle ref to Ellen M Quinlan. Dec 30. Jan 7, 1908. 10:2600. 3,400

Austin pl, w s, 120.7 s 147th st, 61.5x88.8x109.7, gore, vacant. FORECLOS, Dec 11, 1907. Joseph N Tuttle ref to Estelle Smith, of Brooklyn. Dec 30. Jan 3, 1908. 10:2600. 1,025

Austin pl, s e s, 132.2 n e 144th st, runs n e 502 x e 120.7 x s w 519.7 x n w - x s w 56.7 x n w 70.3 to beginning, vacant. Rosetta Jonson to William Maily. Jan 7. Jan 8, 1908. 10:2601. nom

Austin pl, w s, 72.7 n 144th st, 175x100x irreg x71.

Austin pl, w s, 297.7 n 144th st, 25x100, vacant. FORECLOS, Dec 11, 1907. Joseph N Tuttle ref to Rosaria Pizutiello. Dec 30. Jan 8, 1908. 10:2600. 7,625

Casanova st, e s, 175 s Randall av, 25x100, vacant. Release mort. The Trust Co of America to East Bay Land and Impt Co. Nov 30. Jan 8, 1908. 10:2768. nom

Same property. East Bay Land and Impt Co to Francesco Lisanti. Jan 8, 1908. 10:2768. other consid and 100

\*Catharine st, s e s, 150 n 240th st, 50x100, Washingtonville. PARTITION, Oct 29, 1907. William Allen ref to Joseph and Teresa Kucera. Mort \$900. Dec 31. Jan 3, 1908. 3,000

Elsmere pl, No S19, old No 1073, n s, 75 w Marmion av, 16.8x100, 2-sty frame dwelling. Florence D Kellogg to Rosa C Klinkel. Mort \$2,000. Jan 7. Jan 8, 1908. 11:2956. other consid and 100

Elsmere pl, No S17, old No 1071, n s, 91.8 w Marmion av, 16.8x100, 2-sty frame dwelling. Florence D Kellogg to Rosa C Klinkel. Mort \$2,000. Jan 7. Jan 8, 1908. 11:2956. other consid and 100

Elsmere pl, No S15, old No 1069, n s, 108.4 w Marmion av, 16.8 x100, 2-sty frame dwelling. Florence D Kellogg to Rosa C Klinkel. Mort \$2,000. Jan 7. Jan 8, 1908. 11:2956. other consid and 100

\*Fulton st, s w cor Barker av, 100x166x101x164, Westchester. Fanny Loumena widow to Edward C Loumena. Dec 30. Jan 7, 1908. other consid and 100

Freeman st, s w cor Westchester av, 134.5x100x112.3x102.5, vacant. Benj M Tucker to Frank M Abbott. All liens. Jan 3. Jan 7, 1908. 11:3006, 3012. other consid and 100

Same property. Frank M Abbott to Steven B Ayres. 2-5 parts. Morts, &c, \$11,049.90. Jan 6. Jan 7, 1908. 11:3006, 3012. other consid and 100



Same property. Same to James Forbes. 3-5 parts. Morts \$11,049.90. Jan 6. Jan 7, 1908. 11:3006, 3012.

Home st, n s, 86.5 e Longfellow av, 50x100, vacant. David Kleinitz to Joseph Weissman. Mort \$5,145. Dec 30. Jan 6, 1908. 11:3006. other consid and 100

Home st n s, at n w s West Farms road, runs n e 65.1 to Longfellow av w s Longfellow av, x n 7.9 x n w 109.5 x s 33.9 West Farms road x w 25 x s 81.5 to n s Home st, x e 87.8 to beginning, vacant. Amelia Steinmetz to John A Steinmetz. Mt \$9,500. Dec 16. Jan 8, 1908. 11:2993. other consid and 100

Hall pl e s, 163.1 s 167th st, runs e 51.8 x again e 48 to Intervale av e s Intervale av, x s 28 x w 56.7 x again w 52.7 to Hall pl, x n 30 to beginning, vacant. Philip Odes to Mary Leimbacher. Mort \$6,000. Jan 8. Jan 9, 1908. 10:2700. other consid and 100

Kelly st, e s, 400.2 n 165th st, 60x100, vacant. Emma Y Short and ano to Richard A Reinisch. Q C. Dec 28, 1904. (Re-recorded from Feb 21, 1905.) Jan 8, 1908. 10:2716. nom

Kelly st, e s, 400.3 n 165th st, 60x100, vacant. Richard A Reinisch to Edward Greenebaum. Mort \$2,500. Correction deed. Feb 20, 1905. Jan 4, 1908. 10:2716. 100

Lowmede st, late Madison av, e s, — s Gun Hill road, (now in bed of Lowmede st), deed reads 25 s line bet lots 16 and 17, runs s 111 to Bronx River x n e 126 x w 74 to beginning, being lot 17 map of Lexington pl at Williamsbridge Depot, with all rights to Bronx River, &c, Maude B Mitchell to Isaac T Flatto. All liens. Dec 27. Jan 7, 1908. 12:3357 and 3359. other consid and 100

Loring pl, No 2303, w s, abt 385 s Fordham road, 25x100, 3-sty brk dwelling. Frederic J Middlebrook EXR Wm M Ryan to Mary A McCann. All liens. Jan 9, 1908. 11:3225. 9,900

Lyman pl, e s, 327 s Freeman st, 19.11x80x21.11x80, vacant. Lyman pl, e s, 302 s Freeman st, 25x80, vacant. Sarah Samolar to Mary Cermak. Mort \$5,500 and all liens. Dec 27. Jan 3, 1908. 11:2970. nom

\*Matthews st, or lots 164 and 165 map Adeo Park. Consent to Wallace av what may be violation of restrictive covenant. Adeo Syndicate et al to Richard O'Hara. Oct 11, 1907. Jan 8, 1908. nom

\*Prospect Terrace, w s, 50 n 226th st, late 12th st, 25x100, Williamsbridge. Susanna J Cowan to Adolph Bauer. Mort \$2,750. Jan 3, 1908. other consid and 100

\*Tompkins st, e s, 225 s 152d st, 50x100. Ada Jones to Frederick F Fisse. All liens. Nov 28. Jan 7, 1908. nom

\*Wilcox st, e s, 100 n Barkley av, 125x100. John W Cornish to Frank Glanz. Mort \$1,680. Jan 6. Jan 7, 1908. other consid and 100

Weigand pl, or w s, abt 160 n 180th st, when widened deed reads Proposed st as shown on map of M P Chrystie, 24th Ward, Andrews av in L 2282, cp 198, begins at n line land conveyed by Chrystie to Schwab deed dated Nov 19, 1887, runs n w 130.11 x again n w 156.9 to Andrews av x n e 24.9 and 26 and 96.4 x s e 42.3 and 225.3 to st, x s 123.3 to beginning, except part for Andrews av and Weigand pl, 3-sty frame dwelling and 2-sty frame stable and vacant. City Real Estate Co to New York University. B & S and C a G. Dec 30. Jan 3, 1908. 11:3216. 18,030

\*3d st, s s, 150 w Av D, 25x103, Unionport. Rosie Dilevo to Elizabeth Rushon. Mort \$1,200. Jan 7, 1908. other consid and 100

\*13th st, s s, 255 w Av C, 25x103, Unionport. T Francis Flood to Joseph Barcel. Mort \$3,500. Jan 6. Jan 8, 1908. other consid and 100

132d st, No 679, old No 947, n s, 75 e Cypress av, 20x110, 2-sty frame dwelling. Annie Morrow et al to Emma Quandt. Mort \$2,500. Jan 3, 1908. 10:2561. nom

134th st, No 539, n s, 200 w St Anns av, 25x100, vacant. Thos F Keogh to J J Karbry O'Kenedy. Jan 8, 1908. 9:2262. other consid and 100

137th st, No 451, n s, 537.6 e Willis av, 16.8x100, 3-sty brk dwelling. John B Breneman to Nathan M Solomon, of Brooklyn. Mt \$9,000. Dec 21. Jan 6, 1908. 9:2282. nom

139th st, s s, 153 e Southern Boulevard, 300x100, vacant. Herman Aaron Realty Co to Joseph Cohen. Mort \$47,100. Jan 1, 1908. Jan 7, 1908. 10:2590. other consid and 100

146th st, Nos 525 and 527, n s, 200 e Brook av, 50x100, 5-sty brk tenement. Edward Greenberg et al to Delta Realty Co. Mort \$47,000. Jan 3. Jan 4, 1908. 9:2273. other consid and 100

148th st, No 536 (804), s s, 174.9 w St Anns av, 24.9x100, 5-sty brk tenement. Samuel Samson to John F Buchholtz. Mort \$18,000. Jan 2. Jan 3, 1908. 9:2274. other consid and 100

151st st, No 324, s s, 225 w Courtlandt av, 25x118.5, 3-sty frame dwelling. George Storminger to Adam P Hoessbacher. Jan 1. Jan 8, 1908. 9:2410. other consid and 100

156th st, No 410, s s, 284 w Elton av, 39x99.8, 6-sty brk tenement. Release mort. American Mortgage Co to Bronxland Realty Co. Jan 3, 1908. 9:2377. 8,500

170th st, No 1089, n s, 100.1 e Prospect av, 30x44.5, 2-sty frame dwelling. Grace Marchese to Arthur J McGinnis. Mort \$5,000. Jan 7. Jan 8, 1908. 11:2963. nom

163d st, No 726, s s, 50 e Jackson av, 25x72, 4-sty brk tenement and store. Johanna Wershinsky to Clara Neustaedter. Mort \$14,650. Jan 9, 1908. 10:2648. other consid and 100

173d st, s s, 60 w Worth av, runs s 69.5 x e 3.5 x n 69.2 to beginning, gore. Joseph P O'Donnell to Geo H Lester. Q C. Dec 27. Jan 8, 1908. 11:2888. nom

194th st, No 342, old No 674, on map No 676, s s, 40.1 e Marion av, 18x80.2x18x80.9, 2-sty frame dwelling. Helena wife of Louis Rheinisch to William H Wright. Mort \$5,300. Jan 8, 1908. 12:3276. nom

194th st, No 342, old No 674, on map No 676, s s, 40.1 e Marion av, 18x80.2x18x80.9, 2-sty frame dwelling. Wm H Wright to Helena Rheinisch. Correction and confirmation deed. All liens. Jan 7. Jan 8, 1908. 12:3276. nom

205th st, n s, 190 w Mosholu Parkway, 25.2x131x25x134.3, 3-sty frame tenement. Geo W McDermott to Joseph Flynn. 1/2 part. Mort \$8,000 and all liens. Jan 7, 1907. Jan 9, 1908. 12:3312. other consid and 100

\*213th st, n s, 114 w 4th av, runs w 50 x n 100 x e 25 x s 26 x e 25 x s 75 to beginning and being lots 178 and 179 map property of W F Duncan at Williamsbridge. Release mort. Carl Fischer to Giovanni Ferrari. Jan 4. Jan 6, 1908. 510.50

\*214th st, n s, 150 w Tilden av, 25x100, Laconia Park. A Shatzkin & Sons to Antonio Gatto. Mort \$700. Jan 4. Jan 6, 1908. 100

\*214th st, n s, 175 w Tilden av, 25x100, Laconia Park. Same to Guiseppe Previti. Mort \$700. Jan 4. Jan 6, 1908. 100

\*223d st, n s, abt 293 e Paulding av, 100x109.6.

223d st, s s, abt 240 w Laconia av, 25x127.7 to Corsa lane, x30.2 x144.5.

Samuel Sperling to A Shatzkin & Sons. Mort \$3,255. Jan 3, 1908. other consid and 100

\*Same property. J Romaine Brown to Samuel Sperling. Jan 3, 1908. other consid and 100

\*226th st, n s, 375 w Paulding av, 81.5x99.6x57.3, gore. Paulding av, n w cor 225th st, 34x101.9x34x100. 225th st, s s, 157.4 e Bronxwood av, 25x77.6x26.10x67.9. Edward J Wilson to Adaline B Wilson. Mort \$1,820. Jan 3. Jan 6, 1908. 100

\*229th st, n s, 271.8 w 4th av, 33.4x114, Wakefield. Mary Bracht to Giovanni Antonacci. Mort \$1,400. Jan 6. Jan 7, 1908. nom

\*230th st (16th av), s s, abt 380 e White Plains road, 25x114, Wakefield. A Shatzkin & Sons to The Mississippi Realty and Building Co. Mort \$1,000. Dec 30. Jan 3, 1908. 100

\*231st st, n s, 180 w White Plains road, 100x114. White Plains road, w s, 432 n 226th st, 92x100, Wakefield. Benjamin Westervelt to Geo C Molloy. Q C. Dec 23. Jan 3, 1908. nom

\*Same property. Lillian V Rourke to Benjamin Westervelt. Nov 25. Jan 3, 1908. nom

\*235th st (21st av), s s, 305 e 2d st, 25x114, Wakefield. Robt A Nolan to Michael Varian, of Mt Vernon, N Y. Dec 28. Jan 4, 1908. nom

\*Same property. Release mort. Lena W F Vogel to Robt A Nolan. Dec 31. Jan 4, 1908. 400

235th st (Willard av), n s, 171.1 w Webster av, late Bronx River road, 25x100, vacant. John J McCann to Owen Sheehy. Dec 21. Dec 23, 1907. 12:3397. Corrects error in issue of Dec 28, when location was 236th st. other consid and 100

235th st, late Willard av, s s, 375 w Oneida av, late 4th av, 25x150, 2-sty frame dwelling. Mary A Ford and ano to Thos J Ford. Mort \$1,800. Jan 8, 1908. 12:3365. nom

\*Av C, w s, 50 s 2d st, 25x100. 4th st, s s, 299 w Av C, 50x103. 4th st, n s, 300 w Av A, 100x103. Unionport. Release mort. Christina Hess to Lina Hoffman. Jan 2. Jan 3, 1908. 1,000

\*Amundson av, w s, 500 s Jefferson av, 53x101x53.9x100. Land Co A of Edenwald to Lars J Stjernberg. Dec 11. Jan 6, 1908. nom

Anthony av, s w cor 176th st, 45.5x90x52x90.3, vacant. David R Richards to Maude McKean. B & S. June 28. Jan 8, 1908. 11:2891. other consid and 100

Anthony av, No 1802, e s, 105.8 n 175th st, 25x142.5x26x135.2, 2-sty frame dwelling. Eleanor F O'Connell widow to Elizabeth Reilly. Mort \$3,400. Jan 2. Jan 3, 1908. 11:2892. nom

Bathgate av, No 1775, w s, 293.1 s 175th st, 22x98, 2-sty frame dwelling. Arnold Weiss to Giza Weiss. Morts \$5,000. Jan 4. Jan 6, 1908. 11:2916. omitted

Bathgate av, Nos 2281 to 2285, s w cor 183d st, 57.3x100.3x57.3 183d st x100, two 3-sty frame tenements store on cor and 2-sty frame dwelling. Florence M wife of and Raphael Constantian to John H McLaine, of Manchester, Eng. All liens. June 10, 1902. Jan 8, 1908. 11:3050. other consid and 3,000

Bathgate av, Nos 1746 and 1748, e s, 191.2 n 174th st, 41x110, 5-sty brk tenement. Dora Finkelstein and ano to Isidor C Greenblatt. All liens. Dec 28. Jan 4, 1908. 11:2922. nom

Bryant av, w s, 100 s 172d st, 125x100, vacant. Frank E Silverman et al to Davis & Silverman, a corpn. All liens. Dec 16. Jan 4, 1908. 11:2995. other consid and 100

Bryant av, e s, 325 n Jennings st, 25x100. Mort \$1,500. 165th st, n s, 57.3 e Kelly st, 50x100x50.1x103.6, vacant. Mort \$5,000. 165th st, n e cor Kelly st, 57.3x103.6x49.11x107.3, vacant. Jackson Construction Co to Gilbert D B Hasbrouck. Dec 31. Jan 8, 1908. 11:3000; 10:2716. nom

Bryant av, e s, 92.8 n 167th st, 100x100, vacant. Release mort. Adolf Mandel to Bertha Axelroad and Pauline Dauere. Jan 4. Jan 7, 1908. 10:2754. nom

Briggs av, No 2676, e s, 349.6 n 194th st, 22.2x80.4x22.1x79.5, 3-sty frame dwelling. William H Wright & Son, Inc, a corpn, to Francis J Westropp and Elizabeth his wife, tenants by entirety. Mort \$5,000. Nov 30. Jan 7, 1908. 12:3294. other consid and 100

\*Bronxdale av, w s, 25.2 s Morris Park av, 50.5x107.5x50x100.10, Van Nest. Johanna Birnhapl to Hermann A Wiesel. Mort \$2,700. Jan 7. Jan 8, 1908. other consid and 100

Clay av, No 1062, e s, 330 n 165th st, 27x80, 2 and 3-sty brk dwelling. E N Sheppard to Jonas King. Mort \$13,000. Jan 7. Jan 8, 1908. 9:2425. nom

\*Columbus av, n s, 50 w Madison st, 25x100. George Klett, Jr, to Elizabeth Hoerrner. Mort \$1,200. Jan 6. Jan 7, 1908. other consid and 100

Cauldwell av, No 906, e s, 340 n 161st st, 20x125, 3-sty frame tenement. Fredk S Langhirt to Victoria M Corbett. Jan 6. Jan 7, 1908. 10:2631. 100

College av, No 1027, w s, 62.6 n 165th st, runs n 21.6 x w — to point 92.6 e Morris av, x s 9 x e 7.6 x s 12.6 x e 85 to beginning, 3-sty brk dwelling. College av, No 1029, w s, 84 n 165th st, 22x92.6, 3-sty brk dwelling. College av, No 1033, w s, 128 n 165th st, 22x92.6, 3-sty brk dwelling. College av, No 1037, w s, 172 n 165th st, 22x92.6, 3-sty brk dwelling. College av, Nos 1043 and 1045, w s, 238 n 165th st, 44x92.6, two 3-sty brk dwellings. Henry J Brodsky et al to Hattie L Meirowitz. Morts \$53,500 and all liens. Dec 24. Jan 3, 1908. 9:2437. other consid and 100

Same property. Release mort. Anna Reiss to Henry J Brodsky, N Y, and Joseph Krinsky, Brooklyn. Dec 31. Jan 3, 1908. 9:2437. 100

Cedar av, w s, abt 393 n 179th st, deed reads 150 n land Lewis G Morris, 25x101.5x25x98.10, being lot 7 on Sec A of map estate Mary P Chrystie near Morris Heights Station, 3-sty frame dwelling. Leon K Belcher to Lily C wife Leon K Belcher. Jan 9, 1908. 11:3231. nom

Clay av, No 1371, n w s, 814.1 n e 169th st, 25x93.5x25.1x91.2, 2-sty frame dwelling. John L Kee to Louis Reda and Louis Sealzo. Mort \$2,500. Dec 31. Jan 3, 1908. 11:2782. nom

Decatur av, No 2970, s e s, 377.1 n e Southern Boulevard, 25x120, 2-sty frame dwelling. Augustus Gareiss Jr to Frederick Kleinknecht. Mort \$7,000. Jan 8. Jan 9, 1908. 12:3280. other consid and 100

\*Edison av, w s, 100 n Tremont road, 25x95. Bankers Realty & Security Co to Edward C Gainsborg. Dec 14. Jan 4, 1908. 100



# LENOX IRON WORKS, Inc.

HUGH J. LAWLER, Treasurer

BEAM YARD: 132d STREET, PARK TO LEXINGTON AVENUES

## STRUCTURAL STEEL AND ORNAMENTAL IRON

Office, 1959 Park Ave., CORNER 132d ST.

Edgewater road, that part lying bet Craven and Worthen sts and east of west line Leggetts Creek. (Parcel 1.)  
 East Bay av, that part east of west line Leggetts Creek and bet Craven and Worthen sts. (Parcel 2.)  
 Worthen st, that part of bed of st lying s and e of w line Leggetts Creek. (Parcel 8.)  
 being portions of parcels 1, 2 and 8 on map filed with judgment roll entered Dec 1, 1899, in matter of Mayor, &c, against East Bay Land & Impt Co.  
 The City of N Y to The Oak Point Land & Dock Co. All title. Q C. Nov 21, Jan 4, 1908. 10:2771-2774. 27,500  
 Forest av, No 1001, w s, 122 s 165th st, 22.3x91, 3-sty frame tenement and store. Ferdinand L Riehmman to Christoph Wich. Mort \$4,500. Jan 3, Jan 4, 1908. 10:2649.  
 other consid and 100  
 Forest av, No 1150 | s e cor Home st, 61x92.10x60.9x92.10, 5-sty Home st, No 750 | brk tenement and store. Abram C Abramson to Harris Tow. All title to 1-5 part. Mort \$60,000 and all liens. Jan 3, Jan 6, 1908. 10:2661. nom  
 Hoe av, w s, 125 n Jennings st, 25x100, vacant. Johanna Schlosser to William Loeb and Abraham Kaufman. Mort \$1,200. Jan 9, 1908. 11:2981. other consid and 100  
 Hull av, n w s, 150 e Mosholu Parkway North, 81.11x110.1x78.4x 110, vacant. Mary Dermody to Nellie A Walsh. Mort \$7,000. Jan 6, Jan 8, 1908. 12:3333. other consid and 100  
 \*Hill av, w s, 375 n Randall av, 25x100, Edenwald. Olga O Dahl to Katherine Geiler. Jan 8, 1908. omitted  
 Jessup av, e s, 1,084.9 s Featherbed lane, 50x110, vacant. Lawrence Rath to Caleb H Odell. Mort \$2,200. Jan 4, Jan 7, 1908. 11:2872. other consid and 100  
 Jessup av, e s, abt 763 s Featherbed lane, 121.2x110x131.7x110.6, Release mort. Bankers Trust Co to Upland Realty Co. Dec 9, Jan 7, 1908. 11:2872. 4,000  
 Jessup av, e s, abt 763 s Featherbed lane, 46.10x110.6x56.7x110, Upland Realty Co to Elise M Holzhalb. Jan 7, 1908. 11:2872. nom  
 \*Jefferson av, s s, 50 w Wilder av, 25x100. Land Co A of Edenwald to Samuel and Isidor Shiffman. Dec 23, Jan 9, 1908. nom  
 Jessup av, e s, 809.9 s Featherbed lane, 75x110, vacant. Upland Realty Co to John C Wait. Jan 7, Jan 9, 1908. 11:2872. nom  
 \*Jackson av, n s, 198 w Unionport road, 25x100. Mort \$6,500.  
 Jackson av, s e cor Garfield st, 25x—x25x62. Mort \$9,590.  
 Lucy E Boyle to Eliz W Borigniaux, of Brooklyn. Sub to all liens. Dec 24, Jan 6, 1908. other consid and 100  
 Jesup av, e s, 184.9 s Featherbed lane, 50x110, vacant. City Real Estate Co to Lawrence Rath. B & S. Mort \$2,200 and all liens. Jan 4, Jan 6, 1908. 11:2872. other consid and 100  
 Prospect av, w s, 77.2 n 160th st, runs n 120.1 x w 210 x s 100.1 x w 5 x s 20 x e 215 to beginning, several 1-sty brk stores. James F Meehan to Frederick Johnson. 1-3 part. Mort \$75,000. July 1, 1907. Jan 6, 1908. 10:2677. nom  
 Prospect av, w s, 200 n 183d st, 16.8x95, 2-sty frame dwelling. Chas F Dilberger to Sophia Vielberth. Mort \$5,500. Jan 6, Jan 7, 1908. 11:3102. other consid and 100  
 Popham av, w s, 121.4 n 176th st, 25x100, vacant. Joseph Barcel to T Francis Flood. Jan 6, Jan 8, 1908. 11:2877. other consid and 100  
 Prospect av, w s, 100 s Boston road, runs s 98.7 x w 151.10 x n 46.1 x e 75.9 x n e 107.5 to beginning, vacant. FORECLOS, Nov 13, 1907. Hal Bell referee to George Keller. Jan 3, Jan 4, 1908. 11:2962. 19,500  
 Prospect av, No 1018 | n e cor 165th st, 25x81, 4-sty brk tenement 165th st, No 1031 | and store. Joseph Liebertz to Geo L Selteneich. Mort \$10,000. Jan 3, Jan 4, 1908. 10:2691. nom  
 Prospect av, No 1018 | n e cor 165th st, 25x81, 4-sty brk tenement 165th st, No 1031 | and store. Release mort. Geo F McEneany to Joseph Liebertz. Dec 18, Jan 4, 1908. 10:2691. nom  
 Park av, No 4132, on map No 4134, e s, 158 s 176th st, 50x150, two 2-sty frame dwellings. Release mort. J C Julius Langbein to Herman Ahrens. Dec 31, Jan 3, 1908. 11:2908. 6,000  
 Same property. Herman Ahrens to Frederick H C Wilkening. Dec 31, Jan 3, 1908. 11:2908. other consid and 100  
 Park av (Railroad av), e s, 156.8 s 176th st, late Mott st, strip 1.4x 150. Robert Moylan to Herman Ahrens. Mort \$12,000 on this and other property adj on north. Apt 11 4. Jan 3, 1908. 11:2908. 320  
 \*Pelham road, e s, 123 n Middletown road, 50x183x—x173, Benson estate. Marie Watson to David H Thomas. Mort \$3,000. June 15, Jan 3, 1908. other consid and 100  
 \*Rosedale av, w s, and being lot 480 block P amended map No 514 of Mapes estate. William Schwarz to Wm H Field, of Portchester, N Y. Dec 24, Jan 3, 1908. 100  
 \*St Lawrence av, s w cor Merrill st, 25x100. Herman A Wiesel and ano to Johanna Birnhaupt. Mort \$7,500. Jan 8, 1908. other consid and 100  
 Summit av | e s, abt 30 s 164th st, 25x190 to Ogden av(?). Ex-Ogden av | emplified copy last will of Bessie P Hardy. Mar 20, 1900. Jan 4, 1908. 9:2524.  
 Stebbins av, No 1014, e s, 113.9 s 165th st, 25x80.  
 Interior lot, 133.8 s 165th st and 100 e Stebbins av, runs n 19.11 x w 20 x s 17.1 x e 20.2 to beginning, 2-sty frame dwelling.  
 Ann Baker to Frank Baker. Dec 26, Jan 8, 1908. 10:2698. nom  
 Tremont av, Nos 743 and 745, n s, 67.4 e Washington av, 23.9x86.3 x23.3x89.11, 3-sty frame tenement and store. Clement H Smith to George Wohn. 1/2 part. Mort \$19,400. Jan 2, Jan 3, 1908. 11:3043. 100  
 Union av, No 688, e s, 312.6 n 152d st, 18.9x95, 2-sty brk dwelling. Mary McAree to Rose L Dibble. Mort \$7,500. Jan 4, Jan 7, 1908. 10:2675. other consid and 100  
 Union av | n w cor 168th st, 26.7x96.1x22.6x96.2, 5-sty brk 168th st, No 801 | tenement. Sarah Grossman and ano to Ida Kraus. Mort \$28,000. Jan 2, Jan 6, 1908. 10:2673. other consid and 400  
 Union av, Nos 1181 and 1183, w s, 83 s 168th st, 42x91.1, 5-sty brk tenement. Samuel Makransky et al to Abraham M Van Praag and Alice De Lara. Mort \$38,500. Jan 9, 1908. 10:2672. other consid and 100  
 Union av, Nos 1217 to 1221, w s, 78 n 168th st, late 6th st, 80x 100, except part for av, 2-sty frame dwelling, 3-sty frame tenement and store and 2-sty frame dwelling and store. Saxon

Realty Co to Jessie H Jennings. 1/2 part of all right, title and interest. All liens. Jan 6, Jan 7, 1908. 10:2673. nom  
 Valentine av, e s, 73 n 182d st, 25x66.1x25.1x64.3, 2-sty brk dwelling. Henrietta Kahn to Gilbert J Fudji. Mort \$7,500. Jan 2, Jan 7, 1908. 11:3145. nom  
 Verio av (1st st), w s, 121.9 n 233d st, 25x132.7x25.1x130.6, 2-sty frame building. Matilda Roemer to Lazzari and Barton & Co, a corpn. Mort \$750. Jan 2, Jan 8, 1908. 12:3382. nom  
 Walton av, No 605, w s, 166.8 n e 150th st, 16.8x100, 3-sty brk dwelling. FORECLOS, Nov 26, 1907. Owen W Bohan ref to Edward H Van Ingen. Dec 30, Jan 7, 1908. 9:2353. 5,600  
 \*Westchester av, s s, bet 172d and 173d sts. Agreement to extinguish easements, &c. Katharine Keller and Denis D O'Mahoney with Joseph J Gleason and Henry F Muller. Nov 18, Jan 9, 1908. nom  
 Willis av, No 128, e s, 75 n Southern Boulevard, 25x80, 5-sty brk tenement and store. Sandrock Realty Co to Frank Glum. Mts \$22,250. Jan 2, Jan 7, 1908. 9:2278. nom  
 3d av, No 2621 | n w s, at s w s 140th st, 25x100, 3-sty 140th st, Nos 276 to 280 | frame and 4-sty brk tenement and store. Chas W Eoff to Clarence D Baldwin. Mort \$22,000. June 2, 1906. Jan 7, 1908. 9:2321. other consid and 100  
 3d av, No 3101 | n w cor 158th st, runs n 26.11 x w 158th st, Nos 467 to 471 | 43.8 x n 0.6 x w 18 x again w 26.11 x s 0.3 x w 3.9 x n 0.6 x w 2.10 x s 28.11 to n s 158th st, x e 99.1 to beginning, 3-sty brk tenement and store and two 1-sty frame stores in st. Edw C Hake et al HEIRS, EXRS, &c, Caspar Hake to Chas H Hanson. Jan 3, Jan 7, 1908. 9:2380. 37,500  
 Same property. Chas H Hanson to M Bayard Brown. B & S. Mt \$25,000. Jan 6, Jan 7, 1908. 9:2380. 100  
 3d av | s w cor 189th st, 104.1 to n s 188th st, x263.5 to e s Park av | Park av, x 105 to s s 189th st, x212.10, vacant. George 188th st | Keller to August Schaper. Mort \$25,000. Dec 10, Jan 189th st | 8, 1908. 11:3041. other consid and 100  
 3d av, No 3818, e s, 225 n 171st st, 25x100, 5-sty brk tenement and store. Franz Hummel to Claus H Steffens. Mort \$24,250. Jan 4, 1908. 11:2928. other consid and 100  
 \*Lots 158 to 161 map No 1131, of Adeo Park. Release mort. Empire City Savings Bank to Louis F W Wallace. Jan 4, Jan 6, 1908. 850  
 \*Lots 209 and 210, map Sec 3, St Raymond Park. Vincenzo Aliusio to Hudson P Rose Co. Jan 4, Jan 8, 1908. nom  
 \*Plot begins 590 e White Plains road, at point 570 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. Barney Somergrad et al to Ike Melnik. 2-3 parts. Dec 21, Jan 6, 1908. other consid and 100

## 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.

January 3, 4, 6, 7, 8 and 9.

### BOROUGH OF MANHATTAN.

Broome st, Nos 72 and 74. Subordination of lease to mortg. Esther Zimmerinsky with William Konovitz. Dec 23, Jan 3, 1908. 2:332. nom  
 Canal st, No 255, n s, bet Broadway and Lafayette st, all. Daniel B Freedman to Frank J Britt et al; 5 years, from Feb 1, 1908. Jan 3, 1908. 1:209. 4,000  
 Delancey st, s s | Bayard, remaining after opening the extension of Delancey st, 71.11x71.4x9.5, gone. Release of lease, &c. William Adams et al to Charles Vornhof. Jan 3, Jan 7, 1908. 2:480. nom  
 Eldridge st, No 172. Surrender lease. Harris Brinsky and ano to Isaac Lipshitz. All title. Sept 17, Jan 6, 1908. 2:415. 577.75  
 Greenwich st, No 370, 1st loft. Charles Bettels to Ed A Bigelow; 3 years, from May 1, 1907. Jan 7, 1908. 1:185. 500 to 600  
 Hudson st, n w cor Leroy st, corner store, 40x80, and part basement. Charles Bohland and Arthur Alkier to Edward J Hart. April 25, 1907; 10 years, from completion of building. Jan 8, 1908. 2:602. 2,400  
 John st, Nos 45 to 49 | 6th floor of the Frankel Bldg. The North Dutch st, Nos 3 and 5 | Ward Realty Co to Robt H Ingersoll & Bro; 10 years, from May 1, 1908. Jan 7, 1908. 1:78. 6,000 and 6,500  
 Maiden lane, Nos 15, 17 and 19. John st, Nos 18 and 22, part of 3d floor. Maiden Lane Realty Co to International Silver Co; 10 years, from May 1, 1908. Jan 6, 1908. 1:65. 14,000  
 Murray st, No 69, all. French Church du St Esprit to Anthony L Aste doing business as Griffin Mfg Co; 10 years, from May 1, 1908. Jan 6, 1908. 1:134. 4,500 and 5,000  
 2d st, No 218 East, east store and basement and west rooms in rear of 2d floor. Samuel Gross and ano to Harry Edelman; 3 years, from Sept 1, 1907. Jan 7, 1908. 2:385. 480  
 8th st, No 317 East, store and basement. David J Simon to Joseph Hahn; 3 years, from Jan 1, 1908. Jan 3, 1908. 2:391. 900  
 11th st, No 111 East, all. Frida Gauter INDIVID and EXTRX John Gauter to John M Mayer & Sons; 5 years, from Nov 1, 1906. Jan 9, 1908. 2:556. 2,400  
 22d st, No 482 | s w s, at s e s 10th av, 20x74. Assign 10th av, Nos 196 and 198 | lease. Lizzie M Dawson INDIVID and EXTRX John M Dawson to Chas A Christman. All title. Jan 2, Jan 4, 1908. 3:719. nom  
 23d st, No 114 East, store and basement. Julius Sternfeld to Frank R Warren; 4 4-12 years, from Jan 1, 1908. Jan 8, 1908. 3:878. 3,100  
 26th st, No 151 East, all. Louis Kovner to Angelo Davanzo and ano; 5 years, from Jan 1, 1908. Jan 6, 1908. 3:882. 4,170  
 29th st, Nos 220 and 222 East, all. Angelo Legniti to Maria Abate; 3 3-12 years, from Feb 1, 1908. Jan 9, 1908. 3:909. 7,500



THE GEORGE A. JUST COMPANY
239 Vernon Ave., Boro. of Queens, New York City
IRONWORK FOR BUILDINGS

31st st, No 22 West, leasehold. Power of attorney. Ellen M McClellan to Geo B McClellan her son. Jan 27, 1904. Jan 4, 1908. 3:832.
31st st, No 22, s w s, 325 n w 5th av, 25x98.9, all. Ellen M McClellan to Samuel Green; 60 years, from Jan 1, 1904. Jan 4, 1908. 3:832.
32d st, No 243 East, all. John J Leonard to Charles Jonson; 5 years, from May 1, 1908. Jan 3, 1908. 3:913.
37th st, No 232 East. Assign lease. Domenico Curcio to Raffaele Curcio. All title. Dec 31. Jan 9, 1908. 3:917.
38th st, No 319 West. Assign lease. Alex Schlaefli to George Kienzle. Mort \$1,934.48. Dec 30. Jan 6, 1908. 3:762.
Same property. Reassign lease. George Kienzle to Alex Schlaefli. Mort \$— Jan 6, 1908. 3:762.
39th st, No 304 West, 3-sty brk building. Harry M Greenberg to Wm M Davis; 3 3-12 years, and 15 days, from Jan 15, 1908. Jan 6, 1908. 3:762.
42d st, No 259 West. Assign lease. John H Martin to Dudley Norris. Dec 9. Jan 9, 1908. 4:1014.
50th st, Nos 235 and 237 West, all. Oscar T Mackay to Joseph F Taylor; 10 years, from Nov 1, 1906. Jan 9, 1908. 4:1022.
52d st, No 152 West. Assign lease. Bernard Rodgers to George Kienzle. Nov 18. Jan 8, 1908. 4:1004.
Same property. Re-assign lease. George Kienzle to Bernard Rodgers. Nov 19. Jan 8, 1908. 4:1004.
52d st, No 152 West. Assign lease. Patrick McGirr to Bernard Rodgers. Nov 16. Jan 6, 1908. 4:1004.
78th st, No 447 East, west store, &c. Albert M Schuck to Joseph Rieders; 3 years, from May 1, 1908. Jan 8, 1908. 5:1473.
Same property. Assign lease. Joseph Rieders to the Ebling Brewing Co. Dec 31. Jan 8, 1908. 5:1473.
102d st, Nos 234 East, west store. Louis Brill and ano to Nathan Davidson; 5 years, from Jan 1, 1908. Jan 9, 1908. 6:1651.
103d st, Nos 444 and 446 East. Surrender lease. Perrone Brothers to Max Freeman. All title. Nov 29. Jan 9, 1908. 6:1696.
113th st, Nos 76-80 West, all. Isabella M Pettet to Eugene Ashley and Martin H Schrenkeisen; 5 years, from Jan 1, 1908. Jan 6, 1908. 6:1596.
125th st, Nos 145 and 147 West. Assign lease. Arthur R Parsons and ano to James S Kelly. Dec 30. Jan 9, 1908. 7:1910.
125th st, s e cor 8th av, Assign lease. Neil A Flannery to Flannery Hotel and Cafe Co. Nov 1. Jan 3, 1908. 7:1930.
Av A, No 109. Assign lease. Leon Szndzikowski and ano to Robert Nimsgerm. Jan 4. Jan 6, 1908. 2:434.
Av B, No 52, s w cor 4th st, store, &c. Erwin Horner and ano to Morris Dolgin; 1 4-12 years, from Jan 1, 1908. Jan 3, 1908. 2:387.
Amsterdam av, s w cor 170th st, store, &c. The Roosevelt Realty and Construction Co to Thomas Mortimer; 5 3-12 years, from Feb 1, 1908. Jan 3, 1908. 8:2126.
Amsterdam av, n w cor 124th st, store, &c. Abraham Benedict to Solomon Wolffberg; 5 3-12 years, from Feb 1, 1908, with 5 years renewal at \$2,400. Jan 6, 1908. 7:1973.
Broadway, w s, 75.4 n 49th st, 50.2x143.6x50.2x—. Assigns modified lease. Palmer & Singer Mfg Co to Knickerbocker Garage. Dec 28. Jan 9, 1908. 4:1021.
Columbus av, No 815 s e cor, store, &c. John B Bogner to 100th st, No 74 W Michael and Thomas Donnelly; 12 yrs, from Jan 1, 1908. Jan 6, 1908. 7:1835.
Same property. Assign lease. Michael and Thomas Donnelly to The Excelsior Brewing Co. Dec 28. Jan 6, 1908. 7:1835.
Columbus av, No 495, s e cor 84th st, store, &c. Daniel Buckley to Emil Lindemann; 5 years, from May 1, 1908. Jan 8, 1908. 4:1197.
Lenox av, No 104, store, &c. Joseph Blau to Fanny Slatkin; 4 years, from May 1, 1906. Jan 9, 1908. 6:1599.
Same property. Assign lease. Fannie Slatkin to Jennie Witkowsky. July 2, 1906. Jan 9, 1908. 6:1599.
Lexington av, No 743, 2d store from corner of 59th st. N Y & White Plains Construction Co to John Palumbo; 3 years, from May 1, 1908. Jan 3, 1908. 5:1394.
Lexington av, Nos 161 and 163, n e cor 30th st, 43.10x100, all. Michele Benincasa to Robert M Boggs, of Avon by the Sea, N J. Dec 24, 1907; 21 years, from completion of building. Jan 3, 1908. 3:886.
Same property. Agreement as to protection resulting from foreclosure of mortg under lease. Same with same. Dec 24. Jan 3, 1908. 3:886.
Same property. Agreement as to construction, alterations and furnishings of various portions of premises to suit lessee, &c. Same with same. Dec 24. Jan 3, 1908. 3:886.
Park av, No 1080, store, &c. Fredk W Langhorst to John H Patjens; 10 4-12 years, from Jan 1, 1908. Jan 3, 1908. 5:1500.
Park av, No 935, store, &c. Margaret M Norwood and ano to William Ahlborn; 2 years, from May 1, 1908. Jan 6, 1908. 5:1509.
Park row, No 156 northerly corner, all of. Margaret Hyland et Pearl st, No 466 al to Thomas Sullivan; 4 years, from Dec 1, 1906. Jan 7, 1908. 1:160.
Park row, Nos 31 and 32, basement, ground floor and 2d floor. Geo J Gould et al EXRS and TRUSTEES Jay Gould to Max Goldstine; 10 years, from May 1, 1906. Jan 9, 1908. 1:90.
Park row, No 139, all. Charles Hoffman to Joseph B Koplik & Co; 5 years, from May 1, 1908. Jan 9, 1908. 1:119.
Park row, Nos 31 and 32. Assign lease. Max Goldstine to John W Stokes. Dec 10. Jan 9, 1908. 1:90.
St Nicholas av, No 1406, n e cor 180th st, north store and basement. Philip Moersch and ano to Henry F Meyer; 5 5-12 yrs, from Jan 1, 1908. Jan 7, 1908. 8:2153.
1st av, No 1073, south store and basement. Morris Weiner to Abraham Goldberg; 2 months, from June 1, 1908, at \$40 per month. Jan 7, 1908. 5:1351.
1st av, No 1474, all. Rosa Haft to The Edwd Hunter Co; 10 years and 2 1/2 months from Jan 15, 1905. Jan 3, 1908. 5:1471.
2d av, No 31, w s, 75 s 2d st, 34.6x—x16.1x89, the lot. Sarah B Reynolds to Carrie Schmitt et al; 10 years, from May 1, 1908. Jan 6, 1908. 2:457.
2d av, No 2135, store, &c. Cancellation of lease. Ike Harrison to Andrea Piuglise. Jan 7. Jan 8, 1908. 6:1659.

3d av, s e cor 86th st. Assign lease. Chas C Sievers to Charles Speckmann and ano. Jan 7. Jan 8, 1908. 5:1531.
3d av, No 1599, s e cor 90th st. Assign lease. Denis Keary and ano to Arthur Jost. Jan 3. Jan 6, 1908. 5:1535.
5th av, Nos 576 and 578, s w cor 47th st, room 1004 in Howard Bldg. Simon Frankel to Pirie Macdonald, from Sept 1, 1907, to May 1, 1917. Jan 7, 1908. 5:1262.
5th av, No 612, w s, 47.5 n 49th st, 23x125. Assign lease. Fredk S Flower to Hilda C Flower. Mar 19. Jan 4, 1908. 5:1265.
6th av, No 344, all. John Parke to Louis Frazin and ano; 10 years, from Sept 1, 1909. Jan 4, 1908. 3:823.
6th av, Nos 310 to 318, s e cor 20th st, 5th loft. Alfred J Cammeyer to Mary J Lynn; 6 years, from May 1, 1907. Jan 3, 1908. 3:821.
6th av, Nos 485 and 487 n w cor. Subordination of lease 29th st, Nos 103 and 105 West to mortg for \$225,000. Van Schaick Realty Co with Oscar and Carl Oestreicher. Jan 6. Jan 8, 1908. 3:805.
7th av, s w cor 149th st, store, &c. Annie M Engel to Margaret Doyle; 2 1/2 years, from Nov 1, 1907. Jan 3, 1908. 7:2034.
8th av, No 611. Assign lease. John H Schoeller to Ferdinand Buck. Jan 2. Jan 3, 1908. 3:763.
8th av, No 2123, store, &c. Joseph M Alexander to Emanuel Meyer and ano; 2 years, from May 1, 1908. Jan 3, 1908. 7:1848.
8th av, No 729, store and basement. James F H Fay to Regina Mendel and ano; 5 years, from May 1, 1905. Jan 6, 1908. 4:1036.
8th av, No 2351. Assign lease. Henry O Nute to Edw H Gage, Jr, and ano. Dec 5. Jan 9, 1908. 7:1953.

BOROUGH OF THE BRONX.

Dawson st, No 791, store, &c. John Willenbrok to Max Nowak; 3 years, from May 1, 1908. Jan 9, 1908. 10:2696.
Prospect av, s w cor 161st st, middle store on av. M F Cusack to B Feinstein; 3 years, from Sept 1, 1907. Jan 9, 1908. 10:2677.
Park av, n e cor 149th st, 52x75x50x—. Agreement amending clause in lease. Bertha Volkening with Alfred Johansen. Jan 8. Jan 9, 1908. 9:2338.
St Anns av, No 306. Assign lease. Charles Lorenz to Henry Wehnes. Dec 31. Jan 3, 1908. 10:2551.
Same property. Consent to assign lease. Chas F Schropp to same. Dec 31. Jan 3, 1908. 10:2551.
St Anns av, No 146, upper part above store. Harry Glassman to Richard C Armstrong; 3 years, from Feb 1, 1907. Jan 7, 1908. 10:2547.
Vyse av, s e cor Freeman st, store, &c. John Graham to Charles and Thomas Perna; 3 years, from Jan 1, 1908. Jan 3, 1908. 11:2993.
Westchester av, Nos 910 to 914, all. Atlas Investors Co to Tobias Goodman and Simon Hirsch; 10 years, from Dec 1, 1906. Jan 3, 1908. 10:2644.
Same property. Assignment of profits under lease. Simon Hirsch and Tobias Goodman to Goodman Realty Co. Nov 30, 1906. Jan 3, 1908. 10:2644.
White plains av, No 38. Assign lease. Adam Hoffmann to Jacob Woessner. Dec 27. Jan 4, 1908.
Willis av, No 232, store, &c. Adolph Steiner to J Henry Witt; 5 years, from May 1, 1908. Jan 6, 1908. 9:2282.
3d av, No 3038, and extension on 156th st. Assign lease. Adolph Gressard to Geo L Smith. Jan 3. Jan 4, 1908. 9:2363.
Same property. Assign lease. Adolph Gressard to Geo L Smith. Jan 3. Jan 4, 1908. 9:2363.
3d av, No 3194, store, &c. Frederick Wehnes to Ferdinand L Richman; 2 3-12 years, from Feb 1, 1908. Jan 3, 1908. 10:2620.

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagees. 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 Registers 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.

January 3, 4, 6, 7, 8 and 9.

BOROUGH OF MANHATTAN.

Amoreno, Salvatore to Nicola M La Rocca. 121st st, No 242, s s, 130.6 w 2d av, 27x100.11. Prior mort \$11,000. Jan 3, 1908. 3 years, 6%. 6:1785.
Abendroth Bros, a corpn, to UNION TRUST CO of N Y. Beekman st, Nos 109 and 111, s w s, 53.10 s e Pearl st, runs s w 31 x s w 11.6 x s w 10.2 x s e 29.1 x n e 48.10 to Beekman st x n w 38.4 to beginning. Jan 4, 1908, 5 years, 5 1/2%. 1:95. 25,000
Same to same. Same property. Certificate as to above mort. Jan 3. Jan 4, 1908. 1:95.
Abrahams, William, of Brooklyn, N Y, to STATE BANK. 62d st, Nos 248 and 250, s s, 100 e West End av, 50x100.5. Oct 9, due, &c, as per bond. Jan 4, 1908. 4:1153.
Adams, Isabella V to Dora Fetsch. 8th av, No 640, n e cor 41st st, Nos 261 and 263, 24.8x100. All title. Prior mort \$—. Jan 4, 1 year, 6%. Jan 6, 1908. 4:1013.
Ahearn, Mary E and Joseph F Beglan to Eliz H Keys. 30th st, No 232, s s, 423.9 w 7th av, 25.2x98.9. Jan 7, 1908, due, &c, as per bond. 3:779. 10,000



# HECLA IRON WORKS Architectural Bronze

## AND IRON WORK

North 10th, 11th and 12th STREETS

BROOKLYN, - - - NEW YORK

American Transfer Co to Etagloc Holding Co. Little West 12th st, Nos 22 to 26, s s, 178 w 9th av, runs s 77.4 x w 26 x w 29.9 x n 91.6 to st x e 52 to beginning. P M. Prior mort \$19,500. Jan 8, 1908, due, &c, as per bond. 2:644. 4,000

Allerton, Charlotte A widow to James W B Rockwell exr Wm B Rockwell. Audubon av, s w cor 183d st, No 550, 104.11x25. Oct 16, due Aug 1, 1912, 5%. Jan 9, 1908. 8:2154. 27,000

Backes, Annie M wife of and Thos J, of Brooklyn, N Y, to Adeline Molyneaux. Manhattan av, No 117, w s, 145.11 n 104th st, 18x 50. P M. Dec 4, 5 years, 6%. Jan 7, 1908. 7:1840. 2,000

Borsuk, Max to Samuel Danson. Norfolk st, No 21, w s, 60 s Rivington st, 20x50; Marion av (Virginia st), w s, in blk bet 184th st and 189th st, and being lots 47 and 48 map Haskin & Tappan at Fordham, 100x110.8x-x106, except part for av. Sub to 3 prior mortg \$—. Jan 8, 2 years, 6%. Jan 9, 1908. 2:353. 11:3022. 1,000

Bloom, Wolf with Egbert G March and ano trustees Peter S March 97th st, No 209, n s, 164.6 e 3d av, 24.6x100.11. Extension mort. Jan 7, Jan 8, 1908. 6:1647. nom

Bentley, Sarah H, of Plattsburg, N Y, with Abraham Newman and Samuel Resler. 1st st, No 54, n s, 270.8 w 1st av, 20.8x100.4x 25.3x100. Extension agreement. Nov 30. Jan 8, 1908. 2:443. nom

Berman, Dora and Rosie Huppert and Clara Borak to Meier Nestil. Attorney st, No 98, e s, 125 s Rivington st, 25x72. All title to strip 25x3 in rear. Prior mort \$18,000. Dec 31, 4 years, 6%. Jan 8, 1908. 2:343. 12,000

Brenner, Christopher to Louis Brenner. St Nicholas av, No 354, s e cor 128th st, No 310, 25.3x90.2x25x86.6. P M. Jan 8, 1908. 3 years, 5%. 7:1954. 16,000

Brennan, Thomas J to Lion Brewery. 109th st, n w cor Amsterdam av, Saloon lease. Jan 6. Jan 7, 1908. 7:1881. 5,000

Bonomolo, Domenico to Agostino Bonomolo. 12th st, No 330, s s, 357.8 e 2d av, runs e 25 x s 93.8 to c l former Stuyvesant st, s 17.5 x w 10.5 x n 103.3 to beginning. Jan 7, 3 years, 6%. Jan 8, 1908. 2:453. 5,000

Bishop, Sigmund to Saml Scholle and ano trustees Abraham Scholle. Amsterdam av, No 865, e s, 50 n 102d st, 24.11x100x23x100. Jan 8, 1908, 3 years, 5%. 7:1857. 16,000

Braender, Philip to Margt O Sage. 20th st, Nos 7 and 9, n s, 138 e 5th av, runs n 92 x e 49.10 x s 18.4 x s 23.8 x s 50 to st, x w 50 to beginning. Jan 7, 3 years, 5 1/2%. Jan 8, 1908. 3:849. 250,000

Berliner & Greenberg, a corpn, to Business Mens Realty Co. 156th st, s s, 150 w Amsterdam av, 150x99.11. P M. Dec 30, 1 year, 6%. Jan 8, 1908. 8:2114. 32,000

Same to same. Same property. Building loan. Dec 30, 1 year, 6%. Jan 8, 1908. 8:2114. 90,000

Same to same. Same property. Certificate as to mort for \$90,000. Jan 3. Jan 8, 1908. 8:2114.

Brothers, Minnie wife of Abram to Alfred Epstein. 136th st, No 25, n s, 410 w 5th av, 37.6x99.11. Dec 24, 1 year, 5 1/2%. Jan 7, 1908. 6:1734. 7,000

Breen, Geo H to Leopold Levy. 2d av, No 1033, w s, 50.5 n 54th st, 25x75; also 1/2 part of 120th st, No 309, n s, 175 w 8th av, 25x100.11. Jan 3, 1908, due April 3, 1908, 6%. 5:1328; 7:1947. 750

Business Mens Realty Co to U S TRUST CO. 156th st, s s, 100 w Broadway, 125x99.11. Jan 6, 3 years, 5 1/2%. Jan 7, 1908. 8:2114. 26,000

Same to same. Same property. Certificate as to above mort. Jan 7, 1908. 8:2114.

Birch Realty Co to Paula Wright. Amsterdam av, No 2368, s w cor 178th st, No 500, 25x100. Jan 2, due Mar 1, 1913, 5 1/2%. Jan 8, Jan 7, 1908. 8:2132. 34,000

Same to same. Same property. Certificate as to above mort. Jan 8, Jan 7, 1908. 8:2132.

Bartelstone, David to William Jacob. Allen st, No 172, e s, 75 s Stanton st, 26.6x87.6. Jan 4, 1 year, 6%. Jan 6, 1908. 2:416. 3,000

Bissell, Katharine with Albert Rosenblatt. 117th st, No 136, s s, 325 e 7th av, 25x100.11. Extension mort. Jan 3. Jan 4, 1908. 7:1901. nom

Bevins, Silas H to Annie Stewart. Lexington av, No 1041, e s, 68.2 n 74th st, 17x82.6. Prior mort \$6,500. Jan 3, 1 year, 6%. Jan 4, 1908. 5:1409. 1,500

BROOKLYN TRUST CO trustee Edmund W Corlies with Catharine Knudsen. 119th st, No 309, n s, 175 w 8th av, 25x100.11. Extension mort. Jan 3. Jan 4, 1908. 7:1946. nom

Baum, Julia with Rosalind R Cane. 115th st, No 6 West. Extension agreement at interest of 5% instead of 4 1/2%. Apr 24. Jan 3, 1908. 6:1598. nom

Broder, David and Eva to Philip Kesler. 119th st, No 307, n s, 75 e 2d av, 19.3x100.11. 1/2 part. Given to secure performance of terms of dissolution of co-partnership. Dec 31, due, &c, as stated in articles of dissolution. Jan 3, 1908. 6:1796. 500

Bowne, Thos G, of Brooklyn, N Y, to Joseph Silverson and ano. 7th av, Nos 2516 and 2518, s w cor 146th st, No 200, 40x100. P M. Prior mort \$—. Dec 31, 3 years, 6%. Jan 3, 1908. 7:2031. 24,000

Brumberg, Solomon J to Morris Salzman. Av B, No 205, s e s, 53.5 s w 13th st, runs s e along av 24 x s e 93 x n e 24 x n w 93. P M. Prior mort \$12,000. Jan 2, 5 years, 6%. Jan 3, 1908. 2:395. 8,000

Burchard, Mary L D and Margt E Duncan to Smith Ely. Lexington av, No 165, e s, 43.10 n 30th st, 21.11x100. Dec 26, due May 1, 1911, 5%. Jan 3, 1908. 3:886. 5,500

Bell, Victor C to Vera Becker. Madison av, No 699, e s, 80 n 62d st, 20.5x50. Jan 3, 1908, 1 year, 6%. 5:1377. 14,000

Bohemian-American Workingmens Gymnastic Assoc (Sokol) to Fredk Herrmann trustee. 72d st, n s, 373 e Av A, 75x204.4 to s s 73d st. Building loan. Jan 2. 1 year, 6%. Jan 3, 1908. 5:1484. 60,000

Cohen, Lena to Sarah Lubetkin. Hester st, No 25, n s, abt 77 e Norfolk st, 25x100. Prior mort \$30,000. Dec 30, due Jan 1, 1911, 6%. Jan 3, 1908. 1:312. 11,500

CENTRAL TRUST CO of N Y with Clayton Ryder. 139th st, No 309, n s, 182 e Edgecombe av, 17x99.11. Extension agreement. Jan 3, 1908. 7:2042. nom

Cohen, Lena to Abraham Lubetkin and ano. Hester st, No 25, n s, abt 77 e Norfolk st, 25x100. Given as collateral security for payment of notes. Dec 30, installs, 6%. Jan 3, 1908. 1:312. 1,500

Comber, Philibert to George Latour. Lexington av, No 710, w s, 83.3 n 57th st, 17.2x100. Jan 2, 3 years, 6%. Jan 3, 1908. 5:1312. 2,500

Columbus Park Hotel Co to North River Impt Co. Consent to chattel mort dated Sept —, 1907. Dec 31. Jan 3, 1908. Misc.

Church, Anna C with Susan A R Parker. 87th st, No 325, n s, 305 w West End av, 20x100.8. Extension mort. Nov 25. Jan 4, 1908. 4:1249. nom

Cohen, Bertha with The United States Grand Lodge of the Independent Order Sons of Benjamin. 8th av, No 2212, e s, 25.11 n 119th st, 25x100. Extension agreement at increased interest from 4% to 4 1/2%. Jan 2. Jan 3, 1908. 7:1925. nom

Caplan, Elias N and Rachel to C August Range. 102d st, No 207, n s, 130 e 3d av, 25x100.11. Prior mort \$20,000. Jan 3, due, &c, as per bond. Jan 6, 1908. 6:1652. 4,000

Chelsea Methodist Episcopal Church, N Y, a corpn, to Fort Washington Syndicate. 30th st, No 327, n s, 344 n w 8th av, 20x98.9. Prior mort \$5,000. Jan 6, 3 years, 5%. Jan 7, 1908. 3:754. 5,000

Chelsea Methodist Episcopal Church, N Y, a corpn, to Fort Washington Syndicate. 30th st, No 331, n s, 364 n w 8th av, 69x98.9. Jan 6, 3 years, 5%. Jan 7, 1908. 3:754. 40,000

Cuba, Isadore to Isaac Goldstein. East Broadway, No 179, on map No 189, s w cor Jefferson st, Nos 10 and 12, 26.1x100. Prior mort \$33,000. Dec 27, 3 years, 6%. Jan 4, 1908. 1:284. 12,000

Collins, Wm to Margt B Langdon. 24th st, No 334, s w s, 321 s e 9th av, 21x55. Leasehold. Jan 8, 1908, 2 years, 6%. 3:747. 1,000

Cohen, Moses to Ida C Friedlander. 88th st, No 56, s s, 183 e Columbus av, 19x100.8. Prior mort \$18,000. Jan 6, due July 6, 1908, 6%. Jan 8, 1908. 4:1201. 4,000

De Bellis, Giovanni A to Louis Dursie. 12th st, No 413, n s, 173 e 1st av, 24.4x103.3. Jan 8, 1 year, 6%. Jan 9, 1908. 2:440. 2,500

Daly, Agnes R admrx David J Daly with Peter Doelger. 1st av, No 577, n w cor 33d st, Nos 349 and 351, 24.8x100. Extension mort. Dec 31. Jan 9, 1908. 3:939. nom

Dickinson, Townsend and Wilter with Jeannie Stone. 48th st, No 412, s s, 200 w 9th av, 25x100. Extension mort. Nov 26. Jan 8, 1908. 4:1057. nom

Davis, Joseph H to Jacob Axelrod. 140th st, s e cor Hamilton pl, runs e 59.6 x s 99.11 x w 50 x s 99.11 to n s 139th st x w 94.3 to e s Hamilton pl x n 117.1 to beginning. Jan 3, due, &c, as per bond. Jan 9, 1908. 7:2071. 20,000

District Number One of the Independent Order of Benai Berith, a corpn, with Henry Breslauer. Norfolk st, No 148 (124), e s, 125 s Stanton st, 25x100. Extension agreement at interest increased from 4 1/2 to 5%. Nov 30. Jan 8, 1908. 2:354. nom

Dillingham Theatre Co to Thomas J Shanley and ano. Broadway, No 1553, w s, 47.8 n 46th st, runs w 88.11 x s 46.7 to n s 46th st, Nos 203 to 217, x w 139 x n 100.5 x e 139 x s 30.6 x e 83.4 to Broadway, x s 23.10 to beginning. P M. Prior mort \$275,000. Jan 8, 1908, due Nov 1, 1909, 5%. 4:1018. 155,000

Dards, Charles A with METROPOLITAN LIFE INS CO. 72d st, No 114, s s, 100 w Columbus av, 25x102.2. Extension mort. Jan 6, 1908. 4:1143. nom

Davidson, Wm W with Louisa Minturn. Lenox av, No 553, n w cor 138th st. Extension mort. Dec 6. Jan 7, 1908. 7:2007. nom

Draper, Wm P with Bertha Ullman and Jeanette Busse. Madison av, No 766. Extension mort at increased interest of 4% to 5%. Jan 6, Jan 7, 1908. 5:1380. nom

D'Onofrio, Fortunato D to David Allan. 121st st, No 233, n s, 425 w 7th av, 25x100.11. Prior mort \$20,000. Jan 2, due, &c, as per bond. Jan 3, 1908. 7:1927. 5,000

Eisenhauer, Anna to Jos L Buttenwieser. 29th st, No 212, s s, 210 e 3d av, 25x98.8. Jan 3, 1908, due July 3, 1908, 6%. 3:909. 1,000

Expert Realty Co with Rosalind R Cane. Amsterdam av, No 805. Extension agreement at interest of 5% instead of 4 1/2%. June 1. Jan 3, 1908. 7:1854. nom

Edgar, Newbold Le R to U S TRUST CO of N Y. 40th st, No 125, n s, 65 w Lexington av, 20x98.9. Jan 3, 1908, 3 years, 5%. 5:1295. 25,000

EMIGRANT INDUSTRIAL SAVINGS BANK with Gerardo Di Tolla. Spring st, No 178. Extension mort at increased interest of 4% to 5%. Dec 27. Jan 4, 1908. 2:488. nom

EMIGRANT INDUSTRIAL SAVINGS BANK with Clara B C H Lowry. 43d st, No 408 West. Extension mort at increased interest of 4% to 5%. Dec 26. Jan 4, 1908. 4:1052. nom

EMIGRANT INDUSTRIAL SAVINGS BANK with Leonard Grosjean. 115th st, No 218 East. Extension mort at increased interest of 4 1/2% to 5%. Dec 27. Jan 4, 1908. 6:1664. nom

Englander, Hannah and Louis Stern with John T Willets guardian Josiah M Willets. 118th st, No 270, s s, 200 e 8th av, 25x100.11. Extension mort. Nov 13. Jan 6, 1908. 7:1923. nom

Epstein, Deana G to Sarah Rothman. 120th st, No 303, n s, 100 w 8th av, 25x100.11. P M. Prior mort \$21,000. Jan 6, 5 years, 6%. Jan 7, 1908. 7:1947. 4,000

Ehret, Geo, Jr, with Arthur Van Sclen and ano. 8th av, No 349, w s, 49 n 27th st, 25x81. Extension mort. Nov 26. Jan 6, 1908. 3:751. nom

EQUITABLE LIFE ASSUR SOC of the U S with Putnam Holding Co. 4th av, Nos 367 and 373; 26th st, Nos 103 and 105 East. Extension mort. Dec 3. Jan 9, 1908. 3:882. nom

EQUITABLE LIFE ASSUR SOC of the U S with Marie A Finck. 19th st, No 136 East. Extension mort. Nov 30. Jan 9, 1908. 3:874. nom

EQUITABLE LIFE ASSUR SOC of the U S with Leopold Weil. 75th st, No 146 West. Extension mort. Nov 29. Jan 9, 1908. 4:1146. nom

EQUITABLE LIFE ASSUR SOC of the U S with Giles Whiting. Madison av, No 873. Extension mort. Nov 30. Jan 9, 1908. 5:1387. 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.

EQUITABLE LIFE ASSUR SOC of the U S with Judson Realty Co. 3d st, Nos 54 and 56 West. Extension mort. Dec 9. Jan 9, 1908. 2:536. nom

EQUITABLE LIFE ASSUR SOC of the U S with Isabella Unger. 39th st, No 239 East. Extension mort. Nov 30. Jan 9, 1908. 3:920. nom

EQUITABLE LIFE ASSUR SOC of the U S with Congregation Orach Chaim, a corpn. Lexington av, No 1461. Extension agreement. Oct 1. Jan 9, 1908. 5:1523. nom

EQUITABLE LIFE ASSUR SOC of the U S with John W Alexander. 65th st, No 116 East. Extension agreement. Dec 2. Jan 9, 1908. 5:1399. nom

EQUITABLE LIFE ASSUR SOC of the U S with Chas A Gould. Broadway, Nos 838 and 840. Extension mort. Nov 26. Jan 9, 1908. 2:564. nom

EQUITABLE LIFE ASSUR SOC of the U S with Chas A Gould. Broadway, Nos 396 and 398. Extension mort. Nov 26. Jan 9, 1908. 1:195. nom

EQUITABLE LIFE ASSUR SOC of the U S with Amelia S Kohn. Madison av, No 1138. Extension agreement. Nov 27. Jan 9, 1908. 5:1496. nom

EQUITABLE LIFE ASSUR SOC of the U S with Lilly W Barney. 74th st, No 155 West. Extension mort. Nov 30. Jan 9, 1908. 4:1146. nom

EQUITABLE LIFE ASSUR SOC of the U S with Augusta Buhring. Madison av, No 72. Extension mort. Nov 30. Jan 9, 1908. 3:857. nom

Frasinetti, Angelo to Morrizio Pricola. Thompson st, Nos 79 and 81, w s, 56.10 s Spring st, runs w 50 x s 18.2 x s 24 x e 4.9 x n 5.4 x e 45.6 to Thompson st x n 36.11 to beginning. Jan 9, 1908, 2 years, 6%. 2:489. 3,000

Foley, Caroline L to Wm J Hughes. 52d st, No 110, s s, 180 w 6th av, 20x76.9x20.4x80.5. Prior mort \$20,750. Oct 14, demand, 6%. Jan 8, 1908. 4:1004. 3,500

Foley, Caroline L to Meyer L Sire. 52d st, No 110, s s, 180 w 6th av, 20x76.9x20.4x80.5. Prior mort \$24,250. Jan 8, 1908. due, &c, as per bond. 4:1004. 1,500

Fitchett, Susie E to Emily E Burns. 45th st, Nos 52 and 54, s s, 280 e 6th av, 40x100.5. P M. Dec 24, due Sept 24, 1908. 6%. Jan 8, 1908. 5:1260. 14,000

Fluri Construction Co to Hudson Realty Co. Broadway, s e cor 159th st, 99.11x125. Prior mort \$190,000. Jan 3, due, &c, as per bond. Jan 4, 1908. 8:2117. 5,000

Finnan, Annie F to TITLE GUARANTEE AND TRUST CO. 113th st, No 120, s s, 235 e Park av, 19.7x100.11. Jan 7, 1908, due, &c, as per bond. 6:1640. 7,000

Freund, Ludwig and Isaac Newman to Esther Fisher. 115th st, No 50, s s, 308 e Lenox av, 17x100.11. Jan 6, 5 years, 5%. Jan 7, 1908. 6:1598. 15,000

Same to Rebecca Lowy and ano. Same property. Prior mort \$15,000. Jan 6, due, &c, as per bond. Jan 7, 1908. 6:1598. 4,000

Fleischmann, Johanna with Zachariah Zacharias. St Nicholas av, s w cor 174th st, 100x100. Extension mort. Dec 26. Jan 7, 1908. 8:2143. nom

Fleischmann, Johanna with Zachariah Zacharias. St Nicholas av, n w cor 173d st, 100x100. Extension mort. Dec 26. Jan 7, 1908. 8:2143. nom

Falk, Max to Ludwig Falk. 120th st, No 305, n s, 125 w 8th av, 25x100.11. Dec 31, due Jan 1, 1911, 5%. Jan 6, 1908. 7:1947. 20,000

Friedlander, Richard with Fannie A Graydon. 2d st, No 138 East. Agreement as to ownership of mort, &c. Dec 23. Jan 3, 1908. 2:430. nom

Frank, Moses and Carrie Bargeuhr to Sigmund B Hauser. 50th st, No 231, n s, 265 w 2d av, 29x100.5. P M. Prior mort \$45,000. Jan 1, 3 years, 6%. Jan 3, 1908. 5:1324. 5,000

Friedelson, Saml to Alex Hadden. 86th st, No 433, n s, 239 w Av A, 18x100.8; also all title to plot begins equi-distant bet 86th and 87th sts, at point 257 w Av A, runs n 10 x e 27 x s 10 x w 27 to beginning. P M. Jan 2, 3 years, 5½%. Jan 3, 1908. 5:1566. 9,000

Fritz, Margaret M to Minnie Deverell and ano. 44th st, No 413, n s, 200 w 9th av, 25x100.4. Jan 2, due, &c, as per bond. Jan 3, 1908. 4:1054. 5,000

Fleischmann (Maximilian) Company with Emma C Jourgensen extrx and trustee Christian L Jourgensen. South st, Nos 54 and 55, n w s, 61.11 s w Wall st, 42.1x76.4x42.5x76.10. Extension agreement. Jan 4. Jan 8, 1908. 1:35, 36. nom

Gibert, Clara M and Gertrude E, Mary J Fritsch and Eugenie G Townsend to Cornelius F Kingsland. 17th st, No 23, n s, 116.10 w Broadway, 25x70x—x76.1. Jan 3, 1908, 5 years, 5%. 3:846. 32,000

Gehring, Wm G and Adolph Hell to Maria Peter. 52d st, No 521, n s, 275 w 10th av, 25x100.5. Prior mort \$11,000. Jan 2, 5 years, 6%. Jan 3, 1908. 4:1081. 3,000

Goodman, Joseph and George Schupper to Aaron Goodman. 3d av, Nos 267 to 277, e s, 44.2 n 21st st, 109.4x75. Dec 23, due June 23, 1908, 6%. Jan 3, 1908. 3:902. 12,000

Green, Samuel to Bertha G Lyons. 31st st, No 22, s w s, 325 n w 5th av, 25x98.9. Leasehold. Dec 31, due Dec 31, 1911, 6%. Jan 4, 1908. 3:832. 4,000

Gruntal, Francis to Frank H Patteson and ano trustees Henry B Patteson. 61st st, No 122, s s, 178 w Lexington av, 18x100.5. Jan 3, 5 years, 5%. Jan 4, 1908. 5:1395. 20,000

Goldberger, Samuel to Jacob Rieger. 5th st, No 729, n s, 341.1 e Av C, 16.9x83x16.8x83. ¾ parts. Prior mort \$9,000. Jan 4, installs, 6%. Jan 6, 1908. 2:375. 860

Glick, Hyman, Samuel Allen and David Gordon and Moritz Gruenstein with LINCOLN TRUST CO. 31st st, Nos 396 and 308 East. Subordination agreement. Sept 15. Jan 6, 1908. 3:936. nom

Gindler, Caroline wife of and Gustav of Stallapoenen, East Prussia, Germany, to Otto Rex. 10th st, No 264, s s, 200 e 1st av, 25x92. 1-3 part. All title under will August Gindler. Dec 15, due, as per bond, 6%. Jan 7, 1908. 2:437. 4,000

Genovese, Francesco to Jacob Hirsch. 29th st, Nos 327 and 329, n s, 322.3 e 2d av, 44x98.9. P M. Prior mort \$22,000. Jan 7, 5 years, 6%. Jan 8, 1908. 3:935. 4,500

Gewritz, Louis and Louis Jacobs with Mary E Parsons. Pike st, No 25, e s, 25x111.4. Extension mort. Nov 1. Jan 8, 1908. 1:273. nom

Goett, Edward to Annie L Kneer. Lewis st, No 177, w s, 97.5 s 5th st, 24.2x92.9x24.8x90.3. Jan 8, 3 years, 5%. Jan 9, 1908. 2:360. 13,000

Grassi, Pietro and Carmela to David Lentin. 66th st, Nos 328 and 330, s s, 316.8 e 2d av, 33.4x100. P M. Prior mort \$33,000. Jan 9, 1908, 4 years, 6%. 5:1440. 6,000

Heller, Thomas with John T Willets guardian Josiah M Willets. 117th st, No 326, s s, 312.6 e 2d av, 37.6x100.11. Extension mort. Nov 21. Jan 6, 1908. 6:1688. nom

Howell, Monroe of Boonton, N J, with Edith C Smith. Lexington av, No 1374, w s, 34.4 s 91st st, 16.6x88.3. Extension mort. Dec 2. Jan 6, 1908. 5:1519. nom

Herskovitz, Resi to LAWYERS TITLE INS & TRUST CO. 114th st, No 46, s s, 414 e Lenox av, 17.7x100.11. Jan 3, 3 yrs, 5½%. Jan 4, 1908. 6:1597. 9,000

Howey, John T, Robert A, Walter G, and Wm H to Cruikshank Co. Gansevoort st, No 14, s s, 199 w 4th st, late Asylum st, 25x 68.11x25x69.4 e s. Jan 9, 1908, 3 years, 5½%. 2:627. 5,000

Harscher, Isaac and Minnie with Simon Dannenberg. 2d av, No 2504, e s, 27 n 118th st, 26x80. Extension mort. Jan 1. Jan 3, 1908. 6:1795. nom

Hautstetter, Albert to TITLE GUARANTEE & TRUST CO. 85th st, No 320, s s, 208.4 w West End av, 16.8x102.2. Jan 2, due, &c, as per bond. Jan 3, 1908. 4:1246. 8,000

Haft, Rosa Cecelia and Annie H to Jos L R Wood trustee for benefit Alice F M Wood. 1st av, No 1474, e s, 52.2 s 77th st, 25 x85. Dec 30, 3 years, 5%. Jan 3, 1908. 5:1471. 15,000

Jones, Jos T B to Lina P Webster. 124th st, No 254, s s, 174.6 e 8th av, 16.8x100.11. P M. Jan 2, 3 years, 5%. Jan 3, 1908. 7:1929. 8,000

Same to same. Same property. P M. Prior mort \$8,000. Jan 2, 1 year, 6%. Jan 3, 1908. 7:1929. 2,000

Jordan, Viola W to Selma Berg. 93d st, No 166, s s, 171.6 e Amsterdam av, 17.6x100.8. Dec 31, 1 year, 6%. Jan 3, 1908. 4:1223. 700

Jones (Chas E) Co to TITLE GUARANTEE & TRUST CO. 134th st, No 522, s s, 480.6 w Amsterdam av, 43.9x99.11. Jan 3, due, &c, as per bond. Jan 6, 1908. 7:1987. 40,000

Same to same. Same property. Certificate as to above mort. Jan 3. Jan 6, 1908. 7:1987. —

Jones, Louis M and Thos W with TITLE GUARANTEE & TRUST CO. 134th st, No 522, s s, 480.6 w Amsterdam av, 43.9x99.11. Subordination mort. Jan 2. Jan 6, 1908. 7:1987. nom

Jackson, Frances B, Ellen Mayer, Lillian Hague and Ethel Parker to Chas H White trustee Anna Storminger. 26th st, No 225, n s, 275 w 2d av, 25x98.9. P M. Dec 23, 3 years, 5½%. Jan 7, 1908. 3:907. 13,000

Kahnweiler, Emma to Mathilda Ehrmann. 114th st, No 257, n s, 400 w 7th av, 25x100.11. Jan 3, 1908, 5 years, 5%. 7:1830. 16,000

Kesler, Philip to David Broder. 119th st, No 305, n s, 75 e 2d av, 19.3x100.11. ½ part. Given to perform terms of dissolution of partnership. Dec 31, due as stated in articles of dissolution, —. Jan 3, 1908. 6:1796. 500

Krouse, Samuel to Harry Held. 133d st, No 536, s s, 380 w Amsterdam av, 17.6x99.11. P M. Prior mort \$7,000. Jan 2, due, &c, as per bond. Jan 3, 1908. 7:1986. 4,000

Krouse, Samuel to Harry Held. 133d st, No 534, s s, 362.6 w Amsterdam av, 17.6x99.11. P M. Prior mort \$8,000. Jan 2, due, &c, as per bond. Jan 3, 1908. 7:1986. 3,000

Krouse, Samuel to Harry Held. 133d st, No 538, s s, 397.6 w Amsterdam av, 17.6x99.11. P M. Prior mort \$7,000. Jan 2, due, &c, as per bond. Jan 3, 1908. 7:1986. 4,000

Kurzrok, Max, of Brooklyn, N Y, to Isidore Jackson and ano. 117th st, Nos 129 to 135, n s, 65 w Lexington av, 2 lots, each 37.6x100.11. 2 P M morts, each \$21,432.73; 2 prior morts, each \$34,000. Dec 20, 3 years, 6%. Jan 4, 1908. 6:1645. 42,864.46

Kurzrok, Max, of Brooklyn, N Y, to Isidore Jackson and ano. 120th st, Nos 235 and 237, n s, 185 w 2d av, 37.6x100.11. P M. Prior mort \$35,000. Dec. 20, 3 years, 6%. Jan 4, 1908. 6:1785. 16,516.68

Kurzrok, Max, of Brooklyn, N Y, to Isidore Jackson and ano. 1st av, Nos 2105 and 2107, n w cor 108th st, Nos 339 and 341, 50x 100. P M. Prior mort \$60,000. Dec 20, 3 years, 6%. Jan 4, 1908. 6:1680. 36,714.97

Kurzrok, Max, of Brooklyn, N Y, to Isidore Jackson and ano. 2d av, Nos 2100 and 2102, n e cor 108th st, No 301, 50x100. P M. Dec 20, 3 years, 6%. Jan 4, 1908. 6:1680. 48,629.70

Kurzrok, Max, of Brooklyn, N Y, to Isidore Jackson and ano. 108th st, Nos 315 and 317, n s, 250 e 2d av, 50x100.11. P M. Dec 20, 3 years, 6%. Jan 4, 1908. 6:1680. 39,945.49

Kurzrok, Max, of Brooklyn, N Y, to Isidore Jackson and ano. 108th st, Nos 319 to 337, n s, 100 w 1st av, 5 lots, each 50x 100.11. 5 P M morts, each \$39,945.49. Dec 20, 3 years, 6%. Jan 4, 1908. 6:1680. 199,727.45

Kearney, John to Andrew S Hamersley. 128th st, No 127, n s, 580 w 3d av, 19.8x99.11. Jan 4, due Jan 16, 1911, 5%. Jan 6, 1908. 6:1777. 6,000

Kitt, Sarah wife of and George to Peter Donald. 8th av, No 2914, e s, 24.11 n 154th st, 24.6x100. Jan 4, 5 years, 5½%. Jan 6, 1908. 7:2040. 18,000

Kitt, Sarah to Herman Knobloch and ano. 8th av, No 2914, e s, 24.11 n 154th st, 24.6x100. P M. Prior mort \$18,000. Jan 2, 3 years, 6%. Jan 6, 1908. 7:2040. 4,000

Kahn, Fannie M to Martin J Keogh and ano trustees David Jones. 79th st, No 15, n s, 208 e 5th av, 18x102.2. Jan 6, 1908, due Jan 1, 1911, 5%. 5:1491. 40,000

Kane, Louisa L with Adhemar Fleux. 80th st, No 309 West. Extension mort. Dec 26. Jan 7, 1908. 4:1244. nom

Klau, Paula and Nathan with John T Willets guardian Josiah M Willets. 111th st, No 5, n s, 130 w 5th av, 30x100.11. Extension mort. Dec 9. Jan 6, 1908. 6:1595. nom

Kunitzer, Robert to Henrietta H Furbush. 116th st, No 347, n s, 150 w 1st av, 20x100.11. P M. Jan 2, due, &c, as per bond. Jan 4, 1908. 6:1688. 10,000



# REINFORCED CONCRETE For Factories and Warehouses

possesses advantages over all other forms of construction

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

Kroder (John) and Henry Reubel Co to Harriette W Berryman. 17th st, No 107, n s, 150 e 4th av, 25x90. P M. Jan 7, due, &c, as per bond. Jan 8, 1908. 3:873. 25,000

Kelly, John A to Gustav Obendorfer and ano. 38th st, Nos 108 and 110, s s, 120 w 6th av, 40x98.9. Leasehold. Prior mort \$6,000. Dec 18. Amount of mortgage, interest and time due as per bond, but mortgage tax is \$25. Jan 8, 1908. 3:813. —

Kassel, Abraham to Elie Sulzer. 2d av, Nos 204 and 206, n e cor 104th st, No 301, 50.11x75. Prior mort on No 204, \$18,000, and prior mort on No 206, \$13,000. Jan 8, 1908, 2 years, 6%. 6:1676. 10,000

Krulewitch, Emanuel M and Simon Weinstein with State Realty and Mortgage Co. 148th st, s s, 175 e Convent av, 100x99.11. Subordination agreement. Sept 17. Jan 8, 1908. 7:2062. nom

Kane, Bridget C, of Larchmont, N Y, to Martha T Douglas. 3d av, No 1386, w s, 25.1 s 79th st, 25.8x71.11x25.6x71.11. Jan 9, 1908, 3 years, 5%. 5:1413. 14,000

Kalisky, Golda to Max Tischler. Rivington st, No 159, s s, 50 w Clinton st, 25x100. Jan 9, 1908, 3 years, 6%. 2:348. 6,000

KINGSTON SAVINGS BANK with Abraham Samuels. Amsterdam av, Nos 1280 to 1282, n w cor 123d st, No 501, 40.11x100. Extension mort. Dec 24. Jan 9, 1908. 7:1978. nom

Kleinberg, Abraham with Thomas Coman. 143d st, No 246, s s, 350 e 8th av, 25x99.11. Extension mort. Jan 6. Jan 9, 1908. 7:2028. nom

Krulewitch, Emanuel M and Simon Weinstein with State Realty & Mortgage Co. 148th st, s s, 75 e Convent av, 100x99.11. Subordination mort. Sept 17. Jan 9, 1908. 7:2062. nom

Lissman, Edward and Herman Minzesheimer to Harriet S H Tuller. 130th st, No 220, s s, 245 w 7th av, 20x99.11. P M. Prior mort \$11,000. Jan 8, 3 years, 6%. Jan 9, 1908. 7:1935. 2,500

Laue, Arp to Fredk H Ehlen. Amsterdam av, s e cor 214th st, 25x100. Prior mort \$6,000. Jan 7, 1908, due, &c, as per bond. 8:2210. 4,000

Lowenthal, Louis with Baruch Lewittes. 75th st, No 325, n s, 345 e 2d av, 20x102.2. Extension mort. Jan 6, 1908. 5:1450. nom

Lewkowitz, Morris with Joseph Jacoby. Houston st, No 336 East. Extension mort. Jan 6, 1908. 2:384. nom

Levin, Saville to Carrie Knobloch. Ludlow st, No 133, n w s, at n e s Rivington st, No 98, 66.1x25x66x25; 114th st, No 48, s s, 396.4 e Lenox av, 17.8x100.11. Prior mort \$41,500. Jan 6, 1908, due, &c, as per bond. 2:411, 6:1597. 3,500

Lewis, Richard J to Wealthy H Lewis trustee for Wealthy A Lewis. 19th st, No 163, n s, 80 e 7th av, 23x90. Dec 28, due Jan 1, 1916, 4½%. Jan 4, 1908. 3:795. 10,000

Lloyd, Francis G and Newell Bent trustees David Stevenson for Florence Stevenson with Aaron Snitow, Moritz Kraissler and Aaron Nurick. 11th av, No 468, e s, 24.9 s 38th st, 24.8x100. Extension agreement. Dec 31. Jan 3, 1908. 3:709. nom

London, Albert to Edward J Corcoran. 172d st, n s, 143.9 w Amsterdam av, 43.9x94.6. Prior mort \$32,000. Jan 2, due June 1, 1910, 6%. Jan 4, 1908. 8:2129. 9,000

Ludorff, Albert to HUDSON TRUST CO. 57th st, n s, 150 w 10th av, runs w 25 x n 177 x s e 51.2 x s 66.6 x w 25 x s 100 to beginning. Jan 3, 1908, 3 years, 5%. 4:1086. 15,000

Mariani, Filomena to Caterina Garibaldi. King st, No 21½, n s, 84 w Congress st, 16x75x16.2x75.2. P M. Prior mort \$7,000. Jan 2, 5 years, 6%. Jan 3, 1908. 2:520. 4,850

McGay, Fannie, Kate Williams and Frank Hanlon to TITLE GUARANTEE & TRUST CO. 47th st, No 311, n s, 150 w 8th av, 20x100.5. Dec 31, due, &c, as per bond. Jan 3, 1908. 4:1038. 12,000

Manheimer, Jacob L, Minnie Glauber and Hannah Kaliski with Harry Meyer. 132d st, No 32 West. Extension agreement at increased interest from 4½% to 5½%. Jan 2. Jan 3, 1908. 6:1729. nom

Mosner, Frank to Pauline Myers et al. 1st av, No 1373, w s, 23 s 74th st, 28.2x60. P M. Jan 3, 1908, 5 years, 5½%. 5:1448. 15,000

Manhattan Light & Equipment Co to The Oliver Typewriter Co. Certificate of consent to mort of \$625. Dec 21. Jan 3, 1908. File. —

Marx, Ferdinand to Simon Marx. Greenwich st, No 185, s e cor Dey st, No 57, 43x62.2x40.3x77.8. Jan 2, 3 years, 6%. Jan 3, 1908. 1:61. 4,000

Mosner, Frank to Fred Lesser and ano. 1st av, No 1373, w s, 23 s 74th st, 28.2x60. P M. Prior mort \$15,000. Jan 3, due, &c, as per bond. Jan 4, 1908. 5:1448. 3,000

Mendelsohn, Moses and Sigmund with Harry Held. 133d st, No 534 West. Extension mort. Dec 31. Jan 6, 1908. 7:1986. nom

Merrills Park Co, a corpn, to Van Cortlandt Realty Co. Amsterdam av, e s, parcel 23 map (No 697) of 128 acres estate Isaac Dyckman, Fort George property, being part conveyed by Dyckman to Waterhouse and recorded Dec 3, 1868, which lies bet e s Amsterdam av and w s Fort George Park, being 100 on Amsterdam av and extending back to west line of Fort George Park, the n s being 333 ft deep and s s abt 346 ft deep and 311 on w line of said park, except parts for Dyckman st, the Speedway and Fort George Park and portion fronting on Harlem River conveyed by Waterhouse to Seybel. P M. Jan 2, due Aug 1, 1908, 5%. Jan 6, 1908. 8:2149. 75,000

Same to same. Same property. P M. Prior mort \$75,000. Jan 2, due Aug 1, 1908, 5%. Jan 6, 1908. 8:2149. 20,000

McDonald, Mary J to Caroline F Searle and Granville F Dailey exrs and trustees Haskell A Searle. 215th st, s s, 14th av, w s, 214th st, n s, and Hudson River, e s, contains 3 144-1,000 acres, with land under water, &c, and known as plot 22, part of farm Samuel Thomson, known as Mt Washington; also plot begins at a stake in line of fence bet lands of Childs and de Rivera which stake is 1.9 s e from a sawed hemlock stump and 75 w 14th av, runs s 259.10 x w 389.5 to original high water mark on east shore Hudson River, x n 259.11 x e 382.3 to beginning, being west part of lot 23 on said map, and contains 2 301-1,030 acres, with all title to land under water, &c, in front of said lot 23. Jan 6, 1908, 5 years, 5½%. 8:2256-2257-2259. 25,000

Muzanti, Angelo and Maria De Barbieri to Giovanni B Podesta. Macdougall st, No 108, e s, 125 n Bleecker st, 25x100. Prior mort \$7,500. Jan 2, 5 years, 6%. Jan 6, 1908. 2:540. 8,000

Meyers, Hannah to Herman C Fuhrmann and ano. 84th st, No 523, n s, 273 e Av A, 25x102.2. Jan 6, 1908, 3 years, 5½%. 5:1581. 12,000

Muller, Agnes to Lion Brewery. 3d st, No 43 West, n w cor Wooster st. Saloon lease. Jan 2, demand, 6%. Jan 6, 1908. 2:538. 1,090

Morse, Harry F to Margt O Sage. 46th st, No 3, n s, 100 w 5th av, 21.6x100.5. Jan 3, 3 years, 5½%, until Jan 6, 1909, and 6% thereafter. Jan 6, 1908. 5:1262. 60,000

Mankowski, Lena G to TITLE GUARANTEE & TRUST CO. 48th st, No 110, s s, 125 w 6th av, 20x100.5. Jan 6, 1908, due, &c, as per bond. 4:1000. 15,000

Macleay, Olivia W to John Dwyer. 49th st, No 115, n s, 216.8 w 6th av, 20x100.5. Oct 28, 2 years, 4½%. Jan 6, 1908. 4:1002. 2,500

Moore, Jehu C, of Brooklyn, N Y, to Saml Scholle and ano trustees Abraham Scholle. 119th st, No 210, s s, 150 e 3d av, 25x100.11. Jan 7, 1908, 3 years, 5%. 6:1783. 10,000

Morstatt, Wm G and Chas F Cuche to Antonio Spinelli. 113th st, Nos 349 to 353, n s, 100 w 1st av, 50x100.11. Prior mort \$— Jan 7, 1908, due July 3, 1908, 6%. 6:1685. 2,750

Muscato, Maria to Patk J Fox. 25th st, No 336, s s, 375 e 9th av, 25x74.9. P M. Jan 4, due, &c, as per bond. Jan 6, 1908. 3:748. 22,000

Muscato, Maria to Rose A Fox et al. 25th st, No 338, s s, 350 e 9th av, runs e 25 x s 74.9 x e 50 x s 24 x w 75 x n 98.9 to beginning. P M. Jan 4, due, &c, as per bond. Jan 6, 1908. 3:748. 28,000

Moore, Geo G to FARMERS LOAN & TRUST CO. 34th st, No 149, n s, 191.8 e Lexington av, 20.10x100. P M. Jan 3, 1 year, —%. Jan 7, 1908. 3:890. 35,000

Marks, Martin to Abram Avrutine. 79th st, No 174 East. Certificate as to payment of \$1,000 on account of mort for \$12,000. May 7, 1907. Jan 9, 1908. 5:1413. —

Maiden Lane Realty Co to METROPOLITAN LIFE INSURANCE CO. John st, Nos 18 and 22, s s, 265.5 e Broadway, runs s 66.9 x e 0.1 x s 82.3 to n s Maiden lane, Nos 15 to 19, x w 49.6 x w 22.10 x n 78.6 x w 2.4 x n 65.6 to s s John st x e 24.11 x s 64.2 x e 25.10 x n 64.4 to John st x e 24.9 to beginning. Jan 9, 1908, due May 1, 1911, 6%, until building is completed, and 5½% thereafter. 1:65. 1,250,000

Same to same. Same property. Certificate as to above mort. Jan 9, 1908. 1:65. —

MUTUAL TRUST CO of Westchester Co as admr Wm Howard with Herman Finkelstein. 2d st, No 12, n s, 163.2 e Bowery, 25x 65.3x25x64.6. Extension agreement. Dec 19. Jan 9, 1908. 2:458. nom

Murray, John A with Mary E Parsons. 37th st, No 527, n s, 400 e 11th av, 25x98.9. Extension mort. Oct 30. Jan 8, 1908. 3:709. nom

Nelson, Andrew with Caroline Schuchman. 15th st, No 222, s s, 298.1 w 7th av, 24.9x86.6. Extension mort. Dec 6. Jan 7, 1908. 3:764. nom

Nash, John McL and Thomas trustee for Cath Nash will Stephen P Nash with Louis Levin. 45th st, No 522, s s, 225 w 10th av, 25x100.5. Extension mort. Dec 31. Jan 7, 1908. 4:1073. nom

Neustadter, Moses and Peisach, and Harry P Herzig to Berthold Weil and ano. Sheriff st, No 63, w s, 125 s Rivington st, 25x 10). Prior mort \$25,000. Jan 2, 5 years, 6%. Jan 3, 1908. 2:338. 8,450

Same to the Corporation of the Brick Presbyterian Church in City N Y. Same property. Jan 2, 3 years, 5%. Jan 3, 1908. 2:338. 25,000

Neadle, Jacob with Benj Natkins, Moses L Blumberg, Isidor J Kresel, Morris Kuenstlinger and Oscar Lowinson. 35th st, Nos 36 and 38 West. Agreement that each of parties in this agreement are entitled to 1-6 share of mort covering above. Aug 10, 1906. Jan 3, 1908. 3:836. nom

Nechols, Henry to Harry W Watrous trustee Walter W Watrous. 39th st, No 418, s s, 250 w 9th av, 25x98.9. Jan 3, 1908, due, &c, as per bond. 3:736. 9,000

Ohmeis, Fredk to Minnie Warren. 106th st, Nos 211 and 213, n s, 233.4 w Amsterdam av, 66.8x100.11. Prior mort \$32,500. Jan 4, 3 years, 6%. Jan 6, 1908. 7:1878. 10,000

Outcalt, Mary H to TITLE GUARANTEE AND TRUST CO. 42d st, No 411, n s, 150 w 9th av, 25x100.4. Prior mort \$6,000. Jan 6, due, &c, as per bond. Jan 7, 1908. 4:1052. 1,000

Opitz, Frank and Fanny with John T Willets exr. 73d st, No 432, s s, 125 w Av A, 25x102.2. Extension mort. Nov 12, 1907. Jan 6, 1908. 5:1467. nom

Osborne, Chas W exr Russell Sage with Chas E Otis. 117th st, Nos 125 and 127, n s, 286 w Lenox av, 2 lots, each 18x100.11. Extension two mort. Dec 14. Jan 7, 1908. 7:1902. nom

Oppenheimer, Laura and Henry S and Lionel Sutro exrs, &c, Leopold Oppenheimer with Adolph F Nutzhorn. 13th st, No 241, n s, 225 e 10th av, 25x103.1. Extension mort. Jan 7. Jan 9, 1908. 2:646. nom

O'Donnell, Mary F to Herman Lowenstein. 2d av, No 623, n w cor 34th st, No 245, 20.5x76. Jan 8, 2 years, 6%. Jan 9, 1908. 3:915. 2,000

Polstein Realty & Construction Co to Henry Fluegelman. Amsterdam av, Nos 1105 and 1107, e s, 40.11 n 114th st, 40x100. Prior mort \$65,000. Jan 8, due Apr 8, 1909, 6%. Jan 9, 1908. 7:1867. 3,000

Same to same. Same property. Certificate as to above mort. Jan 8, 1908. Jan 9, 1908. 7:1867. —

Power, Peter to Harriet S James. 99th st, No 260, s s, 100 e West End av, 25x100.11. Prior mort \$21,000. Jan 8, 1908, due Oct 15, 1908, 6%. 7:1870. 750

Prenowitz, Jacob with John T Willets guardian Josiah M Willets. 56th st, No 318, s s, 230 e 2d av, 32.1x100.5. Extension mort. Dec 10. Jan 6, 1908. 5:1348. nom

Paddell, Timothy F to Geo Ehret. 7th av, Nos 592 and 594, w s, 49.4 x 42d st, 49.4x100; also all leasehold interest of party first part to premises on s w cor 7th av, Nos 596 and 598, and 42d st, No 206, 49.4x20, and to 42d st, No 202 West, 20x49.4, and 42d st, No 208, s s, 80 w 7th av, 20x50, and 42d st, No 306 West. Prior mort \$539,500. Jan 7, due Dec 2, 1908, 5½%. Jan 8, 1908. 4:1013. 5,000



# KING'S WINDSOR CEMENT

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Elastic in its nature, can be applied with 25 per cent. less labor and has 12½ per cent. more covering capacity than any other similar material

**J. B. KING & CO., No. 1 Broadway, New York**

- Padve, Julius to Julius Rosenthal. 2d av, No 2069, w s, 75.11 n 106th st, 25x75. Prior mort \$— Jan 7, 1908, 2 years, 6%. 2,000
- Pati, Pasquale and Salvatore with Womens Prison Assoc and Home. 29th st, No 407, n s, 125 e 1st av, 25x98.9. Extension mort. Dec 20, Jan 6, 1908, 3:961. nom
- QUEEN INS CO of America with Henry Feldman. 115th st, Nos 408 and 410 West. Extension 2 mortg at increased interest from 4% to 5%. Dec 19, Jan 9, 1908, 7:1867. nom
- Quinn, Kate H to Arthur C Oesch. 108th st, No 125, n s, 75 w Lexington av, 25x76. Jan 5, due July 1, 1910, 6%. Jan 6, 1908, 6:1636. 2,000
- Rees & Rees, a corpn, to Isabella Unger. 39th st, No 239, n s, 187.8 w 2d av, 19.1x98.9. P M. Prior mort \$6,000. Jan 2, 3 years, 6%. Jan 3, 1908, 3:920. 3,500
- Rees & Rees, a corpn, to Isabella Unger. 39th st, No 241, n s, 168.4 w 2d av, runs w 19.4 x n 98.9 x e 19.9 x s 95 to c 1 old Samuel st x s 4 to beginning. P M. Jan 2, 3 years, 4½%. Jan 3, 1908, 3:920. 8,000
- Same to same. Same property. P M. Prior mort \$8,000. Jan 2, 3 years, 6%. Jan 3, 1908, 3:920. 4,000
- Roth, Adolf and Ike to Julius Stoloff and ano. Av C, No 58, e s, 48 n 4th st, 24x64.3. P M. Prior mort \$19,000. Jan 2, 5 yrs, 6%. Jan 3, 1908, 2:374. 9,000
- Rank, John to TITLE GUARANTEE & TRUST CO. Lenox av, No 410, e s, 74.11 n 130th st, 25x100. Jan 3, due, &c, as per bond. Jan 4, 1908, 6:1728. 6,000
- Richardson, Mary E, of Garden City, L I, with Thos S Olive. Grand st, No 231, s w s, abt 98 e Elizabeth st, 23.6x56.6x23.7x56.6. Extension agreement at increased interest from 4% to 5%. Dec 5, Jan 3, 1908, 1:239. nom
- Raunheim, Maurice S with Olivia Raunheim. 127th st, No 109 East. Extension mort. Jan 6, 1908, 6:1776. nom
- Raegener, Louis C to TITLE GUAR & TRUST CO as trustee. Madison av, Nos 90 to 94, s w cor 29th st, No 22, 74.1x95. Prior mort \$450,000. Trust mort. Jan 1, 1908, 5 years, 6%. Jan 6, 1908, 3:858. secures gold bonds, 75,000
- Rothkopf, Marianna with Emma Wulff. 81st st, No 224 East. Extension mort. Dec 24, Jan 6, 1908, 5:1526. nom
- Rosenblum, Rachel to UNION EXCHANGE BANK. 89th st, Nos 118 and 120, s s, 300 w Columbus av, 50x100.8. Prior mort \$50,000. Jan 6, due May 6, 1908, 6%. Jan 7, 1908, 4:1219. 9,000
- Roman Catholic Church of St John The Evangelist, a corpn, to Michl Reid et al, 1st av, Nos 1015 to 1021, s w cor 56th st, Nos 350 to 354, 52.6x100. Dec 5, 3 years, 4½%. Jan 7, 1908, 5:1348. 55,000
- Reid, Chas F, of Wappinger Falls, N Y, to Caroline M Boyce. 132d st, No 222, s s, 208.4 w 7th av, 15.8x99.11. Jan 7, 3 years, 5½%. Jan 9, 1908, 7:1937. 5,000
- Rappaport, Rosa with Hugo Cohn. Allen st, No 173. Agreement to reconvey premises upon payment of \$1,000. Jan 8, Jan 9, 1908, 2:416. nom
- Roth, Sarah wife of and Saml to Lambert Suydam. 3d st, No 285, n s, 141.2 e Av C, 22.7x106. Jan 6, due June 1, 1913, 5%. Jan 9, 1908, 2:372. 11,000
- Same to same. Same property. Prior mort \$11,000. Jan 6, due June 1, 1913, 5%. Jan 9, 1908, 2:372. 4,000
- Scher, Joseph to Herman Stern. 114th st, No 246, s s, 100.1 w 2d av, 20.11x100.11. Prior mort \$7,500. Dec 31, due, &c, as per bond. Jan 9, 1908, 6:1663. 2,000
- Schwab, Mary G guardian for Hermann C Schwab with Wm O and Otto C Egner. 8th av, No 2859. Extension agreement. Dec 2, Jan 9, 1908, 7:2046. nom
- Seibert, Jacob Jr trustee Francis Bauman with Bernard Shlanowsky. 119th st, No 11, n s, 123.5 w 5th av, —x—. Extension mort. Dec 26, Jan 9, 1908, 6:1718. nom
- Siegel, Moses I and Philip to Leopold Brand. 126th st, No 208, s s, 125 e 3d av, 30x99.11. Jan 8, instalis, 6%. Jan 9, 1908, 6:1790. 6,000
- Schrock, Gustave H, of N Y, and Wm H Squires, of Brooklyn, N Y, to Edw A Morrison and ano trustees Saml Philips. Pearl st, No 291, n s, abt 50 e Beekman st, 25x100. Jan 6, due, &c, as per bond. Jan 9, 1908, 1:98. 17,000
- Sanft, Mayer and Wolf, and Frank Rosenstein to Louisa Minturn. Bowery, No 290, w s, 44 n Houston st, 22x78.4x21.11x79.6. P M. Jan 9, 1908, 5 years, 5%. 2:521. 31,000
- Shanley, Thos J and Michl J with UNION DIME SAVINGS INSTN. 46th st, Nos 203 to 217, n s, 100.3 w Broadway, 139x100.5; Broadway, No 1555, w s, 47.8 n 46th st, 23.10x88.11x23.3x88.11; Broadway, No 1557, w s, 71.7 n 46th st, 23.10x77.5x23.3x83.3. Extension mort at increased interest from 4% to 5%. Dec 16, Jan 8, 1908, 4:1018. nom
- Spielvogel, Adela to Leon Schwartz. 98th st, No 58, s s, 80 w Park av, 25x100.11. Jan 9, 1908, due May 9, 1908, 6%. 6:1603. 350
- Sulzberger, Myron, Adolph M Fischl and Sam Fink with Mary E Parsons. 148th st, No 227, n s, 400 w 7th av, 25x99.11. Extension mort. Nov 26, Jan 8, 1908, 7:2034. nom
- Silsbee, John D to Frank J Schneider. 225th st, late Terrace View av, n s, 358.3 w Marble Hill av, late Kingsbridge av, runs w on curve 31.7 x n 70 x e on curve 36.11 x s 70 to beginning. Jan 8, 3 years, 5%. Jan 9, 1908, 13:3402. 500
- Schultz, Simon R and Morris Lederman to Sebastian M Karp. 11th st, Nos 277 and 279, n s, 100 e Bleecker st, runs n 111 x w 25 x s 5 x w 12.6 x n 6 x w 12.6 x s 112 to beginning. Prior mort \$60,000. Dec 7, 1 year, 6%. Jan 8, 1908, 2:623. 10,000
- Sherry, Christopher to Max Goebel. 27th st, No 138, s s, 120 e Lexington av, runs s 98.9 x w 20 x n 3.3 x w 5 x n 95.6 to st, x e 25 to beginning. P M. Prior mort \$30,000. Jan 6, 1 year, 6%. Jan 8, 1908, 3:882. 2,750
- Stich, Eva to Emma Moss. 96th st, Nos 57 and 59, n s, 150 e Madison av, 50x100.11. P M. Prior mort \$— Jan 3, 1 year, 6%. Jan 8, 1908, 6:1602. 3,500
- Soley, Mary H to Louis de W Hollub. 65th st, No 20, s s, 275 w Central Park West, 25x100.5. Jan 8, 1908, 3 years, 5½%. 4:1117. 26,000
- Salant, Henry to Arpad Wellish and Chas Schoenstein. Park av, No 1668 and 1670. Assignment of rents to secure mort. Jan 7, Jan 8, 1908, 6:1623. nom
- Speckmann, Charles and Henry Gerken to Charles C Sievers. 3d av, No 1525, s e cor 86th st. Leasehold. P M. Prior mort \$5,900. Jan 7, demand, 5%. Jan 8, 1908, 5:1531. Notes. 94,000
- Schwiebert, Johann H to Charles R Ranken. 9th av, No 323, n w s, abt 99.8 n w 28th st, 24.8x100. Jan 3, 1908, 5 years, 5%. 3:726. 8,000
- Stern, Abraham to Ambrose S Murray, Jr. 135th st, s s, 620 w Amsterdam av, 40x99.11. Jan 8, 1908, 3 years, 5%. 7:1988. 7,000
- Schmedes, Otto F, of Brooklyn, N Y, to Minnie Meyer and ano extrs, &c, Henry L Meyer. Broad st, No 81, n e cor South William st, No 36, 30.1x68.1x11.9x74.2. P M. Jan 7, 1908, 5 years, 5%. 1:29. 65,000
- Singer, Charles L and Chas S Rosenthal to John Pirung et al. Pitt st, No 55, w s, 149.10 n Delancey st, runs w 100.10 x n 25 x e 37.10 x s 6.2 x e 63 to Pitt st, x s 18.10 to beginning. P M. Jan 3, 3 years, 5%. Jan 4, 1908, 2:343. 14,000
- Sullivan, Timothy D and Geo J Kraus to John E Roosevelt and ano trustees under deed of trust. 126th st, No 164, s s, 126 w 3d av, runs s 75 x w 5 x s 124.10 to n s 125th st, No 165, x w 31 x n 199.10 to s s 126th st, x e 36 to beginning. P M. Dec 31, due Jan 1, 1924, 5½%. Jan 7, 1908, 6:1774. 100,000
- Silverman, Joseph to Harlan F Stone trustee David Stevenson. Madison st, No 265, n s, abt 95 e Clinton st, 18.9x100; Madison st, No 267, n s, abt 112 e Clinton st, 18.9x100. Jan 6, 5 years, 5%. Jan 7, 1908, 1:269. 42,000
- Schneittacher, Israel and Betty with James Stokes. 109th st, No 104, s s, 125 w Columbus av, —x—. Extension mort. Jan 2, Jan 7, 1908, 7:1863. nom
- Strauch, Albert T to METROPOLITAN LIFE INS CO. 94th st., No 25, n s, 225.6 w Central Park West, 17.6x100.8. Jan 7, 1908, due May 1, 1911, 6%. 4:1208. 14,000
- Schwarz, Solomon, and Fanny and Herman Mandelbaum exrs Jacob Mandelbaum with Cath A Schwarz et al. 78th st, n s, 94 e 1st av, 25x102.2. Extension mort. Jan 2, Jan 6, 1908, 5:1473. nom
- Semel, Bernard to Arthur J Rieser. 125th st, No 529, n s, 350 e Broadway, 25x99.11. Prior mort \$— Jan 6, 1908, 3 years, 6%. 7:1980. 4,000
- Schwartz, Abraham to Karl Sallmayer. 143d st, No 240, s s, 325 w 7th av, 25x99.11. P M. Prior mort \$30,500. Dec 1, 4 years, 6%. Jan 6, 1908, 7:2028. 3,300
- Schuster, George to Henrietta Frey. 11th av, No 712, e s, 75.3 s 51st st, 25.1x100. Prior mort \$8,000. Dec 31, due July 1, 1910, 5%. Jan 6, 1908, 4:1079. 5,070
- Stedman, Ernest G to AMERICAN EXCHANGE NATIONAL BANK. 34th st, No 15 West. Assignment of rents, &c, to secure mort of \$41,500. Dec 18, Jan 6, 1908, 3:836. nom
- Schwab, Henrietta M with Julius Goldklang. 10th st, Nos 416 and 418 East. Extension mort. Nov 30, Jan 4, 1908, 2:379. nom
- Seebeck, Emilie, Therese wife August E Franke, Dorothea wife Wm Fajen and Wm H Seebeck and Barbara his wife to John S Bussing. 102d st, No 102, s s, 80 e Columbus av, 20x100.11. Dec 16, due Jan 2, 1911, 5½%. Jan 4, 1908, 7:1837. 14,000
- Stiber, Aaron and Wolff Silberman to U S TRUST CO of N Y trustee David Jones. 6th st, No 619, n s, 292.10 e Av B, 25.8 x90.10. Jan 3, 1908, 3 years, 5%. 2:389. 12,000
- Stiber, Aaron and Wolff Silberman and Geo W May et al exrs Mary A May with Martin Keogh and U S TRUST CO of N Y trustees, &c, 6th st, No 619, n s, 292.10 e Av B, 25.8x90.10. Subordination agreement. Dec 30, Jan 3, 1908, 2:389. nom
- Scharps, Jeannette K to GERMAN SAVINGS BANK in City N Y. 37th st, No 340, s s, 250 e 9th av, 25x98.9. Jan 2, 3 years, 5%. Jan 3, 1908, 3:760. 16,000
- Sharlow, Thomas to Thos M Walsh et al exrs Thomas H Walsh. 41st st, No 441, n s, 250 e 10th av, 25x98.9. P M. Jan 2, 1 year, 5%. Jan 3, 1908, 4:1051. 7,000
- Siedler, Melchior with Saml Scholle. 90th st, No 332 East. Extension mort at increased interest of 4½% to 5%. Dec 30, Jan 3, 1908, 5:1552. nom
- Silverman, Simon and Daniel Spitzer with Rebecca Ruhnstruck. Av D, No 27. Subordination agreement. Dec 31, Jan 3, 1908, 2:373. nom
- Silverman, Simon and Nicholas Althaus with same. Same property. Subordination agreement. Dec 26, Jan 3, 1908, 2:373. nom
- Silverman, Simon to Rebecca Ruhnstruck. Av D, No 27, w s, 110 s 4th st, 22x100. Jan 2, due July 1, 1914, 5%. Jan 3, 1908, 2:373. 10,000
- Skinner, Lizzie C to Mary E Hastings. St Nicholas av, No 724, e s, 299.4 n 145th st, 19.6x100. Jan 3, 1908, due, &c, as per bond. 7:2053. 16,500
- Scheinhaus, Lippe and Henry Calman to Pincus Bruder. Chrystie st, No 189, w s, 175 n Rivington st, 25x100. Prior mort \$33,000. Jan 2, instalis, 6%. Jan 3, 1908, 2:426. 1,000
- Schildwacher, Cath wife Christian W to Lily Danziger. Park av, Nos 1891 and 1893, e s, 24.11 s 129th st, 50x80. Jan 3, 1908, due, &c, as per bond. 6:1777. 10,000
- True, Marie to Philip D Atwater. 83d st, No 328, s s, 340 w West End av, runs s 102.2 x w 35 x n 63.2 x w 25 x n 39 to st x e 60 to beginning. Dec 28, due Sept 1, 1908, 6%. Jan 3, 1908, 4:1245. 19,150
- Thayer, Arnold with Gustav Gerber. 117th st, No 13, n s, 185 w Madison av, 25x100.11. Extension mort. Jan 2, Jan 4, 1908, 6:1623. nom
- Thayer, Atala W with Gustav Gerber. 117th st, No 15, n s, 160 w Madison av, 25x100.11. Extension mort. Jan 2, Jan 4, 1908, 6:1623. nom
- Topham, Margt McC and Margaret Schultz McComb and David W McComb to TITLE GUARANTEE & TRUST CO. Washington st, No 303, e s, abt 25 s Duane st, 32x70. Dec 10, due, &c, as per bond. Jan 4, 1908, 1:139. 15,000
- Tobenkin, Harry to TITLE INS CO of N Y. 5th av, s w cor 138th st, Nos 2 and 4, 49.11x82.6. P M. Jan 8, 1908, 3 years, 5½%. 6:1735. 36,000
- Same to North American Mortgage Co. Same property. Jan 8, 1908, due, &c, as per bond. 6:1735. 30,000
- Tobenkin, Harry to Simon Uhfelder and ano. 5th av, s w cor 138th st, Nos 2 to 8, 99.11x120. P M. Prior mort \$66,000. Jan 7, due Oct 2, 1910, 6%. Jan 9, 1908, 6:1735. 35,750
- Uhfelder, Simon and Abraham Weinberg with Harry Tobenkin and Abraham Cooper. 5th av, s w cor 138th st, 99.11x120.



# "SNOW WHITE"

A true Portland of PURE WHITE COLOR, combining the essential qualities of great tensile strength and imperviousness to a rigorous climate.

"SNOW WHITE" Portland Cement is not approached by any known product for the following purposes, viz.: Facing for concrete construction and stucco, ornamental and architectural forms, superior substitute for terra cotta work, white ground for terrazzo and mosaic work, base for all artificial stone, floor and other tile, special sanitary plastering of all kinds, architectural landscape work, for setting marble and light stones or brick, plastering elevator and light shafts.

Its pure white color, strength and close grained hardness, together with its hydraulic properties and its ability to withstand the elements, place it in a class by itself, unique in all its qualities, and indispensable at any price.



"SNOW WHITE"  
Portland Cement

## HAMMERSTEIN & DENIVELLE CO.,

451 WEST 54th STREET, NEW YORK, N. Y.

Sole Agents for BERKSHIRE WHITE PORTLAND CEMENT CO.

- Agreement as to assignment of contract recorded Aug 9, 1907, and as to execution of mort for \$35,750 and to subordination agreement, &c. Jan 8, Jan 9, 1908. 6:1735.
- Ungrich, Martin to DRY DOCK SAVINGS INST. 130th st, s w cor Lenox av, Nos 389 to 395, 30x99.11. Jan 7, 1908, 3 years, 5%. 7:1914. 45,000
- Van Schaick Realty Co to Oscar and Carl Oestreicher firm Oestreicher Bros. 6th av, Nos 485 and 487, and 29th st, Nos 103 and 105 West. Certificate as to consent of stockholders to mort for \$50,000, &c. Jan 6. Jan 9, 1908. 3:805.
- Same to same. Same property. Consent of stockholders to mort for \$50,000, &c. Jan 6. Jan 9, 1908. 3:805.
- Same to same. Same property. Resolutions by parties of 2d part to modification of lease, also to agreement for subordination of mort, &c. Jan 6. Jan 9, 1908. 3:805.
- Van Schaick, Henry to The Life Assoc of America. 58th st, No 40, s s, 80 e Madison av, 20x50.5. Dec 31, 5 years, 5%. Jan 8, 1908. 5:1293. 30,000
- Van Schaick, Henry to Life Assoc of America. 58th st, Nos 34 and 36, s s, 20 e Madison av, 2 lots, each 20x50.5. 2 morts, each \$30,000. Dec 31, 5 years, 5%. Jan 8, 1908. 5:1293. 60,000
- Van Schaick Realty Co to Margaret O Sage. 6th av, Nos 485 and 487, n w cor 29th st, Nos 103 and 105, runs n 49.4 w 72 x n 24.8 x w 28 x s 74 to n s 29th st, x e 100 to beginning. Jan 3, due Jan 15, 1911, 5½%. Jan 8, 1908. 3:805. 225,000
- Same to same. Same property. Certificate as to mort for \$225,000. Jan 6. Jan 8, 1908. 2:805.
- Same to Oscar and Carl Oestreicher. Same property. Prior mort \$225,000, to be paid as liquidated damages on the date that any foreclosure proceedings of any mortgage prior hereto which may terminate lease and to terminate on surrender or failure of parties 2d part to pay rents under said lease without interest. Nov 26. Jan 8, 1908. 3:805. 50,000
- Same with same. Agreement as to subordination of lease to mort not exceeding \$250,000, also as to modification of lease and above mortgage of \$50,000 given as security. Nov 26. Jan 8, 1908. 3:805. nom
- Same with same. Consent of party 2d part to above agreement, &c. Nov 26, 1907. Jan 8, 1908. 3:805.
- Villard, Mariquita S wife of Harold G to John H Pearsons. 57th st, n s, 226 w 6th av, 20x79.4x—x82.6. Prior mort \$40,000. Jan 8, 1908, due, &c, as per bond. 4:1010. 10,000
- Vogel, Morris to CENTRAL TRUST CO of N Y trustee John J Lynes. 91st st, No 22, s s, 194 w Central Park West, 18x100.8. P M. Jan 2, 5 years, 5%. Jan 3, 1908. 4:1204. 18,000
- Wildnauer, Max G to Barbara Buhl. 7th st, No 123, n s, 175 w Av A, 25x97.5. P M. Prior mort \$11,000. Jan 6, 3 years, 5%. Jan 9, 1908. 2:435. 6,000
- Wellbrock, Leonora H with Mary E Parsons. Front st, No 378, n s, 132.2 w Jackson st, 18x70. Extension mort. Dec 19. Jan 8, 1908. 1:243. nom
- Weinberg, Jacob to Sarah Kohn. 10th st, No 309, n s, 195 e Av A, 25x100.11. P M. Prior mort \$33,000. Jan 2, 6 years, 6%. Jan 8, 1908. 2:404. 12,000
- Weinberg, Jacob to Sarah Kohn. 4th st, No 346, s s, 156.3 w Av D, 28.1x96. P M. Prior mort \$30,000. Jan 2, 4 years, 6%. Jan 8, 1908. 2:373. 7,000
- Warren, Frank P to Excelsior Brewing Co. 23d st, No 114 East. Saloon lease. Jan 8, 1908, demand, 6%. 3:878. 3,985
- Warren, Frank R to Walter Clarke and Chas Kloss. 23d st, No 114 East. Saloon lease. P M. Prior mort \$3,985. Jan 8, 1908, due Apr 8, 1908, —%. 3:878. 4,000
- Wicks, Jacob, Jr, with Adolph H Urban. 115th st, No 207 West. Extension agreement at interest increased from 4% to 6%. Jan 8, 1908. 7:1831. nom
- Wallace, Annie D to Domestic and Foreign Missionary Society of the Protestant Episcopal Church in U S of America. 124th st, Nos 234 to 242, s s, 300 e 8th av, 100x100.11. Jan 3, 3 years, 5½%. Jan 8, 1908. 7:1929. 50,000
- Weil, Jacob to Frances Monahan. 2d av, No 1633, s w cor 85th st, No 242, 27.2x80. Prior mort \$14,000. Jan 6, 4 years, 6%. Jan 8, 1908. 5:1530. 9,000
- Wiener, Henry, of Philadelphia, Pa, with Charles N Taintor. 76th st, No 41, n s, 205 e Columbus av, 22x102.2. Extension mort at increased interest of 4% to 5%. Dec 11. Jan 7, 1908. 4:1129. nom
- Wiener, Henry, of Philadelphia, Pa, with Mary and Jennie Fuerth and Fannie Wyman. 90th st, No 120, s s, 81 w Lexington av, 27.7x100.8. Extension mort. Dec 16. Jan 7, 1908. 5:1518. nom
- Wiener, Henry, of Philadelphia, Pa, with Helen M Edgar. 92d st, No 66, s s, 184.4 e Columbus av, 20x100.8. Extension mort at increased interest of 4% to 5%. Nov 30. Jan 7, 1908. 4:1205. nom
- Wiener, Henry, of Philadelphia, Pa, with Josephine M Buel. 22d st, No 264, s s, 100 e 8th av, 25x98.9. Extension of mort at increased interest of 4½ to 5%. Dec 23. Jan 7, 1908. 3:771. nom
- Same with same. Same property. Extension mort at increased interest of 4½ to 5%. Dec 23. Jan 7, 1908. 3:771. nom
- Wiener, Henry, of Philadelphia, Pa, with Sarah A Vail. 92d st, No 70, s s, 144.4 e Columbus av, 20x100.8. Extension mort at increased interest of 4% to 5%. Dec 11. Jan 7, 1908. 4:1205. nom
- Wright, Lewis W to Harris Solomon. 127th st, No 59, n s, 128 e Madison av, 18x99.11. Jan 6, 3 years, 6%. Jan 7, 1908. 6:1752. 7,500
- Wiener, Henry, of Philadelphia, Pa, with Bernhard Lichtenstein. 121st st, No 141, n s, 462.6 w Lenox av, 20.10x100.11. Extension mort at increased interest of 4½ to 5%. Dec 30. Jan 7, 1908. 7:1906. nom
- Wiener, Henry, of Philadelphia, Pa, with Cath Demarest. Amsterdam av, No 943, e s, 25.11 n 106th st, 25x100. Extension mort at increased interest of 4½% to 5%. Nov 30. Jan 7, 1908. 7:1861. nom
- Wiener, Eugenia D, of Philadelphia, Pa, individ and as trustee of Eugenia Wiener et al with Wilhelmina David and Frederick Hothan, Jr, of Elmhurst, L I. 2d av, No 1712, e s, 25.8 s 89th st, 25x100. Extension agreement. Dec 9. Jan 7, 1908. 5:1551. nom
- Wiener, Henry, of Philadelphia, Pa, with Mary T Casey. 8th av, No 2083, w s, 25.5 s 113th st, 25x100. Extension agreement at interest increased from 4½% to 5%. Nov 15. Jan 7, 1908. 7:1847. nom
- Wiener, Henry, of Philadelphia, Pa, with Mary T Casey. 8th av, No 2085, s w cor 113th st, No 300, 25.5x100. Extension mort. Nov 15. Jan 7, 1908. 7:1847. nom
- Wiener, Henry, of Philadelphia, Pa, with Charles Blandy. 121st st, No 143, n s, 483.4 w Lenox av, 20.10x100.11. Extension mort at increased interest of 4½% to 5%. Dec 5. Jan 7, 1908. 7:1906. nom
- Wiener, Henry, of Philadelphia, Pa, with Wm Sohmer. 98th st, Nos 43 and 45, n s, 250 e Columbus av, 2 lots, each 25x100.5. Two extension morts at increased interest of 4½% to 5%. Nov 30. Jan 7, 1908. 7:1834. nom
- Weinstein, Chas I to Pincus Lowenfeld and ano. Av B, Nos 195 to 203, n e cor 12th st, No 605, 129x93. Building loan. Sub to 2 building loan morts. Dec 31, due July 1, 1908, 6%. Jan 6, 1908. 2:395. 10,000
- Weinstein, Chas I to Pincus Lowenfeld and ano. 7th av, s e cor 143d st, 99.11x150. Building loan. Sub to 2 building loan morts. Dec 31, due July 1, 1908, 6%. Jan 6, 1908. 7:2011. 10,000
- Wehncke, Augusta wife Ernst to John Hardy. 47th st, No 263, n s, 125 e 8th av, 25x114.7x25.8x120.3. Jan 3, 1908, 2 years, 5%. 4:1019. 1,500
- Wekselblatt, Morris to Henry Pinkus. Washington av, No 1741, w s, 75 n 174th st, 25x100; Orchard st, No 185, w s, 175 n Stanton st, 25.2x87.6. Dec 31, due Apr 1, 1909, 6%. Jan 3, 1908. 2:417, 11:2907. 2,000
- Walsh, Mary to Thomas Daly. 37th st, No 306, s s, 99.6 e 2d av, 21.6x98.9. Jan 2, 5 years, 4½%. Jan 3, 1908. 3:942. 3,000
- Weinberg, Thomas to Frances M Gibson. Canal st, Nos 171 and 173, n s, 41.9 w Elizabeth st, 2 lots, each 20.10x100. 2 P M morts, each \$20,000. Jan 2, 3 years, 5%. Jan 3, 1908. 1:204. 40,000
- Wolff, Sarah to Henry Blum and ano. 79th st, No 303, n s, 70 e 2d av, 27.6x76.7. Prior mort \$13,000. Jan 8, 1908, 6 years, 6%. 5:1542. 4,625
- Wolff, Sarah to Henry Blum and ano. 79th st, No 305, n s, 97.6 e 2d av, runs e 27.6 x n 102.2 x w 25 x s 25.6 x w 2.6 x s 76.7 to beginning. Prior mort \$15,000. Jan 8, 1908, 6 years, 6%. 5:1542. 4,625
- Zeitlen, Philip to Thomas S Ollive. Grand st, No 231, s w s, abt 80 w Bowery, 23.6x56.6x23.7x56.6. P M. Prior mort \$12,500. Dec 27, 5 years, 6%. Jan 3, 1908. 1:239. 5,000
- Zerbarini, Charles to Louis Dandero. 133d st, No 506, s s, 150 w Amsterdam av, 25x99.11. Extension mort. Dec 19. Jan 3, 1908. 7:1986. nom

### BOROUGH OF THE BRONX.

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

- Adams, Edward and Jonathan Berlinicke with TITLE GUARANTEE & TRUST CO. Freeman st, n s, 60 e Chisholm st, 30x85. Subordination agreement. Jan 3. Jan 6, 1908. 11:2972. nom
- Aetna Mortgage Co with Antoinette F Handte. St Anns av, No 419. Subordination mort. Jan 6, 1908. 9:2271. nom
- Allen, Meta C to Augustus H Allen trustee Wm J Valentine. 161st st, n s, 35.8 e Tinton av, 19.1x100. Jan 30, 1905, 3 years, 4½%. Jan 8, 1908. 10:2668. 6,000
- Abbott, Frank M to Benj M Tucker. Freeman st, s w cor Westchester av, 134.5x100x112.3x102.5. P M. Jan 6, 3 years, 6%. Jan 7, 1908. 11:3006 and 3012. 9,600



# ATLAS PORTLAND CEMENT

## 30 BROAD STREET, NEW YORK

\*Antonacci, Giovanni to Mary Bracht. 229th st, late 15th st, n s, 271.8 w 4th av, 33.4x114, Wakefield. P M. Jan 6, 3 years, 6%. Jan 7, 1908. 2,800

Brennan, Mary E and Thomas to Lion Brewery. Robbins av, s w cor 150th st, 25x105. Jan 6, demand, 6%. Jan 7, 1908. 10:2641. 5,000

Burland, Wolf to UNION EXCHANGE BANK. 183d st, No 592, s s, 25 e Arthur av, 24x100. Prior mort \$7,000. Jan 3, demand, 6%. Jan 4, 1908. 11:3071. 4,500

Brown, Joseph S to Mark Lurie. Austin pl, w s, 332 s 147th st, 50x100. 2 P M morts, each \$400. Dec 30, due July 1, 1909, 6%. Jan 3, 1908. 10:2600. 800

Same to same. Austin pl, w s, 207 s 147th st, 25x100. P M. Dec 30, due July 1, 1909, 6%. Jan 3, 1908. 10:2600. 450

Same to same. Austin pl, w s, 182 s 147th st, 25x100—x88.9. P M. Dec 30, due July 1, 1909, 6%. Jan 3, 1908. 10:2600. 500

Bronxland Realty Co to Geo F Chamberlin trustee Anne Bishop. 156th st, No 410, s s, 284 w Elton av, 39x99.8, except part for st. Jan 3, 1908, 3 years, 5%. 9:2377. 26,000

Same to same. Same property. Certificate as to above mort. Dec 27, Jan 3, 1908. 9:2377. —

Same to Greenwich Mortgage Co. Same property. Prior mort \$26,000. Dec 30, 3 years, 6%. Jan 3, 1908. 9:2377. 9,250

Same to same. Same property. Certificate as to above mort. Dec 27, Jan 3, 1908. 9:2377. —

Bacon, Lena O to Henry Kroger. Riverdale av, s w cor 254th st, late River st, runs s 191 x w 100 x s 50 x w 201 x n 262 to River st x e 262 to beginning. Jan 1, 1 year, 6%. Jan 3, 1908. 13:3424. 2,000

\*Birnhaupl, Johanna to Hermann A Wiesel. St Lawrence av, s w cor Merrill st, 25x100. Prior mort \$7,500. Jan 7, 5 years, 5%. Jan 8, 1908. 3,000

Bott, Wm to Elise Staedeli. 154th st, late Springfield st, s s, 200.3 e Morris av, 25x100. Jan 3, 3 years, 5½%. Jan 7, 1908. 9:2413. 2,000

Block, Henry to Augustus Gareiss. Westchester av, e s, 140.2 s Wales av, 25x108x30.2x90.1. Consent to extension of mort. Jan 9, 1908. 10:2644. nom

Cordes, John F C with TITLE GUARANTEE AND TRUST CO. Dawson st, No 759. Subordination agreement. Dec 23, Jan 8, 1908. 10:2695. nom

Casale, Gerardo to TITLE GUARANTEE AND TRUST CO. 155th st, No 300, s s, 350.3 e Morris av, 25x100, except part for st. Jan 7, due, &c, as per bond. Jan 8, 1908. 9:2414. 2,500

\*Cohen, Leah to Hattie F Kellogg. Hancock st, e s, 205 n Columbus av, 25x100. Jan 2, 3 years, 5½%. Jan 8, 1908. 2,800

\*Same to Herbert S Ogden. Same property. Prior mort \$2,800. Jan 6, 3 years, 6%. Jan 8, 1908. 700

\*Cooper, Laura M with George Klett, Jr. Columbus av, n s, 50 w Madison st, 25x100. Extension agreement. Oct 25, 1906. Jan 7, 1908. nom

Corbett, Victoria M to Frederick S Langhirt and ano. Cauldwell av, No 906, e s, 340 n 161st st, 20x125. P M. Jan 6, due, &c, as per bond. Jan 7, 1908. 10:2631. 8,000

Di Mase, Guisepppe to Louise Koster and ano. Arthur av, No 2496, e s, 198.11 s Pelham av, 25x79.6x25x79.4. Jan 3, 1908, 3 yrs, 5½%. 11:3078. 3,000

Duke, Alexander to Barbara Uhl. Dawson st, n s, 157.8 e Tinton av, late Beach av, 20x100. Jan 2, due Jan 1, 1913, 5%. Jan 3, 1908. 10:2665. 4,500

\*Di Caprio, Salvatore to Henry B Towle et al. Eastchester road, s w cor Blondell av, 25.2x71.8x25x74. Jan 4, 3 years, 5½%. Jan 6, 1908. 5,000

\*Same to Carmela Levoli. Same property. Prior mort \$5,000. Jan 4, due July 4, 1908, 6%. Jan 6, 1908. 700

\*Di Angelis, Giuseppe to Peter Seery. 214th st, s s, 44 e White Plains road, 25x100, and being lot 8 map New Village Jerome. Jan 3, due, &c, as per bond. Jan 6, 1908. 500

\*Drum, James J to Lizzie L Poirier. Columbus av, n s, 75 e Taylor st, 25x100. Jan 6, 1908, 2 years, 6%. 5,000

Dannhauser, Paul to Antoinette Rieger. Marmion av, No 1833, w s, 100 s 176th st, runs w 112 x s 15 x w 35 x s 25 x e 146 to av x n 40 to beginning. Prior mort \$7,000. Jan 8, due, &c, as per bond. Jan 9, 1908. 11:2953. 1,500

Ernst, Moritz L and Carl with Henry J Grupe. St Anns av, Nos 417 and 419. Subordination mort. Jan 6, 1908. 9:2271. nom

Ehlers, Herman D to Rosalind R Cane. Brook av, No 346. Extension mort at increased interest of 4½% to 5½%. Jan 2, Jan 8, 1908. 9:2268. nom

Fajans, Pauline L to Pauline S Nelson. 157th st, n e s, 300 n w Elton av, 25x100. Jan 25, 1907, 3 years, 6%. Jan 7, 1908. 9:2379. 1,000

Freund, Adolph to Joseph G Rosen. Webster av, e s, 138.7 n Tremont av, 75x158.11. Prior mort \$18,000. Jan 6, 1 year, 6%. Jan 7, 1908. 11:3027. 4,500

Furthman, Chas A with Emily D C Culver. Summit av, w s, 136.7 s 165th st, 25x87.6. Extension agreement. Jan 3, 1908. 9:2523. nom

Forbes, Wm to Caroline F Searle. Hoe av, e s, 25 n 172d st, 50x75. Jan 8, 1908, due, &c, as per bond. 11:2989. 15,000

Ford, Thomas J to Madeline G France extrx Joseph R France. 235th st, late Willard av, s s, 375 w Oneida av, late 4th av, 25x150. Jan 8, 1908, 3 years, 6%. 12:3365. 2,000

Ferguson, Celia J with Felix and Jessie S Hirseman. Ogden av, No 1168. Extension agreement. Nov 16, Jan 6, 1908. 9:2516. nom

Fleischmann (Maximilian) Co with Marcus Nathan. Westchester av, w s, at e s Jackson av, runs n e along Westchester av 39.1 x n w 31.3 to e s Jackson av x s w 53.11 to beginning, gore. Extension mort. Dec 31, Jan 9, 1908. 10:2645. nom

Friedlander, Martin with Anna Bohn. Washington av, No 950, e s, 167.10 n 163d st, 25x80.8x25x80.7. Extension mort. Jan 8, 1908. Jan 9, 1908. 9:2368. nom

Frank, Moses and Carrie Bargebuhr with Edw Guntermann. 171st st, s s, 100.3 w Washington av, 40x127.6. Extension mort. Dec 21, Jan 9, 1908. 11:2902. nom

Gareiss, Augustus with Leon Stacy. Fulton av, w s, 82.9 s Wendover av, 100x173x100.8x160.6. Extension agreement. Dec 15, Jan 9, 1908. 11:2928. nom

Gooss, Lafrenz W with Anna E Woolsey. Anthony av, No 2080, s e cor 180th st, ——. Extension mort at increased interest from 5% to 6%. Dec 31, Jan 9, 1908. 11:3149-3156. nom

Graham, Thomas F to Geo W Moore. Webster av, s s, 1,150 n e from s s Webster av and e s Woodlawn road, runs s e 78.11 x n e 25 x n w 78.2 to av x s w 25 to beginning. Jan 7, 1 year, 6%. Jan 9, 1908. 12:3357. 500

Glum, Frank to Sandroek Realty Co. Willis av, e s, 75 n Southern Boulevard, 25x80. P M. Prior mort \$—-. Jan 2, installs, 6%. Jan 7, 1908. 9:2278. 8,750

\*Gatto, Antonio to A Shatzkin & Sons, Inc. 214th st, s s, 150 w Tilden av, 25x100, Laconia Park. P M. Jan 4, 1 year, —%. Jan 6, 1908. 100

Grupe, Henry J to Antoinette F Handte. St Anns av, No 419, e s, 74.10 n 144th st, 24.11x97. Jan 6, 1908, 5 years, 5½%. 9:2271. 12,000

Gnazzo, Angelo N and Luigi Palutucci to Charles B Wanamaker. Villa av, e s, 82.6 n 204th st, 50x130.6x50x131.4. Jan 6, 2 yrs, 6%. Jan 8, 1908. 12:3311. 5,000

Glynn, Cath to Jeremiah N Martin. Morris av, No 2272 (Av A), e s, 75 s 183d st, late 3d st, 25.9x100, except part for Morris av. Prior mort \$2,000. Jan 6, 1 year, 6%. Jan 8, 1908. 11:3171. 500

Goldstein, Max and Joseph Strachstein and Adolf Siegel to Empire City Woodworking Co. Prospect av, Nos 618 and 620, e s, 94.10 n Beck st, 38x100. Prior mort \$33,000. Given as collateral security for note. Dec 27, due Nov 1, 1908, 6%. Jan 3, 1908. 10:2685. 2,900

Greenblatt, Isidor C to Dora Finkelstein and ano. Bathgate av, Nos 1746 and 1748, e s, 191.2 n 174th st, 41x110. Dec 28, 2 yrs, 6%. Jan 4, 1908. 11:2922. 10,000

Holzhalb, Elise M to Upland Realty Co. Jessup av, e s, abt 763 s Featherbed lane, 46.10x110.6x56.7x110 s s. P M. Jan 7, 1908, due, &c, as per bond. 11:2872. 3,700

Hanson, Chas H to Edw C Hake et al. 3d av, No 3101, n w cor 158th st, Nos 467 to 471, runs n 26.11 x w 43.8 x n 0.6 x w 18 x w 26.11 x s 0.3 x w 3.9 x w 2.10 x s 28.11 x e 99.1 to beginning. P M. Jan 3, 3 years, 5%. Jan 7, 1908. 9:2380. 25,000

Hoessbacher, Adam P to Geo Storminger. 151st st, No 324, s s, 225 w Courtlandt av, 25x118.5. P M. Jan 1, 3 years, 5%. Jan 8, 1908. 9:2410. 2,500

Hoffman, Emma A to Oswald Piering. Vyse av, w s, 174 s Jennings st, 25x100. Prior mort \$2,000. Jan 6, 2 years, 6%. Jan 8, 1908. 11:2987. 500

\*Irving Realty Co with The Crawford Real Estate & Building Co, a corpn. Agreement amending agreement as to 8 certain morts with regard to release of certain lots in said morts, easements, &c, to conform to the new map (No 1208) of Bronx Terrace, and affects lots 3 to 29, 36, 40 to 42, 48 to 50, 60 to 66, 71, 74, 75, 81 to 96, 99, 101 to 133 134 to 168, 172 to 181, 183 to 215, 217, 219 to 222, 224 to 228, 230 on said map. Dec 26, Jan 7, 1908. nom

\*Irving, Benj G to Veritas Realty Co. Pleasant av, w s, 361.8 s 216th st, 18.5x100. Prior mort \$4,250. Nov 6, 3 years, 6%. Jan 8, 1908. 1,000

\*Kucera, Joseph and Teresa his wife to Mary J Brown. Catherine st, s e s, 150 n 240th st, 50x100, Washingtonville. Jan 1, 3 years, 6%. Jan 3, 1908. 2,500

Kronenberger, Jacob to John Klein. Ritter pl, s s, 96.10 e Union av, 60x85.11x60x85.4; Ritter pl, n s, 96.4 e Union av, 50x102. Prior mort \$25,500. Jan 6, 1 year, 6%. Jan 7, 1908. 11:2968. 10,000

Keller, George to TITLE GUARANTEE & TRUST CO. Prospect av, w s, 100 s Boston road, runs s 98.7 x w 151.10 x n 46.1 x e 75.9 x n e 107.5 to beginning. P M. Jan 3, due, &c, as per bond. Jan 4, 1908. 11:2962. 8,500

Kalish, Solomon to Chas C Baake. Courtlandt av, e s, 48.6 s 158th st, 25x91.6. Jan 2, 5 years, 6%. Jan 4, 1908. 9:2404. 7,000

Same to same. Courtlandt av, e s, 98.6 s 158th st, 25x91.6. Jan 2, 5 years, 6%. Jan 4, 1908. 9:2404. 7,000

Klinkel, Rosa C wife of Wm to Florence D Kellogg. Elmsere pl, No 819, n s, 75 w Marmion av, 16.8x100. P M. Prior mort \$2,000. Jan 7, due, &c, as per bond. Jan 8, 1908. 11:2956. 2,000

Same to same. Elmsere pl, No 817, n s, 91.8 w Marmion av, 16.8x100. P M. Prior mort \$2,000. Jan 7, due, &c, as per bond. Jan 8, 1908. 11:2956. 1,500

Same to same. Elmsere pl, No 815, n s, 108.4 w Marmion av, 16.8x100. P M. Prior mort \$2,000. Jan 7, due, &c, as per bond. Jan 8, 1908. 11:2956. 2,000

Kurzahls, Chas A to Emilie wife of John C Hegelein. Park av, No 3606, s e s, 91.11 n 169th st, 25x140.3x25.3x140, runs s e 140 to alley, x — with right of way over alley. Nov 25, 5 years, 5%. Jan 3, 1908. 11:2901. 4,000

Keck, Henry to Rudolf Lindenthal. 175th st, No 791, n e s, 250 e Prospect av, 50x200. Jan 6, due, &c, as per bond. Jan 8, 1908. 11:2953. 5,000

Same and Emilie Lindenthal with same. Same property. Subordination mort. Jan 6, Jan 8, 1908. 11:2953. nom

\*Kahn, Nicholas or Nicklas to Louis Schroeder. Bogart av, e s, 500 s Neil av, 25x100. Prior mort \$3,500. Jan 6, 3 years, 6%. Jan 7, 1908. 500

\*Kleinknecht, Julia to Augustus Gareiss Jr. Columbus av, s s, 162 w Unionport road, 25x100. Jan 8, 3 years, 5%. Jan 9, 1908. 3,500

Kornhauser, Joseph to Pierre A Noe. Valentine av, No 2196, e s, 262.10 n 181st st, 16.8x116.8 to w s Tiebout av. Dec 20, due June 20, 1908, 6%. Jan 6, 1908. 11:3144. 1,600

\*Lauricella, Matilda to Chas B Clark. 233d st, s s, 152.7 e 4th av, 25x100. Jan 3, due July 1, 1908, 6%. Jan 4, 1908. 3,500



# MAPLEDORAM & CO. Bay Ridge Property

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- Lisanti, Francisco to East Bay Land and Impt Co. Casanova st, e s, 175 s Randall av, 25x100. P M. Jan 8, 1908, 5 years, 5½%. 600  
10:2768.
- Long, John to Octavia A Mead. Franklin av, n w s, 229 n e 170th st, runs n e 25 x n w 122 x s w 75 x s e 27 x n e 50 x s e 95 to beginning. Jan 3, 3 years, 5%. Jan 8, 1908. 11:2932. 2,000
- Loeb, William and Abraham Kaufman to Louis Booss. Hoe av, w s, 125 n Jennings st, 25x100. Jan 9, 1908, 3 yrs, —%. 11:2981. 9,000
- \*Lauricella, Matilda to Joseph Mella. 233d st, s s, 127.6 e 4th av, 25x100. Jan 8, due July 8, 1908, 6%. Jan 9, 1908. 1,000
- Maily, William to Waldemar Dorfman. Austin pl, e s, 382.2 n 144th st, 252x120.7x319.7x100. 10 P M morts, each \$400. Jan 7, 2 years, 6%. Jan 9, 1908. 10:2601. 4,000
- \*Monatiquot, Real Estate Co of N Y to Matilda A Gillespy and ano. 232d st, n s, 305 e 6th av, 200x87, Wakefield. Dec 23, due, &c, as per bond. Jan 6, 1908. 2,500
- McCann, Mary A to Frederic J Middlebrook exr Wm M Ryan. Loring pl, No 2303, w s, abt 385 s Fordham road, 25x100. P M. Jan 9, 1908, 5 years, 5%. 11:3225. 7,000
- \*Minutillo, Luciano to Mt Vernon Builders Supply Co of Mt Vernon, N Y. Maple av, e s, 100 n 214th st, 25x100, Williamsbridge. Dec 19, due, &c, as per bond. Jan 6, 1908. 2,500
- \*Melnik, Ike to Agnes H Gibier. Plot begins 590 e White Plains road at point 570 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. Jan 1, 3 years, —%. Jan 6, 1908. 3,500
- McGinnis, Arthur J to Grace Marchese. 170th st, No 1089, n s, 100.1 e Prospect av, 30x44.5. P M. Jan 7, due Jan 7, 1911, 6%. Jan 8, 1908. 11:2963. 2,000
- McConaghy, James T to John Woods. Bainbridge av, w s, 312.9 n 194th st, 25x78.7x25x77.7. Prior mort \$3,000. Dec 28, 1 year, 6%. Jan 6, 1908. 12:3294. 2,500
- \*Mirabella, Santo and Frank Miano to Philip J Wagner. 226th st, late 12th av, s s, 105 w 4th av, 25x114, Wakefield. Jan 7, 3 years, 5½%. Jan 8, 1908. 5,500
- Maily, Wm to Rosetta Jonson. Austin pl, s e s, 132.2 n e 144th st, runs n e 502 x e 120.7 x s w 519.7 x n w — x s w 56.7 x n w 70.3 to beginning. 20 P M morts, each \$600. Jan 7, 3 years, 6%. Jan 8, 1908. 10:2601. 12,000
- Same to Frank M Hill. Austin pl, e s, 132.2 n 144th st, 250x100x—x70.3. 10 P M morts, each \$400. Jan 7, due July 7, 1909, 6%. Jan 8, 1908. 10:2601. 4,000
- Moorehead Realty & Construction Co (and Robt J Moorehead in bond only) to City Mortgage Co. 149th st, s s, 149.4 w St Anns av, runs w 200 x s 100 x e 199.6 x n 15.1 x e 0.6 x n 84.11 to beginning. Jan 2, demand, 6%. Jan 3, 1908. 9:2275. 67,000
- Same to same. Same property. Certificate as to above mort. Jan 2, Jan 3, 1908. 9:2275. —
- \*Mayer, Herrman to Louisa Hoehn. 12th st, s s, 180 e Av E, 25x108, Unionport. Oct 21, 2 years, 6%. Jan 3, 1908. 200
- Madden, Emily G and Louise G with John Murray. 144th st, No 421 East. Extension mort. Jan 4, 1908. Jan 7, 1908. 9:2289. nom
- North Western Construction Co with TITLE GUARANTEE & TRUST CO. 183d st, No 31 West. Subordination mort. Jan 3, Jan 4, 1908. 11:3197. nom
- Newmark-Jacobs Construction Co to Harris Krakower. Prospect av, n e cor 164th st, 74.7x75. Certificate as to mort for \$20,000. Nov 7, Jan 3, 1908. 10:2690. —
- \*North Borough Home Co to Joseph Marcus. Carpenter av, e s, 50 n 234th st, 25x105.5. Jan 17, due, &c, as per bond. Jan 9, 1908. 1,000
- O'Hara, James to Frank Reilly. Southern Boulevard, No 2275, w s, 100 n Home st, 25x100. Dec 30, due, &c, as per bond. Jan 6, 1908. 11:2975. 5,000
- O'Kennedy, J J Karbry to Thos F Keogh. 134th st, No 539, n s, 200 w St Anns av, 25x100. P M. Jan 8, 1908, 3 years, 5%. 9:2262. 3,000
- \*Olivette, Pasquale to Sophia Baurley. Lot 199 map Section 2, St Raymonds Park. Prior mort. \$3,500. Jan 7, 2 years, 6%. Jan 8, 1908. 1,200
- Ottenberg, Mollie to Augustus Gareiss. Southern Boulevard, w s, 21.3 s Garden av, runs s 90.1 x n w 40.10 x n 81 to beginning. Consent to extension mort. Dec 27, Jan 9, 1908. 11:3112. nom
- \*Previti, Giuseppe to A Shatzkin & Sons. 214th st, n s, 175 w Tilden av, 25x100, Laconia Park. P M. Jan 4, due, &c, as per bond. Jan 6, 1908. 100
- Prigge, John A to John W Haaren et al exrs Claus Haaren. Jerome av, w s, 50 n Clinton st or pl, 50x100. Dec 18, due Jan 1, 1911, 5%. Jan 6, 1908. 11:3195. 6,000
- Perry, Wm H to Emil Gerstenberger. Hull av, s e s, 157.4 n e 205th st, 25x100. Jan 4, due Jan 4, 1911, 5½%. Jan 8, 1908. 12:3350. 6,000
- Same to Oscar Heutschel. Hull av, s e s, 132.4 n e 205th st, 25x100. Jan 4, 3 years, 5½%. Jan 8, 1908. 12:3350. 5,500
- Pizzutiello, Rosaria to Philip Simon. Austin pl, w s, 72.7 n 144th st, 175x100x—x71; Austin pl, w s, 297.7 n 144th st, 25x100. P M. Dec 30, 2 years, 6%. Jan 8, 1908. 10:2600. 4,575
- Quinlan, Ellen M to Wm C Arnold. Austin pl, w s, 232 s 147th st, 100x100. Jan 6, demand, 6%. Jan 7, 1908. 10:2600. 1,250
- Quandt, Emma to Annie Morrow et al. 132d st, No 681, old No 677, n s, 95 e Cypress av, 20x110. Jan 3, 1908, due, &c, as per bond. 10:2561. 1,500
- Romoser, John P to Pauline Bender. Intervale av, No 1024, e s, 34.3 n 165th st, 35x95.5x35.1x97.10. Jan 6, 2 years, 5%. Jan 7, 1908. 10:2705. 1,000
- Riley, Thomas F and John Loughney and Dora Seebeck to Emeline A Kemp. Hull av, n w cor 207th st, 21.7x75x33.7x75.9. Dec 26, 3 years, 5½%. Jan 4, 1908. 12:3347. 6,000
- Rheinisch, Helena to Arena A Wright. 194th st, No 342, old No 674, on map No 676, s s, 40.1 e Marion av, 18x80.2x18x80.9. Prior mort \$2,700. Jan 8, 1908, 2 years, 5%. 12:3276. 2,050
- Same to Wilbur F Wright. Same property. Prior mort \$4,750. Jan 8, 1908, due July 1, 1909, 6%. 12:3276. 550
- Same to Frank P Keyes and ano trustees Mary E Melvin for Francis J Melvin. Same property. Jan 8, 1908, due Nov 1, 1910, 5½%. 12:3276. 2,700
- Roemer, Matilda to John Scharles. Verio av, w s, 121.9 n 233d st, 25x132.7x25.1x130.6. Jan 2, 2 years, 6%. Jan 8, 1908. 12:3382. 750
- Same to same. Verio av, w s, 146.9 n 233d st, 25x134.8x25.1x132.7. Jan 2, due July 2, 1910, 6%. Jan 8, 1908. 12:3382. 750
- Reis, Augusta to Nicholas Conforti. 152d st, s s, 105.8 e Park av, 25x100; 152d st, s s, 144.5 e Park av, 25x100. Prior mort \$1,750. Dec 24, 1 year, 6%. Jan 6, 1908. 9:2441. 15,000
- Rauh, John M to Augustus Gareiss. Willis av, w s, 18.11 s 140th st, 20x66. Jan 9, 1908, due, &c, as per bond. 9:2302. 9,000
- Reda, Louis and Louis Scalzo to John L Kee. Clay av, No 1371, n w s, 814.1 n e 169th st, runs n w 91.2 x n w 25 x s e 93.5 to av x s w 25 to beginning. P M. Prior mort \$—. Dec 31, 5 years, 6%. Jan 3, 1908. 11:2782. 5,000
- Robitzek, Richard to Matthias Haffen. 165th st, s s, 189.10 w Tinton av, 20x90. Jan 3, 1908, 3 years, 5%. 10:2659. 5,000
- \*Shiffman, Samuel and Isidor to Land Co A of Edenwald. Jefferson av, s s, 59 w Wilder av, 25x100, Edenwald. P M. Dec 23, 3 years, 5½%. Jan 9, 1908. 125
- Schwarze, Gertrude to George Schwarze. Mapes av, e s, 48.1 s 179th st, 27.3x95.2. Aug 10, 1905, 3 years, 5%. Jan 9, 1908. 11:3107. 6,000
- Straub, Justin to Augusta Romeas. Bathgate av, No 2243, w s, 133.6 n 182d st, 18.3x86. Jan 8, due, &c, as per bond. Jan 9, 1908. 11:3050. 5,500
- \*Steiner, Moritz to Baruch H Hirschfeld. Bronx Park av, s w cor Lebanon st, 25x100. Jan 3, 3 years, 6%. Jan 6, 1908. 2,000
- Schneider, Gutav to Harry O Krieger. 161st st, No 847, n s, 50 e Cauldwell av, 18.9x99.11. Prior mort \$8,000. Jan 2, 3 years, 6%. Jan 3, 1908. 10:2631. 1,000
- Smith, Geo L to Herman Menaker. 3d av, No 3038, s e cor 156th st. Leasehold. Jan 3, 1908, installs, 6%. 9:2363. 2,117.21
- \*Sperling, Samuel to J Romaine Brown. 223d st, n s, abt 293 e Paulding av, 100x109.6; 223d st, s s, abt 240 w Laconia av, 25 x127.7 to Corsa lane x30.2x144.5. P M. Jan 3, 1908, 3 years, 5%. 3,255
- Smith, Estelle, of Brooklyn, N Y, to Philip Simon. Austin pl, w s, 120.7 s 147th st, 61.5x88.8x109.7, gore. P M. Dec 30, 2 years, 6%. Jan 3, 1908. 10:2600. 615
- Semke, Henry J to Phebe H Horton. Brook av, n e cor 168th st, 96.7x45x96.7x45. Prior mort \$35,000. Jan 7, due, &c, as per bond. Jan 8, 1908. 9:2395. 8,000
- \*Sassano, Pasquale to Maria Wynne extr, &c, Ellen T Sentenne. Carroll lane, s s, 175 e Green lane, 25x100, and being lot 190 map Sec 2 St Raymond Park. Dec 20, due Jan 1, 1911, 5%. Jan 3, 1908. 2,500
- Seltenreich, Geo L to Joseph Liebertz. Prospect av, No 1018, n e cor 165th st, No 1031, 25x81. P M. Prior mort \$10,000. Jan 3, 5 years, 5½%. Jan 4, 1908. 10:2691. 14,000
- Same (and Joseph Liebertz in bond only) to Eva Seltenreich. Same property. P M. Prior mort \$—. Jan 3, installs, 6%. Jan 4, 1908. 10:2691. 2,000
- Sackett, Frederick to Charles Sackett. 142d st, n s, 406.6 e Alexander av, 75x100. Jan 3, 1 year, 6%. Jan 4, 1908. 9:2305. 6,000
- Thornton Bros Co to Eliz M Greene extr Geo L Greene. 169th st, n s, 22.6 e Morris av, 20x90.5. Jan 8, 3 years, 5%. Jan 9, 1908. 11:2785. 4,000
- Same to same. Same property. Certificate as to above mort. Jan 8, Jan 9, 1908. 11:2785. —
- \*Torrens, Benj to Martha Wilson. All of lot 258 and w ½ lot 222 map Wakefield. Extension mort. Jan 4, Jan 6, 1908. nom
- Thornton Brothers Co to Bertha Krefft. 169th st, n s, 62.6 w College av, 20x90. Jan 2, due Jan 1, 1911, 5%. Jan 8, 1908. 11:2785. 4,000
- Thomson, Christopher J to TITLE GUARANTEE AND TRUST CO. Dawson st, No 759, w s, 400 s Longwood av, 25x100. Jan 7, due, &c, as per bond. Jan 8, 1908. 10:2695. 6,500
- Thornton Brothers Co to Julia I Grattan guardian James F Grattan et al. 169th st, n s, 22.6 w College av, 20x90. Jan 2, 3 years, 5%. Jan 8, 1908. 11:2785. 4,500
- Thornton Brothers Co to Caroline A Wheeler. 169th st, n s, 62.6 e Morris av, 20x90.5. Jan 8, 1908, 3 years, 5%. 11:2785. 4,000
- Same to same. Same property. Certificate as to above mort. Jan 8, 1908. 11:2785. —
- Same to Julia I Grattan et al. 169th st, n s, 22.6 w College av, 20x90; 169th st, n s, 62.6 w College av, 20x90. Certificate as to two morts. Jan 2, Jan 8, 1908. 11:2785. —
- Vielberth, Sophia to Charles F Dilberger. Prospect av, w s, 200 n 183d st, 16.8x95. P M. Jan 6, 2 years, 6%. Jan 7, 1908. 11:3102. 1,500
- \*Watkins, Chas C Jr to Eliz C Muller. Eastern Boulevard, n s, being plot bounded s by Eastern Boulevard, w by lot 150 and part of lot 151, n e by Tremont av, and e x72.6x100x133.11 to Tremont av x116.9x72.6 e s, being part of lot 152 map Unionport. Jan 3, due, &c, as per bond. Jan 7, 1908. 2,000
- Wogram, Sophia C to Wm C Schnaue. Prospect av, No 1963, w s, 95 n Tremont av, 25x119x24.10x119. Jan 7, 1908, due, &c, as per bond. 11:3093. 7,000
- \*Woessner, Jacob to A Hupfels Sons. White Plains av, No 38. Saloon lease. All title. Dec 23, demand, 6%. Jan 4, 1908. 2,250
- Wharton, Mary and Clara Witt to TITLE GUARANTEE & TRUST CO. 183d st, No 31, n s, 50 w Davidson av, 25x100. Jan 3, due, &c, as per bond. Jan 4, 1908. 11:3197. 4,000
- Wentworth, Eleanor P with Theresa and Adam Hoffman. 156th st, s s, 22.6 w Trinity av, 50x100; 156th st, s w cor Trinity av, 22.6x100x26.6x100.1. Extension mort. Jan 3, Jan 4, 1908. 10:2628. nom
- Same with same. Same property. Extension mort. Jan 3, Jan 4, 1908. 10:2628. nom
- Weyrich, Chas F to Daniel Loonie. 135th st, No 593, n s, 250 e St Anns av, 25x100. Jan 8, 5 years, 5½%. Jan 9, 1908. 10:2548. 10,000
- \*Weber, Fredk with Anna Strubing. Jefferson st, e s, 100 s Morris Park av, 25x100, Van Nest. Extension mort. Jan 6, Jan 8, 1908. nom
- Witt, Caroline to Katharina Willersdorf. 162d st, No 307, n s, 200 w Teller av, 20x115. Jan 6, 1908, 5 years, 5%. 9:2422. 7,000
- Weinstein, Solomon to Isaac Belfor. Stebbins av, No 1147, w s, 115.3 n 167th st, runs n 30 x w 37.3 x w 37.3 to e s Prospect av x s 30 x e 33.3 x e 33.3 to beginning. Prior mort \$7,000. Nov 25, 5 years, 6%. Jan 3, 1908. 10:2693. 1,500
- Wahlig (Frank A) Co to Oscar R W Worm Jr et al. Woodlawn road, e s, 25 n 207th st, 2 lots, each 25x100.1. 2 morts, each \$5,000. Jan 2, 3 years, 5%. Jan 3, 1908. 12:3343. 10,000
- Same to same. Same property. 2 certificates as to above morts. Dec 31, Jan 3, 1908. 12:3343. —



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Wilkening, Fredk H C to Henry Lang et al. Park av, No 4132, on map No 4134, e s, 158 s 176th st, 50x150. Dec 31, 5 years, 5%. Jan 3, 1908. 11:2908. 18,000  
 Williams, Lillian M to Mary Duffy. Bryant av, w s, abt 40 n 179th st, 36x110.6x39x114.6, except part for Bryant av. Jan 7, due Jan 1, 1913, 5 1/2%. Jan 8, 1908. 11:3131. 3,500  
 Williams, Eliz to Jacob Littan. Perry av, w s, abt 289.11 s Gun Hill road, late Williamsbridge road, runs w 138.11 to e s Reservoir Oval x s 26.5 x e 130.4 to av x n 25 to beginning. Jan 2, due, &c, as per bond. Jan 3, 1908. 12:3343. 5,0.0  
 \*Wallace, Louis F W to Gordon Ritchie. Lots 158, 159, 160 and 161 map Adee Park, east of the Botanical Gardens. Jan 4, due Jan 4, 1909, 6%. Jan 6, 1908. 1,000

\*Wiegert, John H to Dennis O'Connell. Amsterdam av, w s, abt 278 n Liberty st, 120x112x—x100, Haight estate. Jan 8, 1908, 2 years, 6%. 1,500  
 Young, James H to John Leslie. Marion av, w s, 100 s 198th st, runs w 125 x s 57.2 x e 60.10 x s 8.3 x e 66.11 to av x n 50 to beginning. Jan 9, 1908, 2 years, 5 1/2%. 12:3289. 5,000  
 Zurnieden, Jacob to Fred H Pouch and ano exrs Alfred J Pouch. Woodlawn road, e s, 104.7 n Webster av, 26.1x136.7x25x144.3. Dec 31, 3 years, 5 1/2%. Jan 9, 1908. 9,000  
 Ziegler, Solomon to Jonas Weil and ano. Morris av, n w cor 144th st, 102.4x81.11x100x64.5. Jan 9, 1908, due Oct 1, 1908, 6%. 9:2335. 1,350

## JUDGMENTS IN FORECLOSURE SUITS.

Jan. 2.  
 2d av, No 2288. Mary M Plum agt Fedele Rinaldin; A A Silberberg, att'y; Chas A Kalish, ref. (Amt due, \$21,261.65.)  
 Madison av, e s, 49.4 s 33d st, 49.4x100. Germania Life Ins Co agt Ethel Potter et al; Dulon & Roe, att'ys; Samuel Strasbourger, ref. (Amt due, \$310,610.90.)  
 Madison av, e s, 98.9 n 32d st, 49.4x100. Ronald H Macdonald agt Howard N Potter et al; Harold Swain, att'y; Samuel Strasbourger, ref. (Amt due, \$73,035.33.)

Jan. 3.  
 No judgments in foreclosure suits filed this day.

Jan. 4.  
 117th st, No 166 East. Catherine Sutorius agt Geo W Freeborn et al; Hiram M Kirk, att'y; John C Gulick, ref. (Amt due, \$6,215.34.)

Jan. 6.  
 Edgecombe rd, n w cor 166th st, runs n 40.8 to 167th st, x n w 231 x s 66.9 to 166th st, x e 195.1 to beg. Irving Bachrach agt Joseph Jacobson; Wm M Golden Jr, att'y; Joseph P Morrissey, ref. (Amt due, \$56,424.75.)  
 8th av, s s, w 1/2 lot 354, map of village of Wakefield, 50x114, Bronx. Henry Decker agt Chas K Nichols et al; Daniel S Decker, att'y; Geo E Weller, ref. (Amt due, \$1,048.60.)

3d av, s e cor 179th st, 100.4x115.4. Samuel J Goldsmith agt Northwestern Realty Co et al; Action No 1; Pratt & Koehler, att'ys; Charles Strauss, ref. (Amt due, \$59,042.25.)  
 8th av, s w cor 151st st, 99.11x100. Same agt same; Action No 2; same att'ys; same ref. (Amt due, \$53,515.74.)

Tinton av, w s, 75 n 158th st, runs n 50 x w 135 x s 25 x e 40 x s 25 x e 95 to beg. Same agt same; Action No 3; same att'ys; same ref. (Amt due, \$52,291.67.)  
 8th av, w s, 40 s 145th st, 100x159.10. Same agt same; Action No 4; same att'ys; same ref. (Amt due \$62,521.45.)

Jan. 7.  
 5th av, No 1069. Joseph Hammerschlag agt Hamilton M Weed; A L & S F Jacobs, att'ys; Ashbel P Fitch, ref. (Amt due, \$31,721.21.)  
 Manhattan av, n w cor 103d st, 17.7x75. Stephen H Davenport agt Clara R Lapham; F G Wild, att'y; Francis J Worcester, ref. (Amt due, \$15,426.40.)

Jan. 8.  
 6th av, w s, 83.7 s 25th st, 19.10x100. Wm H H Hull agt Joseph F Haffner et al; A T Stoutenburg, att'y; James T Brady, ref. (Amt due, \$20,160.)

## LIS PENDENS.

Jan. 4.  
 Montgomery st, Nos 26 and 28. Abraham Bernstein agt Morris Koslow; action to impress lien; att'y, A A Silberberg.

Jan. 6.  
 Marvin pl, n e s, lot 1069, map of 37 lots belonging to Nellie Marvin, Bronx. Angelo Pagnuco agt Luigi Carota; specific performance; att'y, C Bisberg.

Jan. 7.  
 Willis av, s w cor 139th st, 25x100. 58th st, n s, 279 n 1st av, 21x100.4. 62d st, s s, 175 w 2d av, 20x100.5. 33d st, n s, 75 w 2d av, 25x98.9. 2d av, s w cor 44th st, 20x55.5.  
 Eva Rosenstock agt Joseph Metzger et al; partition; att'ys, Updike & Atkins.  
 2d av, No 2390. Edw J Kelly agt Isidore Slo-nov et al; action to declare lien; att'y, H J Goldsmith.  
 Barnes av, s e cor 222d st, 89x105. Emil Leske agt Viktorja Dzikowska; action to foreclose mechanics lien; att'y, W B Dobbs.  
 St Paul's Place, n w cor Crotona pl, 51.2x84.10. George Colon agt St Pauls Construction Co et al; (action to foreclose mechanics lien); att'y, E Herrmann.  
 5th av, e s, 100.11 n 111th st, 25x100. Louis Pinals agt Lena Kannensohn et al; (action to foreclose mechanics lien); att'y, M S Feiler.

Jan. 8.  
 16th st, n s, 220 e 6th av, 21x92, and property in Kings County. Wm K Secord et al agt Nehemiah B Underhill et al; partition; att'y, J Pool.  
 Ridge st, No 55.  
 3d av, No 2918.  
 Attorney st, No 62.  
 George Eckhardt agt Henry Eckhardt et al; partition; att'y, H W Helfer.  
 105th st, n s, 375 e Amsterdam av, 93.6x100x irreg. Ernest A Turner agt Elizabeth M F Hoefler et al; action to procure injunction; att'y, E O Towne.

150th st, Nos 458 and 460 East. Pasquale Piacente agt Bartolomeo Zunino et al; action to remove encroachment, &c; att'y, H Waldman.  
 95th st, n s, 40 w West End av, 173.5x108.8x irreg. Jennie W Clark agt Geo W Levy Building Co et al; action to foreclose mechanics lien; att'ys, Augustine & Hopping.  
 139th st, s s, 47.4 e Brook av, 337.6x100x irreg. John J Kelly agt Louis Lese et al; action to foreclose mechanics lien; att'ys, Menken Bros.  
 5th av, s e cor 41st st, 19.6x98.4. Joseph E Schwab agt E G Potter Co; action to enjoin, &c; att'ys, Breed, Abbott & Morgan.

Jan. 9.  
 9th av, s w cor 52d st, 25.5x80.  
 108th st, n s, 175 w Columbus av, 225x100.11.  
 Columbus av, n w cor 107th st, 201.10x550x irreg.  
 9th av, n w cor 101st st, 25.11x75.  
 2d av, s w cor 59th st, 20.5x65.  
 9th av, e s, 25.5 n 60th st, 25x100.  
 Av B, n e cor 11th st, 26x71.  
 Greenwich st, s e cor Warren st, 26.6x50.10x irreg.

10th av, No 965.  
 2d av, s w cor 112th st, 83x22.6.  
 Amsterdam av, n w cor 66th st, 25.5x90.  
 Cortlandt st, No 78 and 80.  
 8th av, No 501.  
 35th st, Nos 305 and 307 West.  
 Lispenard st, Nos 64 and 66.  
 5th av, e s, 25 s 62d st, 25.5x100.  
 Broadway, s w cor 92d st, 50x100.  
 Columbus av, s e cor 109th st, 25.7x100.  
 Broadway, s e cor 110th st, 100x100x irreg.  
 8th av, s e cor 111th st, 75.8x100.  
 5th av, n w cor 111th st, 25.11x100.  
 Broadway, No 411.  
 5th av, s e cor 62d st, 25x100.  
 5th av, n e cor 98th st, 50.11x100.  
 98th st, n s, 100 e 5th av, 25x100.11.  
 108th st, n s, 200 w Columbus av, 50x100.11.  
 108th st, n s, 300 w Columbus av, 99.1x100.11.  
 108th st, n s, 175 w Columbus av, 75x100.11.  
 10th av, Nos 875.  
 5th av, e s, 25.8 s 80th st, 25.6x100.  
 Pauline Schmid Murray agt Josephine Schmid, indix and extrx et al; action to declare trust, &c; att'y, L S Phillips.  
 Howard st, Nos 12 to 20.  
 Elm st, Nos 134 and 136.  
 Webster Realty Co agt Henriett C S Dodd; action to declare lien; att'y, M Stern.  
 Suffolk st, No 131. John L Cotter agt Morris Steckel et al; action o foreclose mechanic's lien; att'y, J Friedman.  
 Spring st, s w cor Mulberry st, 25.3x98.9x25x93.  
 Leon Rubine agt Michael Bonn et al; action to foreclose two mechanic's liens; att'ys, Wilson, Barker & Wager.  
 2d av, w s, 78.2 s 3d st, 22x100. Louis Turtel agt Martin Engel et al; action to remove encroachment; att'y, G A Rogers.  
 Kingsbridge rd, e s, lot 66, map of 16 villal sites, portion of Anthony estate, Bronx.  
 Catherine st, n w s, lots 246, 247 and lots marked "C" on a map of Washingtonville, Bronx.  
 Emily Rathgeber agt Henry Conrad et al; partition; att'y, I G Darrin.  
 Belmont av, No 2330. Karoline Smith agt Solomon Astmann et al; partition; att'ys, Augustine & Hopping.  
 Terrace pl, n e cor 152d st, 54.3x113.10x50x 134.11. Marcus Kenner agt Robert Friedman et al; action to declare title; att'y, M N Schneider.  
 Lewis st, No 53. Bene Posner agt Samuel Graff et al; specific performance; att'y, A S Welt-fisch.

Jan. 10.  
 Stanton st, No 12. Jacob Levy agt Nathan Kohn et al; action to foreclose mechanic's lien; att'ys, Herman & Hirschman.  
 Av A, No 153. Jacob Levy agt Nathan Kohn et al; action to foreclose mechanics lien; att'ys, Herman & Hirschman.  
 Av B, No 207. Charles Bloom et al agt Abraham Cohen; action to foreclose mechanics lien; att'ys, Hillquit & Hillquit.  
 River av, e s, 300 n 167th st, 100x150. Edward J Kelly agt Arthur G Schlemmer et al; action to declare deed void; att'y, H J Goldsmith.  
 15th st, No 432 East. Jacob Levy agt Nathan Kohn et al; action to foreclose mechanic's lien; att'ys, Herman & Hirschman.  
 114th st, No 133 East. Harry Lieberman agt Harriet E Kenworthy; specific performance; att'y, C S Rosenthal.

## FORECLOSURE SUITS.

Jan. 4.  
 Prospect av, n e cor Southern Boulevard, 245.10 x213.6x irreg; two actions; Lawyers Title Ins & Trust Co agt John McGrath et al; att'y, P S Dean.  
 56th st, No 235 East. Marie G Kuerzi, agt Louis Sroka et al; att'y, F J Kuerzi.

Broome st, n s, 22.4 e Allen st, 17.4x75.3x17.6 x75.1. Samuel Grossmann agt Harris Bronstein et al; att'y, C Schwick.  
 34th st, n s, 210 w 1st av, 40x97.6. Esther H Tremain agt Peter Costello; att'y, J A Kent.  
 160th st, n s, 325 w Elton av, 25x100. Margaret Aradt agt Anne Wilkins et al; att'ys, T A McKennell and J C Agnew.  
 Jennings st, n s, 106.3 w Wilkins pl, 75x100.2 x70.2x100. Solomon Appel agt Abelman Construction Co et al; att'y, B Berger.

Jan. 6.  
 2d av, n w cor 18th st, 34.8x98. State Bank agt Saul Wallenstein et al; att'y, J J & A Lyons.  
 Clason Point road, w s, lots 25, 26, 27, 36, 37, 38, 39, 65, 67, 127, 128, 129, 156, 157, 175, 176, 253, 254, and 258, map of Clason's Point, Bronx. Laura C Crane agt John Husson et al; att'ys, Crane & Lockwood.  
 Broome st, s w cor Mangin st, 25x75.  
 Broome st, No 21. State Bank agt Pincus Ronginsky et al; amended; att'ys, J J & A Lyons.

127th st, s s, 65 w Lexington av, 35.7x99.11. The Mercantile Trust Co, trustee, agt Samuel Goodman et al; att'ys, Alexander & Green.  
 80th st, s s, 225 w Amsterdam av, 25x102.2. Eugenie H Meyer agt Madge I Hennen et al; att'ys, McLoughlin & Martin.

113th st, Nos 216 to 222 East; two actions; Samuel Weil agt Wolf Scheitel et al; att'ys, Fleischman & Fox.  
 Madison av, e s, 33.9 s 65th st, 16.8x60. Elizabeth A Barry agt Hubbard W Mitchell; att'y, F C Press.

Jan. 7.  
 Saw Mill Lane, n w cor road leading from Isaac Corsas's dwelling house to Village of Westchester, containing about 53 acres of land, being lots 24, 25, 26, 27 and parts of lots 28 and 29 on map made by Robert Finlay, Bronx. Road leading from Eastchester to Westchester, w s, 1748 s w Boston rd, containing about 4 acres, excepting parts released.  
 William Rankin agt Hugh J Fitch et al; att'ys, Quackenbush & Adams.  
 65th st, s s, 250 w 10th av, 50x100.5. William Holzderber agt Theresa Weber et al; att'y, T F Keogh.

25th st, No 32 West. Warren McConihe agt Minnie V Telfair et al; att'y, W McConihe.  
 Madison av, e s, 67.4 n 120th st, 17.7x83. Henry Leipziger agt Henry Levien et al; att'y, A T Rowe.  
 Trinity av, s e cor 158th st, 105x98.8. Theodore Schmidt agt Northwestern Realty Co et al; att'ys, Simpson, Werner & Cardozo.  
 131st st, No 208 West. Elizabeth J Haynes agt Wm H McCormick et al; att'y, W F Clare.  
 Jerome av, n e cor 177th st, 117.4x135.5x irreg. Robert L Harrison agt The Corporation Liquidating Co; att'ys, Harrison, Elliott & Byrd.  
 63d st, n s, 414.3 w Columbus av, 18.6x100.5. Blanche Walter agt Thomas J Cosgrove et al; att'y, C D H Brower.

Jan. 8.  
 Bainbridge av, s e s, 389.1 s 196th st, 50x108.9 x irreg; two actions. Louis B Fordan agt Albert C Lum et al; att'ys, House, Grossman & Vorhaus.  
 128th st, Nos 257 to 261 West; three actions. New York Life Ins & Trust Co agt William Wasserstrom et al; att'y, W T Emmet.  
 128th st, No 102 East. Jacob Marx agt Leontine A Marx et al; att'ys, Parker & Ernst.  
 120th st, No 239 East. Annie Maguire agt Angelo Mottola et al; att'y, H M Goldberg.  
 Madison st, Nos 335 to 343. Isaac Blumberg agt Bertha Mandel et al; att'y, M D Steuer.  
 6th av, Nos 806 to 812; two actions. Morris Bloch agt Annie Spiro et al; att'ys, Kurzman & Frankheimer.  
 133d st, n s, 500 e Cypress av, 100x103.5. Thomas Mulligan et al agt Louis Bornstein et al; att'y, M Mayer.  
 19th st, No 49 West. Emanuel Congregation of the City of N Y agt Henie Guggenheimer et al; att'ys, Guggenheimer, Untermeyer & Marshall.  
 161st st, No 551 West. Fannie H Kelly agt John A Donnegan et al; att'y, D J Early.

Jan. 9.  
 Belmont av, w s, 100 s 187th st, 50x100. Warren B Sannis agt Antonio Staffa et al; att'y, W E Sannis.  
 109th st, No 66 East. General Memorial Hospital for the Treatment of Cancer and Allied Diseases agt William Simon et al; att'ys, Bowers & Sands.  
 Lenox av, s e cor 138th st, 99.11x100. Abraham Gabriel agt Silberberg & Saul et al; att'y, J W Osborne.  
 Webster av, s s, 1,000 n e Woodlawn rd, 50x 83.5x irreg. Lewis J Conlan agt Sophie Maass et al; att'y, G M Boynton.  
 16th st, No 41 West and other property in Kings county. Wm K Secord et al agt Nehemiah B Underhill et al; amended partition; att'y, J Pool.



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148th st, No 618 West, Bernard Badanes agt Cornelia B Smith et al; att'y, J A Seidman. 126th st, n s, 290 e Park av, 50x99.11. Daniel C Moynihan agt Minnie E White et al; att'y, E J Healy. 5th av, Nos 236 and 238, Edw S Rapallo agt J C Lyons Building & Operating Co et al; att'y, H Swain. 73d st, Nos 227 and 229 East; two action. Van Norden Trust Co agt Joseph Fuchs et al; att'ys, Parsons, Closson & McIlvaine.

Jan. 10.

Bainbridge av, s e s, 379 s 196th st, 50x108.9x irreg; two actions. Louis B Fordan agt Albert C Lum; att'ys, House, Grossman & Vorhaus. Av D, e s, 83 s 13th st, 25x105, Bronx. George Houser agt Jacob Cohen et al; att'y, H S Ogden. Rogers pl, Nos 967 and 969. Israel Leibsohn agt Josephine Wennick et al; att'y, C H Friedrich.

12th st, No 222 East. Charles Jackson et al agt Wm M McCarthy; att'ys, Jackson, Hollander & Frank. 97th st, No 337 East. Jonas Weil et al agt Morris Finn et al; att'ys, Gross & Sneudaira. Mott st, e s, 43.2 s Hester st, 22.10x45. Attilio Piccirilli agt Angelo Julian et al. att'ys, Pressinger & Newcombe. 146th st, s s, 125 e 11th av or Boulevard, 75x 99.11. Joseph S Marcus agt Samuel A Israel et al; att'y, H Flugelman.

4 Cerulli, Achille C—Cristoforo Zuccaro.374.68 4 Cohen, David M—Frank Mackler.....82.03 4 Connors, Joe—Max Sonnenschein.....35.81 4 Camp, Wm C—James Canfield.....45.27 6 Carpenter, Adullis—Frank W Pirner..65.82 6 Colby, Charles—Chas L Adams et al..74.51 6 Coney, Frank A—Improved Property Holding Co of N Y.....178.81 6 Cohen, Samuel—American Fashion Co.64.16 6 Combes, Isaac C—Henry B Turner Coal Co.....26.42 6 Coleman, Nathan—Chas P Rogers.....costs, 125.87 6 Curtis, Geo L—Joseph Smulian.....48.61 7 Crabs, Harry—Boston Furniture House.....168.50 7 Cohen, Henry B—Elias Kempner.....costs, 27.65 7 Cullet, John J—Mary M Sweeney.1,041.70 7 Cohen, Samuel—Samuel Richman.....costs, 12.65 7 Caston, Benjamin F—H Hallock. costs, 328.61 7 Cihak, Emil—John Furlong et al..114.91 8 Claudon, Emile admrx—Great Council of the Improved Order of Red Men of the State of N Y.....12.67 8 Caldor, Sch—Morning Telegraph Co.100.62 8 Crossman, Geo W—Wm H Malia.....428.07 8 Cohen, Dora—Isaac Pelcyger et al.....243.31 8 Cordes, John—Louisa Mock et al.....156.85 8 Cierenberg, Henry—the same.....156.85 8 Craighead, Walter B—Abraham H Kayton. costs, 3,077.45 8 Cohen, Elias A, trustee—Louis Solomon.136.36 8 Cooper, Bertha W\* & Stephen A—F H Calcott & Co.....1,079.36 8 Clarke, Robert L—People, &c.....500.00 8 Cooney, James—the same.....500.00 8 Cannon, Herbert—the same.....300.00 8 Cohen, Samuel—the same.....500.00 8 Copola, Vincenzo—Wm P Bernagozzi.369.82 9 Campbell, Virginia M—George Legg.....425.18 10 Coen, Richard P—Rock Plaster Co of N Y & N J.....2,917.17 10 Carey, John—Martin Zinn et al.....839.25 10 Craig, William—Salasee Fibre Co.....34.35 10 Cronin, John D—Joseph Harris.....1,039.75 4 Daly, Wm H—Wm S Van Clief.....635.17 4 Dunigan, Bernard J—American Sales Book Co.....51.80 6\*Dreyfach, Max—N Y Telephone Co.....57.68 6 Deale, or Dale, Cathrine, or Catherine—Coleman Stable Co.....299.65 6\*Dambo, David—Charles Cohen.....423.55 6 Davis, Thomas—Interurban St Ry Co.....costs, 67.88 6 Dodge, Catherine—Agnes M Gushee.....144.41 6 De Caserta, Manuel—Frederick W Whitaker.....312.45 6 Dwyer, Edw L—Roswell E Briggs.....costs, 117.60 6 Dunlap, Chas A—Improved Property Holding Co of N Y.....178.81 7 Delmore, Florence—People, &c.....500.00 7 Daly, Jeremiah—N Y City Ry Co.....costs, 108.88 7 Diamond, Rudolph—Frank Silverman.113.85 7 De Beck, Alexis M—Lebolt & Co.....83.62 7 Douglass, James A—Joseph H White.....costs, 216.75 8 Driscoll, James H—People, &c.....1,000.00 8 Davis, Johanna—N Y City Ry Co.....costs, 108.88 8 Davis, William—the same.....costs, 108.88 8 Dwyer, John J, William, Charles & Frank—David Smyth.....103.32 8 De Beck, Alexis M—Twenty-eighth St Co.....96.65 8 Davis, Annie—Solomon Ballin.....65.90 8 Dunleavy, Jeremiah A—Daniel H Carstairs et al.....514.17 8 Dale, Jennie—Lafayette J Finch.....136.29 8 Dietz, James E—Charles Fay.....318.70 8 Duryea, Frank W—Katharine Carter.586.22 9 Dilks, Caroline—Pease & Elliman Inc..85.80 9 Dubroff, Morris A—Marx Rubinsky et al.....60.26 9 Dolan, William—Home Title Ins Co of N Y.....72.90 9 Davenport, Maurice—John H Light et al.....217.05 9 Davis, Annie—Milbury Atlantic Supply Co.....40.97 10 Decourcy, John J—N Y City Ry Co.....costs, 67.88 10 Davis, Lena gdn—August Luchow, costs.46.18 10 Davidowitz, Adolf—John J Augehrn.112.41 10 Duffrin, Julie—Daniel Brandenburg.....18.32 10 Dawe, James—Frank D Cramer et al.221.12 4 Egan, Michael—Union Ry Co of N Y City, costs, 107.88 6 Egan, John T—Elizabeth G Engeman.....costs, 109.20 6 Englander, Philip—Gustave Eckert.....142.86 6 Eger, Emil—Martin Gollubier.....66.31 7 Eggeman, Moriz—Moses Stracsman.....59.41 7 Edwards, Henry M—Urban F Jehle.....26.86 8 Ensworth, Frances—Interurban St Ry Co.....costs, 108.88 8 Ellery, Channing—Onopio Sciacci.....1,522.25 8 Elphinston, Alexander—Mark Harris.....23.13 8 Estep, Robert J—People, &c.....100.00 9 Ebersohn, Edward—Interurban St Ry Co.....costs, 107.88 9 Egbert, Frederick W—W Feirish Electric Co.....86.03 10 Edelstein, Abraham, gdn. N Y City Ry Co.....costs, 67.88 10 Estroff, Samuel—William Skinner Mfg Co.....233.49 4 Feinberg, Maurice M—Johnson & Johnson.....47.67 6\*Frank, Joseph I—N Y Telephone Co.....36.80 6 Fuchs, Joseph—Palace Automobile & Machine Co.....429.01 6 Pinkelstein, Albert A—N Y Telephone Co.....41.47 6 Freed, William—Joseph Edelman.....13.50 6 Flynn, John P—Matthew Rock.....374.82 7 Flaum, Louis—Moritz Sturtz et al.costs, 68.22 7 the same—Victor Echtenthal.....costs, 65.00 7 Farrell, Thomas—N Y Telephone Co..63.79 7 Fordon, Irving & Joseph—West Shore Bill Posting Co.....40.23 7 Finnegan, Edw J—Leonard Joseph.....30.31 7 Fitzpatrick, Mary A\* & Hugh L—Adelaide Mills.....83.34 8 Fanning, Newville O—Hudson River Telephone Co.....104.41 8 Freundlich, Abraham—N Y Telephone Co.....37.74 8 Fuller, Caroline O—Peoples Trust Co..372.90 8 Flock, August—Emanuel L Spellman et al.....59.56 8 Frank, Ernest R—Salama Du Ghaun.....61.77 9 Ficklen, William—Wm R Mollineaux et al.....402.26 9\*Field, Laura—Samuel Levine et al.....119.41 9 Fradus, Jacob—Morris Klotz.....82.00 10 Friedman, Joseph—People &c.....300.00 10 Feuchtwangner, Sigmund—N Y Telephone Co.....35.92 10 Fine, Morris—Clementine M Silverman et al.....239.19 6 Gissel, Hugo—Otto C Kanow et al.....819.20 6 Gambier, Emily A—W J Faith.....762.03 6 Gottlieb, Adolph—Aaron Kohn.....104.43 6\*Garrison, Louis H—N Y Telephone Co.39.66 6 Gallauner, Edmund—Lawrence H Tasker.....348.47 6 Ginsberg, Samuel—Samuel Berman et al.....115.71 6 Gottlieb, Michael & Louis—Max Kaufman.....89.40 7 Griffith, Geo W—Cairn C Downey et al.....144.67 7 Gerardi, Roger—N Y Telephone Co.....34.90 7 George, James H—Alfred E Briant.....46.56 7 Gould, Katherine—C Burby.....724.42 7 Goldman, Harris—Bettie Simon.....costs, 93.48 7 Goldstein, Herman—Abraham Seidenstock.....103.45 7 Goldfarb, Isaac—Jacob L Lissner.....99.72 7 Gangel, David—Knickerbocker Mills Co.103.27 7 Gassert, Wm H—Edw Morris et al.....78.07 8 Goldberg, Morris—Rose Schindel.....6,033.11 8 Given, John L—Ernest Law et al.....428.35 8\*Gordon, Harris—Samuel J Rode et al.139.50 8\*Gruber, Moses & Samuel—the same.139.50 8 Gray, Thomas A—Darius O Mills.....costs, 108.68 9 Gunther, Wilhelm—Wm A Soles.....38.26 9 Greenberg, Max—Christian Jacobs.....231.42 9 Gallagher, Joseph—Henry J Klappert.....99.31 9\*Gerber, Frederick A—U S Exchange Bank.....441.12 9 Gordon, Harris—Frank A Hannweber..974.60 9 Gerstle, Ralph J F—Wm G Saunderson.....1,076.23 9 Gowdey, Sanford—Samuel Levine et al.119.41 9 Griffith, Geo W—Hamilton Bank Note Engraving & Printing Co.....48.41 10 Galewski, Bernard—Daisy Cioffe.....517.72 10 Goebel, Geo C—Richard F Burke.....8,847.52 10 Gaynor, Patrick A—Edw C Hahn et al.1,138.40 10 Gross, Isaac—Herman Gross.....528.92 10 Goldman, Isidore—William Skinner Mfg Co.....233.49 10 Granis, Wm D—Hans Hausen et al.....40.41 10 Grossman, Samuel—Henry Loeb.....74.97 4 Hawkins, William, gdn—Union Ry Co of N Y City.....costs, 107.88 6 Halperin, Morris J—Joseph Jacob et al.416.17 6\*Hauser, Joseph—N Y Telephone Co.....41.89 6 Hesil, Dora—Charles Cohen.....423.55 6 Hazard, Eugene J—Chas J Josephs.....31.61 6 Hylow, Olof—Syracuse Co.....74.06 6 Harris, Joseph J—Park Co.....130.97 6 Haigh, J Lloyd—W & J Sloane.....123.28 6 Hartjens, Henry—Charles Immoor.....177.33 6 the same—the same.....153.07 7 Heffernan, Patrick—N Y City Ry Co.....costs, 107.88 7 Halpern, Bernard—Morris Sirkes.....530.78 7 Haskin, John B—Wyckoff Church & Partridge.....846.85 7 Henning, Henry G—Chas G Dobbs.....114.91 8 Hookey, Wm T—Joseph S Marcus.....314.27 8 Howell, Wm P, Jr—Alfred Willstarer..901.37 8 Hausen, Adam—Motor Boat Pub Co..53.06 8 Hoffman, Samuel—S Schmidt & Co.....64.20 8 Hardenburg, E I—Louis S Seligman.224.41 8 Himmelstein, Samuel—Isaac Pelcyger et al.....243.31 8 Huethwohl, Phillip—Henry Urban et al.....64.80 9 Hepwood, George—Collin D F McCorn..405.41 9 Husson, Susan H, Wm M, Matthew A and John—John Ferreol Monnot et al.....costs, 317.53 9 Herman, Rosie\* and Samuel—Louis Stegman.....161.51 9 Haas, Samuel—Bertha Munde.....1,659.38 9 the same—the same.....2,016.62 10 Henning, Emily T—Union Ry Co of N Y City.....costs, 67.88 10 Helfgott, Joseph—Mutual Milk & Cream Co.....90.67 10 Hill, Eliza—Ike Fallvitch.....29.71 10 Henderson, Robert—Benjamin Griffen.114.85 10 Harriton, Samuel L—the same.....74.49 10\*Heller, Morris—Burns Bros.....costs, 73.73 10 Hooper, Lewis—Geo R Loveday costs, 73.73 10 Hendricks, D Ridgway—B F Sturtevant Co.....839.88 4 Isacksohn, Herman—Dry Dock, East Broadway & Battery R R Co.....costs 107.88 7 Imboden, Leonard—Benj F Caston.6,207.10 8 Isman, Celia—Bever Schneier et al.....costs, 27.65 8 Ireland, Augustus A—Isaac C Bishop.351.97 9 Ireland, Augustus A—Regulus Cigar Co.50.41 9 Impellizzeri, Luigi—George Lagatuts.....29.37 10 Istok, Joseph—Herman Keil et al.costs, 108.32 4 Jones, Y Victor—Crescenzo Mazza et al.....262.22 7 Johnston, Wm A—Herbert L Hildreth.161.91

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. (f) 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.

Jan. 7 Adams, Louis B—Frederick S Bunce et al.....97.62 7 Anderson, Clarence E—Morris Janower.76.83 8 Adler, Sigmund—C Volney King.....201.45 8 Atwell, Geo J—General Supply & Construction Co.....1,261.08 8 Abramson, Herman—Peter G Kemp.....141.47 8 Arker, Isaac—Isaac Pelcyger et al.....243.31 8 Arcor, Sam—People, &c.....300.00 9\*Adams, Edw S—Samuel Eisman et al.196.39 9 Augenblick, Samuel—Louis D Behren.164.65 9 Adler, David—Olin J Stephens Inc.....26.22 9 Asscott, Daniel R W—Morris Klotz.....43.41 10 Adams, Walter C—Wm R H Martin et al.....184.07 10 Auld, Walter S—James McConkey.774.12 10\*Applebaum, Bernard—New Netherland Bank of N Y.....843.72 10 Adler, Sigmund—Henry Loeb.....93.89 10 Allen, Oliver H—Edwin H Sayre et al.....160.68 4 Bailey, Maude—Interurban St Ry Co.....costs 108.88 4 Boland, James—Alice M Lynch.....50.00 4 Brooks, Frederick W—Joseph W Masters.....21,820.40 4 Browne, Grant H—Geo H Sargent et al.....651.11 4 Block, Benjamin J—N Y Telephone Co.41.32 4 Browne, Grant H—Frank Knox.....5,250.00 4 Brooks, Byron—W & J Sloane.....355.62 6 Brodix, John W—North American Engraving Co.....120.52 6 Budy, Julia & George—Moses A Borochoy.....62.01 6 Block, Joe—Samuel D Isaacson.....335.68 6 Buxton, Frank J—Julia Anderson.....573.36 6 Brautman, Elias—St Marks Realty Co.....8,970.25 6 Ballenzweig, Dora & Hyman—Morris Rosen.....120.31 7 Borer, William—Boston Furniture House.....168.50 7 Beeny, S Audley—Geo W Johnston et al.....45.52 7 Bergstrom, Oscar B—Geo H Tousey.....costs, 115.37 7 Brill, Henry—Abraham Abraham et al.40.90 7 Bindhardt, Richard H—Edward Morris et al.....91.01 7 Byram, Geo W—Geo R Morse.....1,496.15 8 Burnett, Wm E—David Efron.....188.72 8 Blair, Betty—Leopold Barth et al.166.51 8 Bjur, Wm L—Abraham H Kayton.3,077.45 8 Bierwirth, Richard—Edmund L Goodman.....84.41 8 Berman, Louis—Peter G Kemp.....141.47 8 Boyd, Gilbert R—U S Radiator Co.....563.43 8 Baron, Louis & Paul—Louis Solomon.136.36 8 Bodenheim, Julius—Emanuel Kleiner et al.....65.01 8 Bracker, Charles—People, &c.....500.00 8 Bergen, Richard—the same.....100.00 8 Bremer, Minnie A—John C Bremer et al.....costs, 46.50 9 Burke, Joseph J—Mary E McRae.....74.91 9 Blair, Joseph A—Adrian C Beckert et al.....514.74 9 Brice, Stewart M—James O Frame.....300.69 9 Brock, Thomas—Joseph R Black.....29.31 9 Berliner, Julius—Christian Jacobs.....231.42 9 Bauer, Wm J—Chas A Berwin et al.89.62 9 Brower, John—Frank W Hewitt.....519.67 10 Bergman, Samuel—May Lewis.....224.65 10 Bracher, Enson—Hecker Jones Jewell Milling Co.....103.32 10 Brown, Frank X—Samuel Kuflik.....29.41 10 Botengoff, Leon—Joseph Seeman et al.189.35 4 Coblentz, Daniel—William Lowenthal.131.81



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Table listing names and addresses for Wire Screens, including entries like 7 Jachomowitz, Philip-Harry Geier et al. 169.65 and 7 Jandick, Edw J-John Furlong et al. 114.91.

Table listing names and addresses for Wire Screens, including entries like 8 Murray, Isaac A-Peter McGee...119.67 and 8 Meyer, Ernest-Met Tobacco Co....45.77.

Table listing names and addresses for Wire Screens, including entries like 7 Roe, James H-N Y Telephone Co....149.74 and 7 Rosen, David-Boston Furniture House....168.50.



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10 Shenkein, Samuel-Walter S Sheldon.463.72
4 Tompkins, Bertram F-Pettit & Reed.....247.80
4 Trotter, Pasquale-Rudolph Leibson...91.11
4\*Thomas, Percy E-N Y Telephone Co..35.00
7 Tierney, Thomas F-N Y Telephone Co.63.79
7\*Tonkonogy, Nathan-Hudson Structural Steel Co.....838.34
8 Thomas, Geo W-J W Cushman & Co.175.88
8 Taylor, Wilson-Ganney P Ransom...456.92
8 Tanenbaum, Moritz-People, &c.....100.00
9 Tracey, Theresa-N Y City Ry Co.....costs, 108.88
9 Talbot, William-the same.....costs, 108.88
9 Tusa, Antonio-George Lagatula.....29.37
10 Tierney, Frank L-Mary Fitzpatrick.....costs, 114.53
10 Tobin, Patrick J-P Ballentine & Sons.151.00
7 Unterberger, Josef admr-N Y City Ry Co.....costs, 107.88
6 Voroba, Joseph-Samuel Amdursky et al.....costs, 22.41
7 Valli, Frank-N Y Telephone Co.....47.55
7 Vignirio, Sabato-People, &c.....500.00
8 Van Blasco, Chas W-John L Kruger.119.80
9 Vignirio, John-Hannis Distilling Co..294.52
9 Vaughan, Henry A-Emmett F Smith.538.39
10\*Vega, Joseph-N Y Telephone Co.....56.67
4 West, Fred B or F Benjamin-Mary J West.....costs, 91.57
4 Whitlatch, Russell W-Gustavus L Lawrence.....252.01
6 Weinstein, Daniel-S Amdursky.....costs, 22.41
6 Wood, Blanche-Acolian Co.....52.62
6\*Warren, James E-N Y Telephone Co..72.11
6\*Wetherby, Geo E-the same.....27.82
6 Woloshin, Aaron-the same.....48.32
6 Wallenstein, Lazar-Thomas J Mooney.572.08
6 Wagner, James G & Cecelia G extrs-Stephen Van Renssler et al.....costs, 120.00
6 the same-Farmers Loan & Trust Co.....16,245.35
6 Wagner, James G-J Van Vechten et al.523.23
6 Wagner, Joseph-Julius Kindermann et al.....384.72
6 White, Abraham-John J Vause.....544.51
6 Weinstein, Daniel-Samuel Amdursky et al.....22.41
6 Woodworth, Irving-Mary C Leary.....244.41
6 Wallenstein, Saul-Wm O Fredenburg et al.....256.01
7\*Wright, Ella B-N Y Telephone Co..149.74
7 Wolfson, Samuel-the same.....83.93
7 Wagner, Fridrich-the same.....74.86
7 Wasenius, Ernest-N Y City Ry Co.....costs, 108.88
7 Wigderowitz, Samuel-Schwarzchild & Sulzberger Co.....30.46
7 Winfield, Philip-Boston Furniture House.....168.50
7 Writer, Morris-Annie Writer et al.....428.05
7 Wollins, Lee L-Michael Meyer.....84.40
7 Whiting, D Clinton-Geo F Ceely.....20.67
7 Weiss, Charlotte S-Kalman Kohen.....106.66
7 Weidenfeld, Camille-Maurice Berger.....24,606.56
8 Woolson, Orosco C-Fredrick Emmerich.....211.18
8 Wendling, Charles-Mussgiller Mangels Co.....100.47
8 Weinberg, Lena-Tobias Zinder.....64.97
8 Werner, Louis-Henry Wahlers.....63.70
8 Weinstein, Jacob-Nathan Topitzky.....62.41
8 Weisdorfer, Michael-John J Dooley.....119.91
8 White, Stephen-Elmer A Darling et al.....costs, 23.08
9 Wolf, Jacob B-Whitney Duplicating Check Co.....72.52
9 Waybright, Elhanan W-Delaware Charter Guarantee & Trust Co.....381.91
9 Walls, Chas S-Edw H Beck.....67.65
9 Weissbrod, Isidore-Dubrow & Hearne Mfg Co.....36.65
9 Wright, J Butler-Henry A Siebrecht et al.....205.07
9 Wallenstein, Samuel L-Eva Diamondston (D) 5,918.69
10 Wallenstein, Saul-Rider Erriesson Engine Co.....268.56
10 Weiss, Adolph & Rose-Sherman Brown Clements Co.....465.02
10 the same-Lloyd A Kimball.....370.40
10 Wolf, Joseph-the same.....370.40
10 the same-Sherman Brown Clements Co.....465.02
10 Whittlesev, Frank H-Sidney A Mortley.....1,027.81
10 Wichert, Chas J-Edw C Striffler.....249.93
10 Whitehouse, William-Benj Griffen.....36.16
10 Wilson, John J-Ira M Thompson.....29.97
10 Wildermeyer, Rose-Jules R Storm.162.99
10 Wayburn, Edward-Fred Schnauffer.....65.24
6 Zesh, George & Christiana-Tunis K Van Brunt et al.....235.47
6 Zimarakis, Emanuel-F Pariss.....86.85
8 Zuberaman, Rosie-N Y City Ry Co.....costs, 108.88
8 Zink, Thomas-Robert Manson et al.....115.27
8 Zimmerman, Frank M-U S Exchange Bank.....441.12
9 Zerl, Rickdel-Louis Joseph et al.....27.01

CORPORATIONS.

- 4 Eastern Auto Service Co-Jacob M Kearn.....1,020.12
4 New York City Ry Co-Jacob Barasch.881.05
4 the same-Geo C Rockwood.....125.00
4 Household Sewing Machine Co-Frank C McLain.....costs, 97.25
4 Met St Ry Co-Thomas Carney.....1,000.00
4 New York City Ry Co-Joseph Campanella.....500.00
4 the same-Tony Campanella.....500.00
4 The Globe Fireproof Door & Sash Co-Nicholas S Kritchman.....142.00
4\*Schumann & Co-Albert Lagotte.....217.26
4 E A Rosenham Co-Louis Ralston.....679.84
6 Funk & Wagnalls Co-Goodman Schwartzman.....costs, 27.72

- 6 Rockaway Automobile Co-Herbert H Gibbs.....421.01
6 Para Recovery Co-Ntl Park Bank.8,090.52
6 Munn Price Co-Herbert M Morris et al.82.15
6 the same-Barber Asphalt Paving Co.....1,092.92
6 Paris Cloak & Suit Co-Max Pocker et al.....170.41
6 Sportsmans Exhibition Co-Chas J Turno.....274.41
6 American De Forrest Wireless Telegraph Co-John J Vause.....544.51
6 Gotham Rubber Co-Eureka Fire Hose Co.....706.92
6 The Neill Amusement Co-J Walter Collier.....2,202.26
7 New Rochelle Woodworking Co-Tyler Lumber Co.....266.73
7 Samson Brick Co-N Y Telephone Co..64.73
7 Twillingate Electric Co-the same.....197.03
7 Winchester Spedometer Co-Alphonso S Sherwood.....235.64
7 J E Demar Co-the same.....74.07
7 John F Douthitt Co-Harriet M Lathrop.....79.79
7 Builders Heating Co-Mayor, Lane & Co.....285.32
7 Consolidated Gas Co-Abraham Feldman.....75.00
7 the same-Sigmund Mayer.....75.00
7 The City of N Y-Frank Scagel.....173.91
7 John T Hall Music Pub Co-William Teller et al.....504.39
7 New York City Ry Co-Patrick Tighe.....1,139.95
7 McKee & Beers Construction Co-Nicholas A Vassiluros et al.....316.91
7 Astoria Wax Co-Joseph V Sauter.....651.20
7 Diamond Corset Shield Co-Lord Advertising Agency.....330.95
8 New York City Ry Co-Dora Zwelling.....595.82
8 Arthur Missidine Pharmacy-N Y Telephone Co.....115.95
8 The Minsky Realty & Construction Co-the same.....84.30
8 Bay Shore Realty Co-the same.....35.83
8 Munzer Chemical Co-the same.....36.94
8 Glaser & Weiss Fur Co-the same.....35.97
8 Chas F Finn Supply Co-the same.....94.25
8 Advertising Show Co-the same.....103.84
8 Acadian Marble Co-the same.....95.80
8 The Auto Advertising Co-the same.....39.99
8 Consolidated Amusement Co-the same.....220.58
8 Gilberti Construction Co-the same.....39.20
8 Geier, Goldstein, Gruberman Co-the same.....39.22
8 Lancaster & Engelman Engineering Co-the same.....123.27
8 Italian-American Land Co Operative Co-the same.....62.92
8 Aster Co-the same.....79.88
8 Union Ry Co of N Y City & Yonkers R R Co-Samuel Weinstein.....816.22
8 New York City Ry Co-Elizabeth Smith.....882.30
8 Chase & Co-Max Rosenwald.....costs, 17.41
8 the same-the same.....costs 32.41
8 Abelman Construction Co-Joseph S Marcus.....318.27
8 Gordon Heitzner Construction Co-Samuel J Rode et al.....139.50
8 Samson Realty & Construction Co-Louis Solomon.....136.36
8 Union Ry Co of N Y-M Commerford.....3,128.14
8 the same-Thomas J Commerford.622.14
8 N Y City Ry Co-Max Ostrove.....100.00
8 N N Maloof & Co-A J Hamrabe et al.....1,481.19
9 Wayne Automobile Co of N Y-N Y Telephone Co.....72.94
9 United Owners Realty Co-the same.106.17
9 Progress Magazine Pub Co-the same.102.55
9 Ulster County Meat & Poultry Co-the same.....27.41
9 New York Fiduciary Co-the same.....52.10
9 National Publicity System Inc-the same.....122.68
9 Never Stale Bread Co-the same.....43.40
9 Windsor Fire Appliance Co-the same.....63.01
9 Ramon Hotel Co-the same.....279.51
9 Rau Cafe Co-the same.....103.81
9 National Relief Assurance Assn-the same.....52.30
9 W L Righter Coal Co-the same.....46.07
9 Rich Realty Co-the same.....51.45
9 Charles Morton & Co-the same.....198.18
9 Ten Broeck Farm-Wm F S Hart.....613.43
9 Bellows & Myers Co-Edgar H Loveridge.....323.72
9 Arto Litho Co-Archibald Erskine Jr et al.....138.74
9 Alaska Fur Co-Revillon Freres.....59.65
9 Williams Whittlesey Co-Chas E Keniston.....46.81
9 Paris Cloak & Suit Co-Abraham Weinstein et al.....68.86
9 Stel Vault Light Construction Co-John H Light et al.....217.05
9 Graham & Goodman Inc-Harry Allen.163.55
9 St Dunstan Society-Riverside Bank.1,422.41
9 New York City Ry Co-Benj Drucker.1,000.00
9 Chadwick Rogstad Inc-Joseph Schulchtner et al.....106.22
9 Max Dreyfuss Co-Monadnock Shoe Co.440.75
10 Wilson Drug Stores Co-N Y Telephone Co.....254.58
10 Bruckner Telephone & Electric Co-the same.....53.28
10 The Yiddish Theatre Amusement Co of N Y-the same.....112.49
10 Geo L Walker Co-Joseph Murray.1,053.83
10 Taft & Balknak Galleries-F J Newcomb Mfg Co.....1,522.84
10 Interurban St Ry Co-Jennie T Stemmler.....200.00
10 John A Hengerer Co-Max M Steinberg et al.....1,630.13

- 10 The Albemarle Lumber Selling Assn-Emile C Caleyron.....275.30
10 A Jacobs & Co-Edw C Hahn et al.1,138.40
10 Union Ry Co of N Y City & Yonkers R R Co-Theresa Halperin.....504.22
10 Charles E Schuyler & Co-Chas R Ross.....88.71
10 New York City Ry Co-Jerome Marsily.....200.00
10 Alaska Fur Co-William Greenblatt.....142.10

SATISFIED JUDGMENTS.

Jan. 4, 6, 7, 8, 9 and 10.

- Bates, Chas A-The American Co. 1903. 227.86
Beall, Joseph H-Edward Thompson Co. 1901.....115.98
Brown, Edw S-L McKim. 1905.....75.00
Same-W D Makepeace. 1905.....60.00
Same-same. 1905.....50.62
Butler, James-H Daly. 1907.....4,809.81
Corsa, Andrew J-I Metzger. 1899.....573.30
Danaher, Louis-O M T Louis Co. 1907. 179.93
\*Doherty, James F-F S Sanches et al. 1906.....395.10
Di Meola, Pasquale-S C Master. 1907.....337.62
Dobbs, Joseph E-C B Brinkerhoff. 1905. 39.60
Enners, George-N T Swezeys Sons & Co. 1900.....314.09
\*Fox, Isaac-S Lemkin. 1907.....424.10
German, Frank-John Eichler Brewing Co. 1901.....721.38
Giesman, Arnold, Jr-G Cramer et al. 1894.....1,530.80
Harris, Solomon & Alexander S-W H Sweeney Mfg Co. 1907.....25.33
Heidelberg, Herman-Monroe Bank. 1906. 88.50
Same-same. 1907.....112.07
Kortright, E Theresa-N Y Transportation Co. 1907.....659.23
\*Klein, William-Hudson Structural Steel Co. 1907.....521.47
Kneer, Xavier-R Kneer. 1898.....548.81
Kreizer, Bernard-E Zerkowitz. 1907.....25.00
Same-same. 1907.....32.72
Klett, George-North Side Brewing Co. 1907.....375.76
Lubetkin, Sarah-Van Norden Trust Co. 1907.....1,052.79
Laughlin, David-J B Hand. 1907.....104.72
Ligety, Wm L-C Helfeld. 1907.....67.52
Leiber, Isaac-Hudson Valley Dairy Co. 1907.....182.87
\*Lerner, Shulum & Rose-People, &c. 1907.....1,000.00
Mogi, Kitaro & Tatsuo Momonoi-C J Wilbur. 1907.....718.05
Markansky, Samuel-M A Indelli et al. 1907.....531.57
Machinsky, Barbara-R A Weiss. 1907.....440.79
\*Marks, Samuel-City of N Y. 1907.....79.20
Margotta, Vincenzo-B K Block. 1905.....229.50
Miller, Joseph E, Zack T & Robert-L E Barvington. 1907.....365.67
Mac Ardell, Cornelius admr-Central Trust Co. 1907.....262.66
Same-Metropolitan Trust Co of the City of N Y. 1903.....115.00
Messner, Sigmund-D J Isaacs. 1907.....17.41
Omega Chemical Co-A Reichard. 1907. 145.41
Pellegriani, Frank-P Seglie. 1907.....42.77
\*Ruff, Bernard & William Steinberg-H Tow. 1907.....363.19
Sanders, Albert-Eugene C Lewis Co. 1905.....109.17
Storm, Theresa-S McGrover et al. 1907. 121.78
Schenck, Edw F-I Egbert et al. 1907.....172.02
Speckman, Charles-F Westheimer et al. 1906.....112.22
Sedgwick, Robert B & Henry W Finlayson-Columbia Bank. 1907.....218.60
Smith, Clement H & Harry F Pearsall-H I Henning. 1907.....1,048.47
\*Sharum, Eugene-P Friend. 1907.....2,058.24
Solomon, Moses-S Miller. 1907.....20.01
Swartwood, Frank G-John Bell Co. 1907. 567.18
\*Stoddard, Leroy B-Bioplasm Co. 1907.....37.35
Tremberger, George-J Kohler. 1907.....59.41
\*Vacas, San Marcos Mining & Milling Co-F A Huck. 1907.....280,535.27
Violet, Atwood, Geo C Hollister and Gilbert C Greenway-J J Dougherty. 1907.....1,007.45
Wright, Frederick W. Sarah H, Sarah B, Kathleen & Alice-A W Wright et al. 1906.....76.28
\*Weir, Levi C-M B Addoms. 1907.....348.65
Williams, John T-J W Barnum. 1905.....135.04

CORPORATIONS.

- Pustau, C V & Co-Italian-American Trust Co. 1908.....4,550.20
New York Transportation Co-D Madden. 1907.....496.44
\*Warren Bros Co-City of N Y. 1907.....70.95
Giovanni, Piscione & Carl Quinto-Atlantic Macaroni Co. 1907.....2,653.62
University Construction Co-M M Austen. 1907.....1,030.05
G Amsinck & Co-W A Rogers. 1905.....108.18
Same-same. 1904.....1,498.32
United States Fidelity & Guaranty Co-M Schiff et al. 1906.....28.25
Long Beach Transportation Co-Curtis Blaisdell Co. 1907.....266.25
Hamilton Carhart, Mfr, Inc-Singer Sewing Machine Co. 1907.....583.60

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

MECHANICS' LIENS.

Jan. 4.

- 27-118th st, Nos 423 and 425 West. Blackall & Baldwin Co agt Felt & Malakoff.....\$370.00
28-Aqueduct av, e s, 100 s 183d st, 50x100. E M Pritchard & Son Co agt Elizabeth Carl and Bliss-Griffiths Construction Co.....268.51



ARCHITECTS SHOULD SPECIFY NONALYKE

AN ELASTIC ENAMEL PAINT which is NONPOROUS, NONPOISONOUS AND DURABLE, for Plaster, Wood and Metal Surfaces

J. L. MITCHELL PAINT CO., Metropolitan Building, New York

29-Amsterdam av, s w cor 71st st, 100 5x115. Marston Lumber Co agt Peter D Plunkett and Louis C Roy. 331.29
30-Verio av, s e cor 236th st, 110x53.6x100x98. Raymond Van Praag Supply Co agt German Real Estate Co, James C Forbes, trustee, and William Robinson. 1,100.00
31-76th st, Nos 187 and 189 East. Mooney & Krell agt The Jesuit Fathers and Gillespie & Walsh. 1,081.00
32-118th st, Nos 421 to 425 West. Edward Hurley agt Abraham Felt, Jacob Matokoff and Samuel Mandel. 606.00
33-39th st, No 317 West. David Pruver agt John Doe and Benjamin G Rosenheim. 103.50
34-1st av, No 2396. Gustav Robinson agt Henry Brin and Morris Ettinger. 125.00
35-17th st, No 319 East. John B Coste agt Pietro Alvino. 145.00
36-Decatur av, e s, 330 s Gun Hill rd, 50x190 to Webster av. John Zeti et al agt Cosmos Realty Co. 14,200.00
Jan. 6.
37-95th st, No 54 West. George Spaeth agt Beatin H Phillips and J C Lyons Building & Operating Co. 56.00
38-Stanton st, No 171. Pittsburgh Plate Glass Co agt Abraham Meller and David Podalsky. 905.00
39-9th st, Nos 441 and 447 East. Same agt same. 500.00
40-Aqueduct av, e s, 100 s 183d st, -x-. Same agt Elizabeth Carl, Perry Realty & Construction Co and Bliss-Griffiths Construction Co. 282.00
41-122d st, No 233 West. Maximilian Zipkes agt Theodore Lobsing. 40.90
42-Decatur av, e s, 330.8 s Gun Hill rd, 50x190. George M Sallinger agt Cosmos Realty Co, John Zeti and James Delucia. 1,609.00
43-171st st, No 480 East. Henry Mencher & Co agt John Kelley. 54.00
44-Edgecombe av, w s, 475 s 145th st, 285x100x irreg. Samuel Desowitz agt Fernando C Candee, Jr. 341.85
45-Washington av, No 1471. Bernhard Schildhaus agt B Hartman and The Integrity Realty Co. 145.50
46-Madison av, No 793. Fordham Stone Renovating Co agt Hartman Evans and Gillespie & Walsh. 75.00
47-Broadway, Nos 1197 to 1203. Thomas & Betts Co agt Lucy Gilsey and Bolton & Whiston. 86.28
48-Avenue C, No 48. Harris Bernstein agt John J O'Grady, Alex Eisen and Frank Braun. 55.00
49-Lenox av, n e cor 135th st, 100x110. Sam Levy agt McKinley Realty & Construction Co and J Newmark. 163.53
50-76th st, Nos 187 and 189 East. Ravitch Bros agt The Jesuit Fathers and Gillespie & Walsh. 597.00
51-36th st, No 23 West. Aldhous Construction Co agt Elizabeth D Robbins, Katharine A Whittaker, Morris L Stevens and Albert Friedlander. 7,427.00
Jan. 7.
52-77th st, Nos 44 to 58 West. John P Kane Co agt Montross Bond & Realty Co, Canavan Bros Co and Clark & Co. 507.45
53-Park av, No 550. Harry Rotman agt E J Devlin and Fred Stamp. 47.95
54-89th st, Nos 408 and 410 East. Henry M Kahn agt Abram Benofere. 425.00
55-Decatur av, e s, 330.8 s Gun Hill rd, 50x190. Frank Tomasio agt The Cosmos Realty Co, John Zeti and James Delucia. 325.00
56-Central Park West, n w cor 75th st, 102 x124. United States Motor Supply Co agt Lenox Realty Co and Campbell & Morgan. 1,372.45
57-John st, Nos 45 to 49. Dutch st, Nos 3 and 5. Thompson-Starrett Co agt Ministers, Elders, & Co, of Reformed Dutch Church of the City of N Y, Exchange Buffet and Northward Realty Co. 92,675.36
58-8th st, No 371 East. Solomon Levinsky agt David Mann and Moses Feinberg. 225.00
59-Forsyth st, No 188. Same agt same. 150.00
60-Broad st, s e cor Beaver st, 100x112. Baker, Smith & Co agt Consolidated Stock Petroleum Exchange Building Co and Edward Miller, Jr. 299.40
61-King st, No 24. Charles Zuhrt agt Joseph Verine. 27.90
62-3d av, s e cor 170th st, 89x322x irreg. The Independence Electric Inspection Co agt Zeltner Casino Co. 1,792.95
Jan. 8.
63-62d st, Nos 313 to 321 East. Wm B Richardson et al agt Benito Rovira & Co and J C Lyons Building & Operating Co. 112.59
64-8th av, n e cor 46th st, 75x100. Fredenburg & Lounsbury agt Metropolitan Mercantile & Realty Co and Limberger & Co. 61.90
65-Stanton st, No 20. Friedland & Levine agt G Jaegy and D J Comyns & Co. 110.00
66-111th st, No 162 East. Francis D Spagna & Co agt Max Kessler and Jandik & Kuhn. 45.00
67-3d av, Nos 1042 and 1044. Same agt John Doe, Jandik & Kuhn and Ely J Rieser & Co. 35.00
68-1st av, No 587. William Brauer agt Theodore Lewis and Segel Rosenberg Co. 53.00
69-15th st, No 432 East. Jacob Levy agt Nathan Kohn. 1,202.70
70-Stanton st, No 12. Jacob Levy agt Nathan Kohn. 559.75

71-Same property. David Pototzky et al agt same. 826.90
72-15th st, No 432 East. Same agt same. 500.00
73-108th st, No 228 East. Chas D Levy agt Luigi Pitilli and George Blumenthal. 143.00
74-Avenue A, No 153. Jacob Levy agt Nathan Kohn. 343.40
75-Same property. David Pototzky et al agt same. 865.00
76-117th st, Nos 523 and 525 East. David Shudiner agt Montifore Realty Co and Max Levin. 230.00
77-Riverside Drive, s e cor 137th st, 103x110. The Lockwood Co agt Noel Realty & Construction Co. 858.15
78-Mangin st, No 81. Salkin & Levin agt Sarah Sheinart and John Phillips. 9,740.00
79-Lexington av, n w cor 102d st, 145.10x77.6x irreg. Phoenix Iron Co agt Arthur A Goldstein and Louis Freidel. 4,156.60
Jan. 9.
80-Washington av, w s, 242 n 178th st, 107.6x140. Ferdinand Steiger agt Isidore Robinson and Edward Resht. 2,164.77
81-Anthony av, e s, 200 s Prospect pl, 50x100. Same agt Resht Realty Co. 382.00
82-53d st, Nos 422 to 430 East. Dimock & Fink Co agt Theo Hergert, Inc, and Wm A Haase. 1,032.40
83-Park av, No 660. Milton Schnaier & Co agt Emilie B Grigsby. 865.05
84-5th st, No 634 East. Henry Essman agt Anna Spielberger and Mr Spielberger. 60.00
85-Market st, n e cor Cherry st, 20x50. Henry Essman agt William Dineen and M Stern. 36.00
86-Decatur av, e s, 330 s Gunhill rd, 50x190. G M Flogans & Co agt Cosmos Realty Co and John Zeto and James De Lucia. 32.99
87-Amsterdam av, s w cor 114th st, 100x100. Globe Fire Proof Door & Sash Co agt Simon Wolk. 575.00
Jan. 10.
88-124th st, No 64 West. Louis Wolf agt Joseph and Isaac Breakstone. 140.00
89-125th st, No 60 East. Sigmond Fox agt Henry E Fox. 1,790.00
90-Same property. Abe Grossman agt Henry E Fox and Richard Roe. 60.00
91-Anthony av, Nos 2184 and 2186. Peter Fusco agt Heirs & Co of Hester H Collins and Hessie P Lord. 250.00
92-West Farms rd, w s, 84 s 174th st, 15x150. Atlantic Cement Co agt Harry Renik and Central Fire Proof Sash & Door Co. 2,041.48
93-56th st, Nos 411 to 421 East. Francis W Ford's Sons agt Julius Berliner and Max Greenberg. 65.00
94-College av, n w cor 146th st, 110x150. Vincent F Bernesser agt William Oppenheim. 5,346.50
95-St Nicholas av, n e cor 179th st, 100x100. Estate of J B Friedlander agt Max Hirschfeld. 323.00
96-125th st, No 22 East. Same agt Hart Estate and A Bonagur. 39.73
97-81st st, Nos 444 to 452 East. Louis Goldstein agt Karp & Zwierling. 155.00
98-Mercer st, No 123. Dennis Murphy agt Peter W Rouss and Milne Water Tube Boiler Co. 145.00
99-77th st, Nos 44 to 58 West. Clark & Co agt Montross Bond & Realty Co, Canavan Bros Co and Dayton Construction Co. 19,050.00
100-1st av, No 154. Israel Melnik agt Nathan Berman, Jacob Kopelowitz and Abraham Krewtzki. 65.00
101-Verio av, s e cor 236th st, 92.8x110.2. Michael O'Connor agt The German Real Estate Co, David H Serfaty and James C Forbes trustees. 157.00
102-St Nicholas av, s e cor 165th st, 113.7x113. P & F Corbin of N Y agt Henry T Bulman. 654.86
103-Riverside av or drive, s e cor 137th st, 102x100x irreg. Geo H Storm & Co agt Leon Noel Realty & Construction Co. 1,698.55
104-Tiffany st, Nos 1095 and 1097. 165th st, Nos 953 and 955 East. Abraham Lerman agt Frankfeldt & Lippmann and Henry Lippmann. 45.20
105-3d av, n e cor 106th st, 25.2x110. Abraham Lerman agt Wm A Rodgers and Henry Lippmann. 33.75
106-69th st, Nos 315 to 325 West. Same agt Archibald H Murdock and Wm T Hookey. 600.00

BUILDING LOAN CONTRACTS.

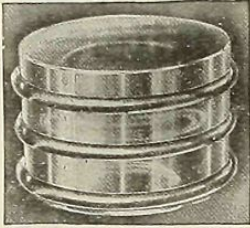
Jan. 6.
Beaumont av, n w cor 183d st, 75x71. Theodore Wenz's loans Emil Ginsburger to erect four 2-family dwellings and stores; 4 payments. 12,500
149th st, s s, 269.4 w St Ann's av, 80x100. City Mortgage Co loans Morehead Realty & Construction Co to erect two 5-sty flats; 8 payments. 67,000
Avenue B, Nos 195 to 203. 12th st, No 605 East. Pincus Lowenfeld and William Prager loan Chas I Weinstein to erect a - sty building; 4 payments. 10,900
7th av, s e cor 143d st, 99.11x150. Same loan same to erect three 6-sty tenements; 4 payments. 10,600
Jan. 8.
156th st, s s, 150 w Amsterdam av, 150x99.11. Business Men's Realty Co loans Berliner Greenberg to erect three 5 1/2-sty apartments; - payments. 90,000

Jan. 10.
Maiden Lane, Nos 15 to 19. John st, Nos 18 and 22. Metropolitan Life Ins Co loans Maiden Lane Realty Co to erect a 5, 12 and 20-sty office building; 5 payments. 1,250,000

SATISFIED MECHANICS' LIENS.

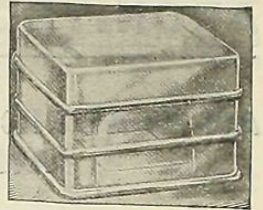
Jan. 4.
172d st, n s, 100 w Amsterdam av. William Williams et al agt Albert London. (Oct 25, 1907). \$418.00
Jan. 6.
91st st, Nos 311 to 317 East. A D Granger Co agt Anton Hoffmann. (Oct 22, 1907). 457.00
Willett st, No 68. Abe Warm agt Abraham Schwartz. (Oct 5, 1907). 733.00
Same property. Packett, Passell & Miller agt same. (Oct 12, 1907). 342.00
Same property. David Warm agt same. (Oct 12, 1907). 269.70
Blondell av, s w cor Eastchester av. Carmela Levoli agt Salvatore Di Caprio et al. (Dec 28, 1907). 3,637.00
24th st, Nos 421 to 437 East. K S Evans agt Joseph J Little et al. (Dec 20, 1907). 4,975.00
24th st, Nos 425 to 435 East. Empire Brick & Supply Co agt same. (Dec 19, 1907). \$,448.37
Jan. 7.
Decatur av, e s, 263.5 s 205th st. David Shapiro agt Mary Russhon et al. (Dec 30, 1907). 34.45
Ellis av, s s, 255 w Castle Hill av, 50x103. Van Nest Wood Working Co agt F Francis Flood et al. (Dec 23, 1907). 511.20
84th st, Nos 233 to 237 East. P Castro et al agt Parnass & Dellon Realty Co. (Nov 24, 1907). 700.00
Same property. Bell Bros agt same. (Dec 19, 1907). 1,755.78
Same property. Mahl & Freudenheim agt Samuel Parnass et al. (Nov 27, 1907). 150.00
61st st, No 17 East. Russell-Erwin Mfg Co agt Maud A Banks. (Dec 24, 1907). 146.24
21st st, No 22 West. Louis Prignano agt Charles Lehman Co et al. (Jan 2, 1908). 250.00
1 Carter av, w s, 160 n 175th st. McManus & Co agt Jacob Beck et al. (Jan 3, 1908). 35.00
3d av, No 859. Mutual Woodworking Co agt P Henry Dugro et al. (Dec 27, 1907). 709.60
Attorney st, No 98. Joseph Rosenberg agt Dora Berman et al. (Oct 25, 1907). 125.00
Jan. 8.
2 Allen st, No 200. Max Brooks agt Lippe Scheinhaus. (July 29, 1907). 566.00
79th st, No 114 West. Milton Schnaier & Co agt Robert T Varnum. (March 17, 1906). 1,821.24
233d st, s s, 155 e 5th av. John G Johnson agt Martha M Youngs et al. (Sept 14, 1907). 338.00
3d av, No 2505. Bernard Zucker agt Isaac Boehm et al. (June 5, 1906). 1,100.00
146th st, Nos 506 to 512 West. Morris Levy agt Olive M Hughes et al. (Nov 23, 1907). 238.75
Bryant av, Nos 1494 to 1500. Slowfin & Co agt Frank A Silverman et al. (Dec 6, 1907). 100.00
Jan. 9.
2 Broadway, s e cor 184th st, 75.7x103.1. Niel Campbell agt William Lyman et al. (Dec 17, 1907). 908.80
Washington av, w s, 240 n 178th st, 100x125. Edward Weber agt Isidore Robinson. (Nov 6, 1907). 1,006.02
112th st, No 535 West. Jennie W Clark agt University Construction Co. (Oct 22, 1907). 88.20
99th st, Nos 10 and 10 1/2 West. Morris Bars agt Mary M A O'Sullivan et al. (Dec 20, 1907). 63.00
Power building, &c, 225 s East 149th st, 175x250. Crane Co agt N Y C & H R R R Co et al. (Dec 4, 1906). 1,542.80
162d st, No 632 East. Weissberg Marks Co agt Alfred W De Lybove et al. (Nov 19, 1907). 325.00
Jan. 10.
Centre st, s e cor William st, 44x114.10. City Island Standard Plumbing Supply Co agt Anna A Horton et al. (Oct 15, 1907). 280.00
Same property. Joseph F Gold agt same. (Oct 12, 1907). 200.00
Same property. David S Robinson agt same. (Oct 17, 1907). 62.00
Same property. Laurent Poirier agt same. (Dec 7, 1907). 65.00
Same property. Timothy M Hartnett agt same. (Oct 11, 1907). 500.00
Same property. Wm D Dayton agt same. (Oct 17, 1907). 45.55
Same property. L P Fries agt same. (Oct 11, 1907). 598.00
Same property. Wm E Loundes agt same. (Oct 18, 1907). 100.62
Centre st, s e cor William st, Bronx. Frank P Van Riper agt Anna A Horton. (Oct 11, 1907). 57.00
3d st, No 195 East. Hyman Glick et al agt Joseph Katz et al. (Aug 13, 1907). 300.00
2 Henry st, No 99. David Meyer agt Julius Tischman et al. (Oct 31, 1907). 151.00
2 Same property. Samuel Solomon agt same. (Nov 21, 1907). 600.00





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<sup>2</sup>Same property. Tobias Schwartz agt same. (Nov 27, 1907) .....1,169.00

<sup>2</sup>Same property. Adolph Shapiro et al agt same. (Nov 30, 1907).....111.57

<sup>2</sup>Pike st, Nos 20 to 24.....|  
Henry st, No 99 .....|  
Barnett Silverman agt same. (Nov 7, 1907) .....180.00

171st st, No 480 East. Henry Mencher & Co agt John Kelley. (Jan 6, 1907) .....54.00

Beekman st, No 45. Horsfall Construction Co agt Stephen Caplin et al. (Oec 17, 1907.) .....359.76

5th av, No 358. Chas T Wills, Inc, agt Knickerbocker Trust Co et al. (Dec 12, 1907.) .....21,771.25

Same property. Tiffany Studios agt same. (Dec 12, 1907.) .....800.00

**ORDERS.**

Jan. 9.

Decatur av, e s, 330 s Gun Hill rd, 50x100.  
Cosmos Realty Co on Zeto & Delucia to pay  
G B Raymond & Co.....451.91

**ATTACHMENTS.**

Jan. 4.

McCarthy, Michael F; Helen V Kilgallen; \$5,-  
500; Hagen, Goodrich & Coughlan.  
Oliver, Wm J; John G Hanrahan; \$6,623.72; M  
N Lawrence.

Jan. 6.

Greene Gold-Silver Co; John B O'Flynn; \$510;  
A M Schwarz.  
Neal Bank; Manhattan Co; \$75,000; Rushmore,  
Bisbee, Rogers & Stern.

Jan. 7.

Consolidated Railway & Light; Ross A Mackay;  
\$713.53; Simpson, Thacher & Bartlett.  
Weinberg, Wolf & Chanas W; Charles Wein-  
berg; \$2,132; Purdy, Squire & Rowe.

**CHATTEL MORTGAGES.**

AFFECTING REAL ESTATE.

Banford, L. 257-259-261 W 128th. A Spero.  
Heating and Gas Fixtures. 1,030

Clark, F A S. 502-10 136th. Nat M & L G Co.  
Mantels. 70 at 24.00

Same. Same. Same. 120 at 24.00

Faber, F. 2918 8th av. N Y Frenck Range  
Co. Range. 142

Frank M. 58th st and 3d av. A Gordon & Bro.  
Iron Works. (R) 3,500

Frank, M. 58th st and 3d av. A & S Gordon.  
Iron Works. (R) 3,500

Hogan, J F. St Peters av, s of West Farms rd  
. Union Stove Wks. Ranges. 10 at 30.50

Same. Same. Same. Same. 10 at 17.00

Montifore Realty Co, n s of 117th st, 248 e  
Pleasant av. Abendroth Bros. Ranges. 627

Metropolitan Mercantile and Realty Co. 46th  
st and 8th av. A B See Electric E Co. Ele-  
vator. 3,050

Resht Realty Co. Anthony av, 200 s Pros-  
pect av. W H Devey. Heating Fixtures. 700

Stewart, W R & J M. Riverside Drive bet  
84th and 85th sts. A B See Elect E Co. Ele-  
vators. (R) 587

Tishman, J. 88 to 98 1st st. Abendroth Bros.  
Ranges. 1,071

<sup>1</sup>Discharged by deposit.  
<sup>2</sup>Discharged by bond.  
<sup>3</sup>Discharged by order of Court.

**CONSTRUCTION NEWS.**

(Continued from page 87.)

**SURF AV.**—Work will be pushed on Surf av, s s, bet 16th and 17th sts, for the 1-sty brk amusement hall, 275x405, gravel roof; cost \$200,000, to be erected by the Steeplechase Co., on premises, from plans by W. A. Swassey, 40 West 33d st, Manhattan.

**Queens County.**

**LONG ISLAND CITY.**—P. C. Hunter, 17 Broadway, Manhattan, is preparing plans and will receive bids about Jan. 15 for the 5-sty factory building, 175x180 ft., at Long Island City, N. Y., for J. F. Blanchard. Estimated cost is \$250,000.

**New York State.**

**ROCHESTER.**—Bids are being received for a 4-sty apartment house, to be erected on East av, Rochester, from plans prepared by Leon Stern; Chamber of Commerce Building. Estimated cost, \$225,000. J. S. Quicke, manager of the Security Building Co., can give further information.

**SCHENECTADY.**—Bids will be received during the spring on a brk and stone church for the Mount Pleasant Reformed Church of Schenectady; cost, \$30,000. Architects, A. G. Lindsley & Co.—Architects A. G. Lindsley & Co. have drawn plans for a new \$100,000 office building for the Schenectady Illuminating Co., and bids are being received. This will be built in the spring.

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

**POUGHKEEPSIE.**—The Hudson River cities are all undersupplied with dwellings. The difficulty is to build within the means of the population. The men who used to be active in erecting houses report that costs are too high for speculative work. But there is a growing amount of private building, with a kindling interest in materials that make it possible to dispense with wood.

**ALBANY.**—Dr. E. D. McKenna will erect a 2-sty house at 535 Central av.—The Glenmore Extension Co. has awarded the contract for seven more 2-sty houses in the north end to Preston & Co., of Watervliet.—Edwin G. Day will erect a 3-sty brk shop at 805-809 Broadway.

**TROY.**—The building of the Harmony Knitting Co. in Waterford, recently destroyed by fire, will be rebuilt.—Foundations have been laid for a large addition to the factory of the Searle Mfg. Co.—Frank A. Doty will shortly let the contract for a new house, to be erected in 7th av, Upper Troy.

**SCHENECTADY.**—Many workmen have been laid off by the large works, and the builders fear to make any new move at present. But there is a large amount of private alteration work. The new county building will be erected on State st, facing Crescent park. The board of supervisors decided on this site at their last meeting and plans will be taken up at once.—Work will be started within a week or two on the new additions to the plant of the American Company.

**ROME.**—A committee of the Board of Supervisors has been appointed to secure plans and specifications for a hospital building to be erected at the County Home.

**LIMA.**—The Lima & Honeoye Electric Light & R. R. C., Lima, N. Y., will erect a power station next season, to be located in the natural gas fields, four miles south of Lima. E. D. Watkins is manager.

**YONKERS.**—Architect A. J. Van Suetendael has plans for four 3-sty two-family dwellings.

**New Jersey.**

**PATERSON.**—The United Ribbon Co., of 187 Ellison st, Paterson, N. J., proposes to erect a mill at Riverside this spring, ground for the purpose having been secured between Keen and Franklin sts. The property is a part of the May Vreeland estate. It is said that the structure to be erected will cost in the neighborhood of \$60,000.

**PRINCETON.**—It is proposed to install a central heating and lighting plant next year for the Theological Seminary and to have it

ready in time for the opening in September. Contract will be let late this winter or in the early spring. The Richard D. Kimball Co., 6 Beacon st, Boston, Mass., has prepared the plans and will have charge of the work.

**NEWARK.**—A tentative plan of the proposed new Young Women's Christian Association building has been made, showing the administration building and the two dormitories to be built at 562 Broad st, Newark, N. J. The structures, ground and furnishings will cost about \$200,000, and it is hoped to raise this money in a campaign in January. Louis J. Bayard Kirkpatrick is reported interested.

**JERSEY CITY.**—Board of Education has adopted preliminary plans for school No. 15, as prepared by John T. Rowland, Jr., 15 Exchange place, who has been instructed to prepare the working plans.

**EAST ORANGE.**—Board of Education has postponed the erection of an addition to the high school, and may later on consider the erection of an entire new building.

**Connecticut.**

**NEW HAVEN.**—Allen & Williams, 82 Church st, have completed plans for an infirmary to be erected at a cost of \$100,000. The building will be 265 ft. long and 2½ stys high. A steam heating plant will be installed.

**Massachusetts.**

**HYDE PARK.**—Plans are being prepared for a \$60,000 electric power plant for the Becker-Brainard Milling Machine Co. in Hyde Park.

**Pennsylvania.**

**PUNXSUTAWNEY.**—Thos. W. Boyd & Co., Pittsburgh, are about to start plans for a 4-sty Y. M. C. A. building, at Punxsutawney, to cost \$30,000.

**NEW KENSINGTON.**—Plans are being prepared by F. A. Rider for a brick cold storage plant to be built at New Kensington for the New Kensington Ice & Cold Storage Co. Estimated cost, \$40,000.

**DUNBAR.**—A cement plant, to cost \$500,000, is to be erected by the Pittsburgh Cement Corporation, capitalized at \$500,000, with Alexander Gilmore as Pres.; A. L. Klouse, Treas., and J. B. Johnson, Secy.

**ENOLA.**—The trustees of the Presbytery of the District of Carlisle will erect a Presbyterian Church in Enola.

**McKEESPORT.**—Council has under consideration the erection of an infirmary to cost \$50,000.

**MONONGAHELA.**—At Monongahela, Allegheny County, plans have been prepared by Architect F. P. Kellar, Main st, for a brk and stone school building, to cost about \$60,000.

**Miscellaneous.**

**CHARLESTON, S. C.**—The Combabee Fertilizer Co. contemplates increasing its capital stock to \$250,000 to erect a larger factory or an addition to its acid works. F. Q. O'Neill is President.

**ST. PAUL, QUE.**—A Presbyterian Church will be erected here to take the place of the one recently destroyed by fire, at a cost of about \$165,000. A. J. Aubrey, 165 Church av, St. Paul, is interested.

**NEW ORLEANS, LA.**—Keiffer Bros. will rebuild the shoe factory at Canal st and Claiborne av, destroyed by fire. Estimated cost, \$100,000.

**NORFOLK, VA.**—The Y. M. C. A. is said to be planning the erection of a new building and raising \$200,000 for that purpose.

**DAYTON, O.**—The County Board at Dayton, O., is preparing to issue \$85,000 bonds to erect an infirmary.

**CHATTANOOGA, TENN.**—W. J. Young, President Wachoria Mills, states that it is proposed to expend about \$2,000,000 in building and equipment. There will be erected four buildings, one 3-sty, 125 x600 ft.; one 1-sty, 150x1,000 ft.; one 2-sty, 120x300 ft., and the fourth, 1-sty, 80x400 ft. There will be an electric power plant of 5,000 horse-power. Will not place any contracts for 90 days.